

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2020-38

Title: **AN ORDINANCE REPEALING AND AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21, LAND USE PLANNING, TO BRING THE EXISTING B-2A, B-2B, AND B-2C ZONING DISTRICTS FROM "OLD CODE" INTO "CURRENT CODE" TITLE 21, CREATE A NEW CHAPTER 21.11: DOWNTOWN, AND AMEND OTHER CHAPTERS AS NEEDED TO ADDRESS THE DOWNTOWN DISTRICTS.**

Sponsor: **MAYOR**
 Preparing Agency: Planning Department
 Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:	(In Thousands of Dollars)				
	FY20	FY21	FY22	FY23	FY24
Operating Expenditures					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	\$ -
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
FUNCTION COST:	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES:					
CAPITAL:					
POSITIONS: FT/PT and Temp					

PUBLIC SECTOR ECONOMIC EFFECTS:

The *Our Downtown-Step 1* project's reformat of the B-2A, B-2B, and B-2C Downtown zoning districts into the Current Code is anticipated to significantly streamline and ease municipal administration of the Title 21 Zoning Ordinance throughout Anchorage's Central Business District (Downtown). The newly created Chapter 21.11: *Downtown* places all of the Downtown's district-specific standards in one convenient location and uses the same modern and familiar code organization, formatting, and language and terms as the rest of the Municipality. Review procedures and other administrative processes also become consistent with the rest of the Municipality. As a result, this text amendment is anticipated to significantly reduce municipal staff time and resources in responding to property owner and developer questions, administering reviews and approvals of developments, and facilitating future updates and improvements to the Downtown land use regulations that support Downtown's revitalization and implementation of the *Anchorage Downtown Comprehensive Plan*.

PRIVATE SECTOR ECONOMIC EFFECTS:

The *Our Downtown-Step 1* project's reformat of the B-2A, B-2B, and B-2C Downtown zoning districts into the Current Code is expected to contribute to new commercial and residential development envisioned by the *Anchorage Downtown Comprehensive Plan* and *Anchorage 2040 Land Use Plan*. The newly created Downtown chapter in Title 21 presents a modern code for potential investors and developers that is consistent with the rest of Current Code. Downtown provisions will be more accessible, clearer, and more transparent for users. Additionally, property owners will gain access to the substantive flexibility and administrative relief in the Current Title 21 regulations, such as Alternative Equivalent Compliance and Minor Modifications. Although compliance with land use regulations is only one cost element in the development process, having a more modern, clear, and flexible set of regulations can help reduce costs and delays. Therefore, it is anticipated that, on balance, there will be savings to the private sector and that the modernized code may also help catalyze additional private sector investment in Downtown.