

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department,
Long-Range Planning
Division
For reading: February 1, 2022

**ANCHORAGE, ALASKA
AO No. 2022-27**

1 **AN ORDINANCE ADOPTING THE *OUR DOWNTOWN: ANCHORAGE***
2 ***DOWNTOWN DISTRICT PLAN 2021 AS AN ELEMENT OF THE COMPREHENSIVE***
3 ***PLAN AND AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21, LAND USE***
4 ***PLANNING, SECTION 21.01.080B.1., ELEMENTS, TABLE 21.01-1, ANCHORAGE***
5 ***BOWL, AND AS AN UPDATE TO THE 2007 DESTINATION DOWNTOWN:***
6 ***ANCHORAGE DOWNTOWN COMPREHENSIVE PLAN.***

7
8 (Planning and Zoning Case No. 2021-0119)
9

10 **WHEREAS**, Anchorage Municipal Charter §12.01 requires “the assembly by
11 ordinance shall adopt and implement, and from time to time modify, a comprehensive
12 plan setting forth goals, objectives and policies governing the future development of
13 the municipality”; and

14
15 **WHEREAS**, Anchorage Municipal Code 21.03.070B.2. *Targeted Plan Review (10-*
16 *year intervals)*, enables the director to “initiate a targeted review of the plan at least
17 every 10 years, or in conjunction with an area-wide rezoning, in order to make
18 [comprehensive plans] consistent with economic and demographic trends, recent and
19 proposed land use decisions, and adopted studies, and plans”; and

20
21 **WHEREAS**, the update to the Downtown Comprehensive Plan was warranted and
22 timely due to the unprecedented economic challenges Anchorage has experienced
23 due to economic and demographic impacts of a lingering recession followed in 2020
24 by the closures and economic downturn imposed by the COVID-19 Pandemic; and

25
26 **WHEREAS**, the plan update was completed with a robust community outreach and
27 engagement process, which included the project website, online public comment
28 survey, open houses, two subcommittees, a stakeholder committee, MOA agency
29 input and participation, one-on-one interviews with the development community,
30 downtown agencies participation and support, and specific engagement and
31 participation from and with the Downtown Community Council and Fairview
32 Community Council; and

33
34 **WHEREAS**, the plan update provides relevant revitalization goals, policies and action
35 items intended to support new investment and development to spur new housing,
36 employment, commercial, and tourism opportunities important to the Anchorage
37 community and especially to the Central Business District; and

38
39 **WHEREAS**, implementation of the plan is forecasted to bring up to 1,000 market-rate
40 units of new housing over the next seven years; and

41
42 **WHEREAS**, existing tax abatement programs, recommended utility and parking
43 coordination efforts, capital improvement investments, and new funding sources are

1 proposed to leverage and “focus the effort” of limited private and public resources as
 2 proposed on the Plan’s Revitalization Strategy Map; and
 3

4 **WHEREAS**, the plan update includes a land use plan map to depict and articulate the
 5 unique land use districts and subdistricts carried over from the *2007 Downtown*
 6 *Comprehensive Plan*, and which conforms to the *2040 Land Use Plan*; and
 7

8 **WHEREAS**, the plan update recognizes the importance of our historical and cultural
 9 resources located in Downtown (*Dgheyay Kaq*) and in Ship Creek (*Dgheyay Leht*),
 10 place of the First Salmon Ceremony celebrated by *Dena’ina*, and the 4th Avenue
 11 historic mushing district area; and
 12

13 **WHEREAS**, the plan update provides several economic and revitalization tools,
 14 including tax abate incentives, a gap funding program, focused utility upgrades,
 15 interagency communication processes, focused capital improvements, public/private
 16 partnerships, support of marketing and branding of Downtown, focused development
 17 areas, designated cultural districts, and several opportunity sites, wayfinding and
 18 interpretive programs, and the promotion of a clean, safe, vibrant Downtown; and
 19

20 **WHEREAS**, during the planning process, a buildable-lots capacity analysis
 21 (Exhibit E), included as an appendix to the plan update, identified several issues and
 22 questions to be addressed as the Planning Department updates the Title 21
 23 Downtown Zoning Districts code, Chapter 21.11: DOWNTOWN, that when adopted
 24 will streamline and help development be more affordable in Downtown.
 25

26 **THE ANCHORAGE ASSEMBLY ORDAINS:**
 27

28 **Section 1.** The *Our Downtown: Anchorage Downtown District Plan 2021*, Public
 29 Hearing Draft dated 10/18/21 (Exhibit A), is hereby adopted as an element of the
 30 Comprehensive Plan, replacing the 2007 Anchorage Downtown Comprehensive
 31 Plan, to include the recommendation for approval by the Planning and Zoning
 32 Commission as described in Planning and Zoning Commission Resolution
 33 No. 2021-038 (Exhibit B) and edits recommended by the Planning Department in
 34 the Comment-Response Table (Exhibit C).
 35

36 **Section 2.** Anchorage Municipal Code section 21.01.080B.1., Table 21.01-1:
 37 *Comprehensive Plan Elements*, is hereby amended to read as follows (*the*
 38 *remainder of the section is not affected and therefore not set forth*):
 39

40 **21.01.080 Comprehensive Plan.**
 41
 42

*** **

TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS			
Area/Topic	Plan	Adoption Date [1]	Amendments
Anchorage Bowl	*** **		
	Our Downtown: Anchorage Downtown District[COMPREHENSIVE] Plan <u>2021</u>	AO 2022- (<i>insert effective date of this ordinance</i>)	
*** **	*** **		

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-151, § 3, 1-14-14; AO No. 2014-63, § 3, 6-24-14; AO No. 2013-132(S), § 3, 7-8-14; AO No. 2014-79, § 3, 7-22-14; AO No. 2014-108, § 3, 9-9-14; AO No. 2014-134, § 3, 11-18-14; AO No. 2014-139(S) , § 3, 12-2-14; AO No. 2015-17 , § 3, 3-3-15; AO No. 2015-18 , § 5, 3-3-15; AO No. 2015-46, § 3, 5-14-15 ; AO No. 2015-140, § 2, 3-8-16 ; AO No. 2016-101 , § 2, 9-13-16; AO No. 2017-67, 5-9-2017; AO No. 2017-116 , § 6, 9-26-17; AO No. 2018-23 , § 3, 3-20-18; AO No. 2019-142 , § 3, 12-17-19; AO No. 2020-74 , § 2, 9-15-20)

Section 3. This ordinance shall become effective immediately upon its passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____ 2022.

Chair of the Assembly

ATTEST:

Municipal Clerk

(Planning and Zoning Commission Case No. 2021-0119)