

Our Downtown Step 2 Survey Results

Executive Summary

Introduction

As part of the Our Downtown Step 2 Targeted Update and Review, the Municipality of Anchorage (MOA) Planning Department conducted a survey to evaluate if the unfinished implementation action items from Chapter 8 were still relevant priorities for the community.

The survey consisted of 36 questions and was open from April 8-30, 2021. The survey was advertised on the project website (www.ourdowntownanchorage.com), a newsletter was sent out to the project email list and stakeholders, the Federation of Community Councils sent out an alert, and it was shared on social media. The survey was completed by 370 people.

This executive summary will break down the survey results in a similar manner to how the questions were formatted in the survey; according to topic as categorized in the Implementation Strategies table starting on page 131 of the 2007 Anchorage Downtown Comprehensive Plan. More detailed results for each question including respondents' comments can be found at the end of the executive summary.

Out of the 370 respondents, 270 filled out the optional information about their age range. The largest group of respondents was the 35-44 age range with 31% of respondents falling within this range. The 25-34 and 45-54 age ranges each accounted for 22%, 16% of respondents are between 55-64, 6% are over 65 years of age, and 4% are between 18-24 years of age. The survey also asked what people's relationship to Downtown was and survey takers were allowed to check more than one option. Out of 275 people who answered this question, 85% selected that they visit Downtown, 42% work in Downtown, 18% live in Downtown, 12% own a business, and another 12% own property. Sixteen percent chose "other", and responses included living or working adjacent to Downtown, generally being interested in Downtown's success, people commuting through Downtown, people who desire to live Downtown, and people who desire to spend more time Downtown.

Streets

The 2007 plan identified multiple streets that were recommended to be converted either from one-way traffic to two-way or from two-way to one-way. The first six questions asked respondents' thoughts on those conversions and if traffic should be slowed down to 25 mph when moving through the Downtown core. Seventy percent of respondents stated that traffic signal timing should be adjusted to slow traffic down, and another 12% answered, "Leave it to the Planning Team to recommend".

Respondents seemed moderately in favor of converting D Street between 4th and 5th Avenues to a two-way street, F Street to a two-way street, and E street to a two-way street north of 4th Avenue, with 44%, 45%, and 54% of people saying yes, respectively. Fifty-five percent of people responded no to converting 3rd Avenue to a one-way west-bound street and another 25% said leave it to the Planning Team to recommend. The conversion of 5th Ave to two-way traffic was closer in results: 36% said yes, 47% said no, and 17% said the Planning Team should recommend.

A number of comments for this question mentioned adding more non-motorized infrastructure, such as bike lanes, or in general prioritizing the comfort and travel of pedestrians, such as closing roads to

motorized traffic. There were some comments overall too about ensuring the functionality of the traffic system as a whole.

Core Streets

Questions seven through 11 concerned implementation items in the Downtown core that were identified in the Core Streets Master Plan. Respondents' answers to these questions were very supportive of implementing the identified projects. Sixty-nine percent of survey takers said yes to reconstructing G Street between 3rd and 5th Avenues; 77% said yes to reconstructing 7th Avenue between the Dena'ina Convention Center and C Street; and 64% said yes to reconstructing 6th Avenue between E Street and D Street, as recommended in the Downtown Core Streets Streetscape Plan. Funding and reconstruction of Phase 2 of the E Street Corridor Enhancement Project with pedestrian connections to Delaney Park and the Alaska Railroad Intermodal Transportation Facility was supported by 76% of survey takers; 15% chose to leave it to the Planning Team, and 9% were not supportive of moving forward with Phase 2.

Ninety percent of survey respondents support amenities such as bicycle racks, seating, lighting, and trash receptacles being funded and maintained in Downtown.

Many of the comments for this set of questions again emphasized the desire for safe pedestrian infrastructure and there was strong desire for bicycling infrastructure to be included in these core street designs. A number of people also said they'd be interested in learning more or seeing more detailed designs.

Transit and Parking

Questions 12 and 13 asked about establishing a Downtown Circulator Route through the Downtown Core and if a coordinated parking strategy should be developed. The majority of respondents (56%) said a Downtown Circulator Route should be established and another 29% responded to allow the Planning Team to recommend. Eighty-four percent of survey takers were supportive of developing a coordinated parking strategy to help support new residential and commercial development. Only 8% said no and another 9% responded to leave it to the Planning Team.

Urban Design

Urban design was the focus of questions 14 through 19, covering topics such as heated sidewalks, identifying historic buildings for rehabilitation, and developing a seismic overlay zone.

Fifty-nine percent of respondents were supportive of constructing heated sidewalks Downtown with 23% opposed, and 18% who answered to leave it to the Planning Team to decide. Comments included that it should be easier for people to walk Downtown but there was concern about the overall cost and long-term maintenance of the system, and that it may be helpful to identify priority areas or corridors instead of installing them throughout Downtown.

As for identifying and protecting viewshed corridors, 52% said yes, 33% said leave it to the Planning Team, and 15% said no. Question 16 was an open-ended question that asked survey takers to identify important Downtown viewshed corridors. A number of comments identified the inlet/water and mountain views (in all directions) as priorities, and those who were not supportive of viewshed corridors

commented that they preferred business and building development to spur economic activity. The full list of survey respondents' answers to this question can be found on pages 5-7.

When asked if saving and renovating historic buildings in Downtown should remain a policy, 72% said yes, and no and leave it to the Planning Team both had 14%. Sixty-four percent of respondents said that an action item to nominate historic districts found in Downtown should be included in the plan, with 17% choosing no, and 20% saying leave it to the Planning Team. The 4th Avenue Theater was one of the only buildings specifically mentioned by name in the comments, and overall people were supportive but also expressed that there is some discretion and nuance that needs to be added when deciding what and how to preserve historic buildings.

There was considerable support for mapping and adopting a seismic overlay zone with development guidelines for Downtown, with 70% of people saying yes, 22% selecting to leave it to the planning Team, and 8% saying no.

Creative Placemaking

The creative placemaking section of the survey was composed of two questions relating to the Indigenous Place Names interpretive project and using creative placemaking as a strategy to revitalize Downtown. Both of these questions were very supported by survey respondents with 75% of people supporting implementing an Indigenous Place Name interpretive project for Downtown and 72% supporting the Downtown Plan establish a creative placemaking as a strategy to revitalize Downtown.

The comments were very supportive of recognizing Indigenous place names and lands. Commenters also noted that creative placemaking can create wonderful experiences but needs to be thoughtful and coordinated with other efforts for Downtown to become a more vibrant place.

Promoting Downtown

This section of the survey was comprised of only one question: should Anchorage complete a comprehensive wayfinding and interpretive signage plan for Downtown. Seventy-five percent said yes, 12% said no, and 13% said leave it to the Planning Team.

Catalytic Sites

The 2007 Plan identified four properties as Catalytic Sites. Questions 23 through 26 concerned the three existing catalytic sites that had not been developed as identified in the 2007 plan and if the catalytic site process was a strategy that should remain in the plan update. Seventy percent of responders said that identifying specific catalytic sites as an overall strategy should be continued in the plan update.

For the specific catalytic site questions, respondents were supportive of each of these sites remaining priorities for development in the plan update. The three sites identified are the Public Market and/or Cultural Center along 4th Avenue, the E Street Mixed-used Retail and Housing Project east of Town Square Park, and the Park Strip housing development on the block between 8th and 9th Avenues and between E Street and D Street. Survey respondents said yes to each of these remaining a priority in the plan update 70%, 66%, and 63%, respectively. The next most chosen answer for each identified site was leave it to the Planning Team with 18%, 19%, and 22%, respectively and no was chosen 13%, 15%, and 15%, respectively.

Economic Incentives

The next section of questions was focused on economic incentives in the Downtown area, ideas for how to identify and direct additional revenue and how people would prioritize various aspects of Downtown revitalization if there was additional funding, such as implementing wayfinding, providing housing gap funding, historic building rehabilitation, and more.

Survey respondents were asked if they thought additional revenue should be identified and directed to incentivize housing and redevelopment in Anchorage and Downtown; an example of a 1% sales tax was offered. Almost 300 people responded to this question with 63% answering yes indicating support for new revenue for housing and redevelopment; 25% of respondents said no and 13% preferred to leave it to the planners.

Next, respondents were asked to prioritize how additional revenue could be spent for redevelopment and housing. One-third of respondents (or 81 people) identified funding to fill the housing gap as the top priority. The 2nd priority for the use of new revenue was funding public capital projects associated with development, such as utilities and roads. The third ranked priority was funding for pedestrian and bicycle improvements.

Respondents were given several opportunities to provide additional feedback and comments. Some key themes from respondents are below:

- New funding is needed but it will be challenging to implement; respondents cautioned that not all proceeds should go downtown.
- There was a mix of responses on the taxes topic; some people suggested a sales tax and others preferred a statewide income tax. Some respondents wanted a sales tax to be downtown focused and higher during the summer to capture tourist dollars; others advocated for a broad based tax.
- Respondents suggested a desire to incentivize property owners to redevelop their property from parking lots and vacant parcels into housing and mixed use; a vacant land tax/land value tax was suggested numerous times.
- If applied to housing, respondents suggested that new revenue focus on affordable housing and mixed use development.
- Other ideas for new funding and development incentives identified by respondents are: continuing tax incentives and expanding to energy efficient improvements. low interest loans from AIDEA/AHFC, tax increment financing, public/private/partnerships, historic building demolition, public recreation downtown to draw more people, reducing the burden and regulation to redevelopment downtown, an art district development, a funding allocation from the MOA and ACDA, focus on smaller projects; not everything needs to be large projects, incentivize outdoor space, continue tax breaks for residential development, a community land trust, incentives for smaller retail stores/bodegas, office/retail space discounts.
- Respondents mentioned a range of redevelopment ideas to support a vibrant downtown, including the following: affordable housing and more housing overall, recreation such as a large sledding hill off 3rd Avenue, grocery stores and smaller bodegas, outdoor seating at restaurants, a business incubator, a subsidized child care center, downtown library, refurbish the 4th Avenue Theater, up-scale retail and foodie opportunities, more community sponsored events downtown.
- Respondents also made suggestions for incentivizing development in the following ways:

- Improved streets/traffic and non-motorized infrastructure, including parks and trails: Respondents suggested two-way streets, pedestrian only walkways along 4th Avenue, as well as bike and transit routes. There were suggestions to maintain trails during the winter and a request to implement improvements at Towns Square park.
- Transit and parking: Respondents suggested less surface parking, increased transit capacity and improvements, especially for tourists, including a downtown circulator. Signal upgrades were also requested.
- Urban design: Several respondents preferred improvements to the 4th Avenue Theater, including making sure the façade is preserved but allowing for other uses in the building.
- Support and solutions for those experiencing homelessness: Respondents expressed fear, frustration and concern about people experiencing homelessness and how that impacts downtown. Suggestions included additional behavioral health services, a sanctioned camp, additional cleanup efforts, and requests for more resources to address these issues.
- Promoting downtown. Suggestions included a major rebrand of downtown Anchorage to attract tourists worldwide and improve our image.

Closing Thoughts

In this section of the survey, respondents were asked an open-ended question about if there were any other projects people wanted to share and for any general comments. The bulk of comments were concerned around supporting businesses and local economic development opportunities. A full list of the comments can be found on page 23, categorized by the following: Development, Parks and Trails, Streets/Traffic and Non-Motorized Infrastructure, Transit and Parking, Creative Placemaking, Urban Design, Promoting Downtown, Homelessness, and Other.

Some topics that were not included in the 2007 plan that people wrote about included people desiring non-motorized infrastructure and pedestrian-only zones and the impact of homelessness on the Downtown area. Survey takers expressed a desire for non-motorized transportation infrastructure to make it safer and easier for people to bike Downtown and to create a more pleasant pedestrian experience. Respondents also desire more pedestrian-only boulevards or corridors and opportunities for outdoor dining.

Conclusion

Overall, people who completed this survey were mostly supportive of the unfinished implementation strategies and items identified in the 2007 plan. Two of the notable items respondents did not support were the street conversions of 3rd and 5th Avenues. Many of the general comments were voicing support for ongoing Downtown development and revitalization, efforts to reduce the impacts of homelessness on Downtown, and support for infrastructure that would encourage a more bikeable and walkable Downtown.

16. What viewshed corridors do you think are important to Downtown?

Answered	136
Skipped	234

Responses
Supportive
Same as question 15, would want to see example and the impact
Fifth Avenue Westbound, E Street Northbound, 4th Avenue.
Inlet, mtns, ship creek, Delaney Park
One placed near the Anchorage Museum and looking toward the inlet would be awesome. One looking out towards Ship Creek as well
Inlet, Chugach
5th Avenue
Peekaboo views of the mountains, views of Ship Creek, 4th Avenue Theater, Townsquare, and views of Knik Arm from L Street.
Over the inlet
Any inlet views
Views of the inlet
Viewshed on 6th looking west, on 9th looking east and west along Denali Park Strip,
Mountain and ocean-facing corridors
view down 5th to ocean.
Views of Denali, the Chugach Mountains, and Sleeping Lady.
Views from the Denali Civic and Convention Center.
I find it very neat that one can clearly see Denali from some spots, Sleeping Lady, and the Chugach range.
3rd Avenue, and all parks on Government Hill, as well as the Northpointe neighborhood.
Cook statue, 3rd ave parking at C street, Elderberry park.
Views of Denali, Park Strip, 4th Avenue historic signage/buildings
Views of the mountains and the inlet.
Mt Susitna
Views to the Chugach
E street north, 5th Ave east and west, 4th Ave east and west, 3rd west, I st. north,
5th looking west, 6th looking east (both directions if either go two way)
Anything where you can see the inlet!
Views towards the inlet
Historic 3rd Ave from F street to H street
Mountains, inlet, Delaney Park
Inlet and Chugach Mts.
Everything going East and every (tiny)glimpse of the Inlet. Plus north toward Denali.
To the Chugach and across the inlet
Anywhere that you can see the water or mountains.
Captain Cook Statue area, end of Park Strip, and overlooking Ship Creek/AKRR depot

Preserving the views south from the Dena'ina Center and preserving sunny spaces throughout downtown without building shade (particularly park areas).
The Crows Nest.
Denali to the north, mountains to the east. I'd argue southern exposure is ideal too, less about views and more about street level experience. 3-5 story along 9th to 6th ave maybe.
Access to the sunset and inlet views.
Water
It's nice to see the chugach as one looks east down streets, the inlet looking west down fifth, Talkeetna mountains from parts of third. It's hard for me to imagine a scenario in which development compromises critical view from the streetscape, and even if it did, the view would still remain whole beyond it. I certainly don't think we should be concerned with views enjoyed by tall existing buildings.
View of Denali from 3rd; view of the water from L Street
More focus on the east end of downtown
Cook Inlet, Chugach Mountains
View east down 4th ave, Resolution Park view, view north from 3rd between A and E streets
All
4th Avenue Theatre, Artwork, and views overlooking the inlet.
chugach mountain view. inlet from west end of downtown
Not sure of the street names but anything facing the East and North-Western corridors
Park Strip.... Not sure of a north south corridor.
3rd 4th and what, 6th and maybe 9th?
4th ave downtown, Elderberry Park coastal area, Ship Creek, Railroad district,
The view of Denali you can get if you lean a little to the left from 2nd Avenue.
Ocean
?. more emphasis on local indigenous values. Don't care very much about the old post office, etc.
4th & 5th Ave (for west-facing sunset views); E & F St. (for occasional north-facing Denali views)
Views of Denali, Chugach Mountains and Cook Inlet.
Chugach front range, Sleeping Lady.
Mountains and inlet
Beans Cafe, 3rd Avenue between Post Road and Gamble
Looking out to Cook Inlet looking out to Ship cr.
the ocean! need more access and wayfinding to the ocean
fourth ave
Sleeping Lady & Denali
Toward Fire Island, the inlet and Sleeping Lady
Sleeping Lady, Denali
Views of the mountains and inlet.
Captain cook monument, wells manor area, Delaney park toward the mountains, elderberry park
Views of the inlet.
Sleeping Lady, view of Chugach front range, and occasional Denali views.

Assuming I guessed the definition of this term correctly--it would be good to preserve some views. For example, views of Cook Inlet and Denali from 3rd Avenue and along L Street.
Town Square Park the view from Oscar Andersen Park; all the coastal trail
Mountains, ship creek, inlet views
Buttress Park and the end of 3rd, 4th, and 5th Ave.
Helping people find hidden view sheds like the coastal trail and the ship creek trail and the Chester creek trail
e, g, c, 4, 5, 6
Views East to the Chugach Mountains and West to Cook Inlet are such iconic parts of our landscape they're probably the most important,
Inlet and mountains
Coastal trail, Ship Creek, Delaney Park
Denali, Sleeping Lady, and east to the Chugach Range.
The inlet looking west, the park strip looking north - please keep those in eyesight. Is there any way to fix the permanent light/sun blocker that was created by the unsightly Denaina Center? That was an urban design tragedy for downtown and created a two fold wind tunnel and permanent shaded darkness on the north side of the building. What a useless disaster for the surrounding downtown business and pedestrians like me. Thank you!
4th Ave
3rd and 4th Avenue west of A street. Old native hospital site should be developed as public green space.
Keep all the trees in town square park! Keep the park behind the whale b&b protect that view. Protect the view from the third floor of the Dena'ina center.
I've seen this implemented in other cities well, but I can't think of anything that applies here (I might just not understand viewsheds). The view of the ocean down 5th Ave is great.
The inlet
Mt. Susitna; Denali; Chugach Range
culture
Anything east that is in view of mountains, Denali, and Susitna.
To the north, west, and east, in general.
Maintaining e-w viewing opportunities of the mountains.
Having strategic points where Denali/Foraker can be viewed year round (i.e. 5th Ave mall food court is a surprisingly nice place witness the area surrounding Anchorage). Being strategic about winter sun, and where it comes over the mountains throughout the long winter months is also important.
Mountains & Ocean
Park strip, Ship Creek Corridor, coastal trail.
Not supportive
I'm not sure what a view Corridor is. This is a downtown! We should be focused on development that attracts businesses and visitors alike
None. If people want to see the Arm, they can go for a walk.
response above
Density and affordable housing is more important than downtown views. Downtown is for people-- make people go out of downtown to get a view.

None
see #15
None. Downtown is for buildings.
None
None
Don't care. It's downtown, not the Front Range.
We need to focus on development!
Downtown was messed up in the 1980's. There is too much there. Tourists hate our city. It looks like where they live. They want mountains, open spaces and wildlife. Who moved to Alaska with the vision of being stacked like cord wood on top of each other. True Alaskan's and those who come here want freedom and open spaces. They do not want lower 48 colonization ideas.
None
Build things!
There are many, but they are filled with urine and feces from all the homeless.
No answer/Not applicable
I don't know what viewshed is
I don't know
n/a
N/a
I don't know what viewshed corridors are.
I don't know
Unfamiliar with term / concept
I am new and unsure
I am having trouble figuring out what a viewshed corridor is...
Again, what is "viewshed?"
What is a viewshed corridor?
No
I'm not sure what a viewshed corridor is
This is difficult to answer until you define what you think is a viewshed corridor.
??
I don't even know what they are
I'm not sure what a viewshed corridor is.
Don't know what that is
What is a viewshed corridor?
Don't know what viewshed is
I don't know what this is.
Not sure what viewshed is
what does viewshed mean???? (planning lingo?)
I don't know what that is
should describe examples of what "viewshed corridors" are in survey
I'm unsure.

what is a viewshed?
Not familiar with viewshed corridors.
Not Sure
I am not sure, but it sounds good.
?

Economic Incentives

27. Do you think additional revenue should be identified and directed (example: 1% sales tax) to incentivize housing and redevelopment in Anchorage and Downtown?

Answered	296
Skipped	74



	YES	NO	LEAVE IT TO THE PLANNING TEAM TO RECOMMEND	TOTAL	WEIGHTED AVERAGE
(no label)	62.50% 185	24.66% 73	12.84% 38	296	2.38

Comment:
Yes. Maybe like Oklahoma City -- a surcharge with a timeline - so people can see what they get for the money
Sure. I don't think it will work, but go for it.
The sales tax should be considerably higher in the tourist season. Additionally, sales tax hits out of towners who come to Anchorage to shop.

More taxes! We can't run our government without taxes... How else do we fund roads, infrastructure development etc?
Yes. People come downtown to spend money and taxes are an investment in bringing more business downtown.
If progress. Is expedited! Do not let this get bogged down and creat more doubt that we can do something great!
No sales tax! State income tax only. The 2007 plan made some big mistakes and we can't afford them all now. There will not be 2500 - 4000 housing units. Time to make other plans.
no new taxes, review the current tax abatement and see if the criteria are realistic or need adjusting. Also is the abatement over the entire downtown area and how well known is it? What other housing barriers are there that should be tackled? Don't want to institute a sales tax that just goes into the general fund, make it a earmark to housing and used in specific areas. I don't see subsidizing housing in C-ER or Hillside unless its focus is work force housing
Only via capital improvements.
Sure, but it won't be a popular idea for those outside of downtown. One challenge for development is red tape/ regulations which ultimately costs money.
I support a sales tax, but all the proceeds shouldn't go to downtown.
Make a vacancy and/or vacant-land-holding tax. That is the only thing that works for making landlords and owners fill lots and buildings. Fill your spot or get out should be the message-- we don't have time for useless empty space. Downtown is for people, not landlords wasting time and money.
Housing in downtown Anchorage should be developed responsibly, but now through a sales tax.
Yes! A healthy community needs a vibrant downtown.
affordable housing!
I'm not exactly sure how this would work, but I'm answering yes because I'm intrigued by the idea.
yes, but only if that funding prioritizes affordable housing & mixed-use development
No. It should come through a more equitable property tax structure where large residential lots pay equally to small lots on a per sqft basis. That creates an incentive to develop existing large lots around town that are currently being speculated against (or pay a large tax to speculate).
Why not 2 or 3%?
People don't want to live there.
If this was done for middle class folks, sure, but you know it will just be ugly apartment condos for rich people. It won't be equitable.
Again, look at other local communities with vibrant growing downtown districts.
Should not be a broad sales tax - parking management has improved dramatically and that money should stay downtown. If something like a sales tax is implemented, it should be limited (e.g. restaurants or lodging only) and the money should stay downtown. Higher property taxes on vacant land (i.e. surface parking lots) could be very helpful.
Yes, I'd support a 1% sales tax.
Anchorage's largest hurdle is the cost of shipping. As businesses assess operating in Alaska any negative impact can be the tipping point for their long term planning. Many retailers are successful as a result of no sales tax (a great marketing tool) which helps in driving sales

while consumers are in market. Adding a sales tax might eliminate that tool and drive business to other markets.
No, tax the oil companies and big business.
No sales tax
Tax all downtown dwellers. Not the companies that try to keep alive.
By adding housing in the middle of retail places. People will not travel across a housing project in the core of the downtown retail even with retail on the main floor. By adding housing on E'st between 5th and 6th Ave. You'll be damaging the core. Downtown apartments condo's should be on the outer edges 7 8 9 AVEs
But I doubt it will do much good. Construction cost increases since 2007 make all but a few select projects financially nonviable without disproportionate subsidies (ie: Elizabeth Place)
It is not right for taxes paid by homeowners to go to developers for tax abatement to encourage them to develop only expensive downtown housing. Perhaps the real property valuation is too high. How many people can purchase a \$200,000, 600-700 sq foot condo, with fees of \$400/month (11th and Cordova)? No wonder they aren't selling. So yes, other revenue should be found. Would the example 1% sales tax be assessed across the entire muni? It would have to be.
If the state isn't going to step up and raise revenue for our communities, we need to.
Low income housing development efforts should be focused in mid-town (Fireweed and Spenard). Downtown development should not be hindered by low income development quotas and benchmarks as it appeals to tourism and upscale retail.
If a 1% tax in implemented downtown, our business will leave downtown.
fully agree that any and all efforts need to go towards this.
Good luck in getting this city to approve a tax...
Any investment that actually brings local life to downtown is critical. getting folks to arrive before 8a and stay past 5p or 9p is critical. local + tourism = bonus.
These incentives need to extend into Fairview, at least to Karluk to really impact all parts of downtown and provide more affordable redevelopment for young residents.
Yes, a sales tax is a great idea for the City of Anchorage.
Please make sure the tax is not regressive. Consider a land value tax!
I support this city-wide, not just focused on Downtown. It is expensive to build multi-family dwellings, and without some incentive for developers, we will be stuff with high-end condos, when what we really need is housing for middle-class people. I don't support an exclusive focus on putting subsidized housing in Downtown, because there needs to be a resident population with disposable income to attract businesses (the presence of which will then attract more residents). Mixed-income development would be appropriate.
Should consider a modest sales tax on non-essential goods targeting the tourist population during summer time months (May-September)
targeted sales tax, patient capital, and TIF's all should be on the table to incent investment and development.
Property owners already pay property tax and a BID assessment.
some sort of public participation in downtown would be a benefit as long as it is fairly allocated. Public utilities, street, etc. should participate in making infrastructure adequate. Parking should be adequately provided in key locations that support several properties. I don't think

cash should be contributed unless it is available the same to everyone. a better approach is to get the infrastrucre in place and get the friendly pedestrian connections from downtown to the surrounding ammenities in place.
No Taxes
Not a sales tax (are you suggesting a downtown-only sales tax???) but in general YES there should be additional incentives made available to downtown development.

29. If you would like to suggest another idea for how to direct this additional revenue, please specify below.

Responses
Development
this is number one, really -- to pay for annual maintenance, replacement and upgrades to basic amenities - trash cans, lights, curb painting, sidewalk fixing for the downtown zone only.
Development incentives. Reduce the burden to redevelop properties.
1. More incentives for mixed use. 2. More incentives and sharing of city owned parking for developments 3. Low cost money for redevelopment
Art district development
Historic Building Demolition
seasonal downtown sales tax
Public recreation downtown to draw more traffic such as a sledding hill of of 3rd anc c street
Since these projects are downtown specific, mil rates should be specific as well. Seasonal sales taxes too
If we target revenue to the Downtown Area, please work on progress! There will be naysayers, but move to action. Governmental projects that languish in delay will only give the naysayers fodder!
Tax Increment Financing opportunities for development beyond just housing. Emphasize housing, but expand. And make it competitive with other communities around the US.
Quality low income housing
Expand downtown revitalization beyond Gambell
Property Tax breaks for good development (multi-use, forward-thinking, place-making, not just for housing)
There should be no new taxes for this. Demand will drive supply. If assistance is needed use tax incentives for the property owners/developers rather than new taxes.
I didn't have the option to skip the last question. I'm not sure what all those things are, but I really like making it more pedestrian friendly, making sure there is more housing downtown, and I liked the plans to have cool sites renovated like on 4th avenue. I would like to see some streets closed to pedestrians and have more outdoor dining.
More green space and a library downtown!
Better housing opportunities? I would love to see the downtown walkable and bike-able year round without the anxiety of bike thievery.
Support lighting for our dark winter months.
Funding allocation from the MOA and ACDA.
Buy underperforming buildings as they come to market and subdivide into smaller chunks that smaller stakeholders can purchase. No strip malls, no indoor malls. More like 4th Avenue or the edges of downtown in a lot of cities and towns west of the mississippi.

1. Low interest financing through AIDA, AHFC and other agencies. 2. Rent subsidies for low income tenants.
Seasonal summer tax
Fix the sidewalk, heated developing downtown for restaurants and shops
There needs to be housing and a grocery store, followed by businesses that cater to people who live there. As a downtown resident, I have to leave the neighborhood to do most things.
Public infrastructure that leverages private investment is critical. Working with private partners with money.
Cohesive (not beige) color scheme, make downtown look cheerful year round!
Business incentives
If you build it, and it's practical and affordable, people will come (even me)
Could some funding be set aside to help restaurants create outdoor dining areas? I feel like that's an important part of a vibrant downtown.
Provide financial assistance to support non-profit arts and culture venues, events, spaces. Anchorage has a rich history of incredibly talented artists and arts and culture leadership, but several incredible opportunities have not been able to survive due to the financial difficulty of supporting such venues w/out visitorship that cannot currently be sustained.
Adding density but making it walkable and bikeable with more public transportation options. Adding green space, parks, and mixed development rather than sequestering retail and housing separately. Preserve places with history but as new things get built add density that does not feel like density because there are green space and walkability to balance it out. Housing for different income levels should be all together rather than separated and retail businesses are also mixed in with housing.
A plan that includes outdoor seating for restaurants and cafes. Winter/Christmas decorations.
Actual building renovations as cost to bring up to date are high.
Help develop the Mushing District. Its arch, banners celebrating our famous mushers and dogs, and interpretive signage describing Alaskans Historic use of sled dogs will be a major tourist draw.
Transit and Parking
improved transit options to eliminate need for parking/cars, serve tourists, increase safety (e.g. downtown circulator mentioned above)
Transit improvements (bus lanes, transit waiting environment upgrades, etc.)
We need to include signalling upgrades for I, and L between 9th and 15th if there is \$3M for downtown improvements because this area will be directly impacted and will become much more critical if the money isn't appropriated to address the additional traffic.
Less surface parking, more below ground or parking garages that don't look like concrete monstrosities.
Creative Placemaking
Creative Placemaking - public art, temporary art, seating, etc.
Parks and Trails
Maintenance of trails for winter bike, pedestrian, and other winter activities
Follow through with plans for improvement in Town Square Park
No, but I would advocate for a Soda/sweets tax to fund trail/park related projects and utilize the general sales tax for the other projects ranked above.
Urban Design
Historic buildings need more than rehab they need to be repurposed to provide value - it a historic site cannot provide value it should be demolished for other viable construction -

priority to old city hall. As much as I like 4th avenue if it cannot be part of a larger convention plan it might have to go although the "street front" could remain
Buy back the 4th Avenue theater or force the owner to do historic renovations. They are killing the character of our town. Keep the flowers and expand the gardens and trees wherever possible.
Embracing that we are a cold weather city and implementing heated sidewalks would help.
Regarding Historic Building rehab, I would love to see the 4th Ave Theater marquee dressed up. Even if the building isn't open, the marquee is still a tourism draw.
public restrooms, built for active downtown environments, with funding for maintenance and safety.
Downtown is pretty small; I am not sure how much of a need wayfinding is.
Buy the 4th Ave theatre and rehab it
Homelessness
Address the homeless problem
Use revenue to feed homeless citizens
Mental health and crisis intervention -- it's a huge part of what we see happening downtown right now, so let's own it as our issue
I don't know how to address it, but the hard core public inebriated and drug users are a detractor to downtown as both safety and a sanitary hazards.
Please direct more resources to the east end of downtown and provide more cleanup/homeless services.
All of this planning is great but until downtown feels safe and we resolve the homeless and crime problem downtown I will avoid the area. I challenge the local government members to spend some time walking around especially in the area east of the core downtown and see for yourself.
Make the muni property between Ingra and Fairbanks, and 2nd and 3rd Avenues a communal campground for less fortunate individuals complete with bathroom, shower and laundry facilities and a 24/7 roving APD patrol keeping individuals safe. And regular refuse service and dumpsters.
Downtown Anchorage needs to find ways to "clean up" the area. Not only has it become unpleasant to the eye it's becoming more and more dangerous.
Providing active assistance for the volumes of homeless downtown. I have stopped going downtown due to the trash, smell, crime, etc. assistance is not housing. It is psychological services, places to dry out, and counseling.
We need to fix the vagrant/homeless issue; not just push them to mid-town. Downtown will not feel safe or be successful unless that issue is addressed.
Build day and night time shelters in the area to protect the property of small businesses Theft is out of control. I think the worst in America, That is the real reason Nordstrom closed its doors,
Streets/Traffic and Non-Motorized Infrastructure
two-way streets.
Pedestrian only walkway on 4th from L or I through C street
restrooms! not revenue but still we need restrooms for the public
Bike and transit infrastructure! Cars are a plague.
Sidewalk and curb management
Better bike routes close some streets to cars
All ability bike facilities in place of the connected network of on street car storage.

covered pleasant walk/bikeway between downtown to midtown
Transportation realignments that eliminate large truck traffic in downtown, and the elimination of the defacto freeway running through downtown (5th & 6th avenues)
Promoting Downtown
branding anchorage overall
Rebranding our city. A new flag design we can all stand behind and love. I don't see our flag being celebrated. Using great design and smart marketing to push our city into the future. We need to restructure Visit Alaska and modernize our outward communications. There is no reason we should look hokey and dated to the outside world, 20 years behind New Zealand, Iceland, Colorado, just about everywhere. Hire design and marketing at this level: Yes, and again please do this with a legitimate designer that can make something that gains worldwide recognition. We should be hiring designers at this level: https://www.forthethepeople.agency/work/city-of-sydney
Other
https://alaskapermaculture.com/
I couldn't get the previous 1-5 choices to "stick", on my iPhone. Trial connection = 1. 2 for bid and pedestrians. 3 for Cap improvements. 4 for historical. 5 fir gap funding.
Quit spending money you don't have
Give money to those who have lost revenue due to the munis draconian mandates
Support the Arts
Not applicable
No
N/A
No comment
none
N/A
None
no
no

30. Do you have any other ideas for how to incentivize Downtown Development?

Responses
Development
Use public money for development projects. Not bonding, but actual operating funds. What if PM&E had a Project Management role for the projects? Or a design role? We can give tax breaks, allow higher buildings, reduce parking requirements, but what gets buildings built is money for construction.
map out public match to private donations. Form a land trust asap to purchase lots.
Taxes, sales and income
Small business incentive
focus on the humans that are here, not on boats. Identify critical needs, like perhaps a pre-school/childcare center (in very high demand) and get working families downtown morning-

noon-night. Live/Work scenarios. codify how to open up vacant spaces for studios/galleries/fablabs/itinerant housing that are non-traditional or non-permanent uses.
Offer incentives for businesses located (or locating) downtown to encourage activity at all hours on all days
Privatize it. Give property tax breaks to private companies who invest and make improvements.
Reduce restrictive regulations.
reduce fees give tax credits/incentives expedited permit review process
Incentivize smaller scale development. Not everything needs to be huge. A small, two or three story mixed use development that gets built is way better than a flashy tower that never gets built. Bring business and people to downtown, and let the big buildings come later (by knocking down smaller old ones) if needed.
Like the housing tax deferral, a percentage tax deferral for a certain number of years for other development projects such as retail and hospitality
Penalize properties in disrepair, support locals, incentivize outdoor space in the summer. I would love to live downtown. But it seems everything is super expensive or low income. Incentivize mixed use development!!
Ask the oil companies for more money.
tax surface parking lots and buildings that have been vacant for 5 year period. The buildings become eyesores and attract their own set of problems. Maybe if they were actively used, DT would have see additional energy. No more non-profits and non tax paying entities downtown. Cap at the current amount and force them to build up rather than sprawl and remove land off tax roll.
Muni tax breaks for residential development and historic building redevelopment.
Yes. Less government interference by Title 21 overregulation that increases costs and restricts development.
I dont know how to incentivize it, but i feel the lack of a grocery store is a major impediment to downtown's advancement.
Land value tax!
It feels like a business center - more residential units could help
Incentives redevelopment on east end of downtown.
We should reconsider some prior zoning restrictions, for example, townhouses are not permitted in any of the downtown districts but they would make excellent infill for areas of East 3rd and 4th Avenues.
Involve the entire city
We need a grocery store downtown
1) Tax vacant buildings and apartments, 2) Tax vacant lots and undeveloped land in the downtown area,
Develop affordable housing through a community land trust. Housing in downtown Anchorage should not only be available to the elite and well-to-do of Anchorage, it should be an option for all different income brackets. Sitka example: https://www.kcaw.org/2021/04/02/community-land-trust-helps-young-single-mother-build-a-home-of-her-own/
I think exploring putting a subsidized childcare center in part of the old Nordstrom or in some of the vacant mall spaces would be a good idea - affordable childcare is a huge issue and,

along with affordable housing, would make downtown more of an appealing place for families to live.
Anchorage is a winter city and we are very good about being a winter city on our trails and in the mountains, we need more infrastructure to support connections downtown during the dark winter months. The city is not flexible or supportive with creative lighting opportunities - which can dramatically change the look and feel of downtown.
Rents are too high for everyone involved. Too high for businesses, too high for people looking to rent.
Find a way to bring more businesses there, create more parking structures, brighten things up- the plants help, but everything looks dull and old
Change the building code to give incentives to developers that develop downtown. Give tax credits to developers and tax credits to individuals that restore Historical properties. Once dedicated as a Historical property leave the taxes breaks for life.
I like the idea of a sales tax.
Downtown library.; mixed zoning residential and business
increase safety and family friendly events that draw general public downtown.
Pay artists to do and create cool things and experiences.
Get out of the way of private business.
State or federal funding opportunities
It would be great to have some affordable options for rent. Years ago I worked in the mall, and would have loved to have a downtown rental to be close to work and entertainment -- instead I bussed or drove four miles. My impression at the time was that downtown housing was expensive homes in South Addition or tiny room rentals in Loussac Sogn, and little in between.
See previous comment
Joining a program such as Main Street USA that can provide grant opportunities and networking. Ideally we would designate an area of downtown, such as the proposed iditarod/mushing district, as a Main Street project
Raise property tax on existing private parking lots without buildings (disincentivize property speculation).
Longer tax breaks. Also need an incentive to replace old inefficient building stock.
Greater incentives for building on derelict 'brown field' sites in east downtown.
Work with existing businesses to help them clean up their store fronts; incentivize our longtime downtown business before looking for new development.
Emphasize to the public that downtown benefits the entire city, and isn't "taking" resources from other regions or neighborhoods. A strong downtown benefits everyone.
Provide incentives for small business owners to open bodegas, or small shops that provide basic necessities and some groceries, in several locations downtown. Promote/incentivize placing a grocery store within walking distance of downtown. Continue to work on increasing the number of residents in mixed-use developments downtown.
Get the 4th Avenue Theatre going even if it runs at a loss. Figure out how to get more hotel rooms built there instead of Midtown. Put the squeeze on a couple of the dirty, worn out high rise hotels to renovate. Plan on losing office and large retail space permanently - you cannot hold back that tide. Lower the barriers to hosting markets and festivals in and near downtown.
Wifi and an innovation/accelerator/kick starter facility

<p>Look at an incubator sort of situation to help small businesses with seed money/resources. Perhaps buy something like the Public Market (if it isn't already MOA owned) or the 4th Avenue Theater and turn it into an incubator, giving preference to younger/BIPOC business owners who otherwise would have a hard time starting out. You could have a small movie theater/concert venue connected to micro restaurants and a brewery. The businesses could be given a cheap one-year lease to launch them out on their own.</p>
<p>Tax abatement for any project that enhances downtown as a livable environment, not just residential construction.</p>
<p>Somehow, entice "local businesses" from midtown to downtown, and add Bodegas</p>
<p>No Nordstroms I have no reason to go down town again. Why does Anchorage need to be remade to look like the cities in the lower 48. Why can't we just be us, rough and tumble and with freedom.</p>
<p>encourage downtown housing and living</p>
<p>increased taxes on vacant land (esp surface parking) commensurate with frontage and existing Muni investments (e.g. sewer, wastewater, utilities, sidewalks, street parking)</p>
<p>Need to create more recreation opportunities downtown , such as sledding , better access to fishing, waterfront pier etc, to drive more Visitors downtown as a must see destination while in Alaska</p>
<p>Help subsidizing utility payments</p>
<p>Property Tax breaks</p>
<p>My concern is that existing tax incentives encourage certain kinds of projects and not others. Peach Investments, for example, seems more interested in the Key Bank building than the 4th Ave. Theater. Is there a way to incentivize projects that preserve our history, provide affordable housing, and other projects that may not have high profit? Maybe through partnerships with nonprofits, more targeted tax incentives, or other kinds of incentives?</p>
<p>Have the assembly stop being a bunch of commie economy wreckers and let businesses open back up. Let the economy work.</p>
<p>Property tax incentives.</p>
<p>Require all building development to have accessible storefronts fir sale or lease on ground and sub levels. Ground level storefronts will increase business opportunities for downtown. I would also add a special downtown corridor non transferring BDL license to promote restaurant development. It would be only for downtown and conditionally set on foodservice up to 1hour before closing time. This would stimulate business development and allow for increased traffic for theatres, museums and shopping.</p>
<p>Up-scale retail and foodie opportunities. To encourage more diversity downtown, allow for more density and units per building. Not enough services downtown to support livability downtown at present.</p>
<p>Office/retail space discounts, Tax incentive/ lower % fees on business permits or banking, Better downtown transit center. Free parking downtown for locals/Alaskans, PFD spending packages, allow on site Cannabis consumption, stop Conni Yoshimura from building overpriced condos and townhomes in downtown and develop affordable housing instead! Thanks</p>
<p>Rethink regulations regarding signage allotments in downtown, however institute better standards for the signage. No more paper flyers tacked onto storefront windows.</p>
<p>If you want people back clean it up. The yellow building is run by a slumlord who lives in Hawaii, many of the downtown buildings are falling apart and make it appear filthy. Incentivize cleaning up properties, then maybe people will return.</p>
<p>The hosting of more community sponsored events downtown by the city or Anc Downtown Partnership.</p>

Designing and deploying development district overlays in downtown that facilitate development agreements (P3 Partnerships) between the city and developers that streamline the development process, define outcomes expected by both parties, and provide incentives unique to the district. Use best practices that are being deployed successfully by hundreds of communities across the U.S. Why can't we do the same???
Property tax incentives for development/ownership
Streets/Traffic & Non-Motorized Infrastructure
Look at property the city owns on right-of-way and see how to partner with the private sector to use it the right way.
2-way street conversion and making the current downtown streets more comfortable.
Make more streets pedestrian only (no more cars downtown), increase outdoor music, art and performance space
Focus on people who live and play in Anchorage over commuters from Eagle River/Chugiak and the Mat-Su. Remove the surface highway from downtown (5th and 6th) and replace it with a local street - with one lane, a low speed limit. This will encourage commuters to avoid downtown and take the New Seward Highway instead, meaning downtown becomes safer for everyone else.
Pedestrian only zones.
walking blocks - make the 1 block D and G and f streets a permanent pedestrian walking area with giant chess sets or other wildlife sculptures that toddlers and little kids can safely play on and moms can get coffee.
Outdoor dining becomes normalized
Close down streets like G St was during the pandemic to promote outdoor activities and business involvement. We loved that!
Make it easier to ride your bike into downtown from across the city. It's scary and inconvenient unless you can get hooked into the coastal trail.
, 3) Tax drivers to fund roads, 4) Add more bike and pedestrian infrastructure
To encourage more people to visit downtown, close off some streets for a pedestrian only outdoor space; have free parking one day a week or monthly; utilize the museum for cultural and historical based ideas and plans.
I really loved seeing the "no car zones" during the pandemic. So many cities have made it work; why can't we? Set aside a day per month for street performances, bikes/walkers/art; whatever.
Pedestrian only at 4th ave from L or I to C Street
Transit & Parking
Add buses and routes to get there. Add serious circulating free airport busses and stop messing around with the train (except for tourist use - its passenger service is recreational, not commercial).
Easy, free parking.
put a freeze on Dimond Parking - and any other surface parking ASAP.
There is too much parking downtown
Too many parking lots
5) Expand transit to South Anchorage to bring more people from the housing core to the downtown jobs/activity core.
Take care of the public issues. such as installing public restrooms, and reduce parking costs/fees to better compete in market.
Add secure bike parking to all parking authority garages.

lower the parking costs.
Use empty parking lots for more pop-up events or semi-temporary installations/activities (e.g. outdoor movie theaters; mountain bike and/or skate park; public art)
Homelessness
Quit talking about doing something with the homeless and actually start working on the ground to solve this.
and distribute homeless services throughout the city.
Get rid of the vagrants and get business up and open. I do not agree with any upgrades to downtown until it becomes an area where people can enjoy it without putting their life in danger.
Actively patrol and remove homeless people from the streets.
Clear the homeless out of there. I rarely go downtown because of them.
One of the biggest obstacles for people returning to downtown has to do with the homeless/vagrancy issue. The MOA must get a handle on this matter and provide solutions and enforcement.
Support homeowners in downtown-adjacent neighborhoods that are less desirable to make improvements, address homeless camps
The high concentration of individuals experiencing homelessness downtown detracts from new downtown investment. I suggest prioritizing a comprehensive strategy for addressing homelessness in Anchorage so that individuals experiencing homelessness will not be concentrated in the downtown area.
Move the less fortunate individuals living in our parks to 601 west 6th avenue.
Promoting Downtown
Invest in housing and rehabilitating the homeless population, so the downtown experience will be more hospitable to pedestrians who don't want to be asked for a dollar each time they walk around.
Recurring annual events (for every season) that have strong supporting PR campaigns to support tourism. Targeted PR cannot be overemphasized. For example, Hawaii is marketed by the state as a "paradise" to encourage tourism, development, and investor funds. If the word paradise comes to mind when thinking of Hawaii, that is no accident. Anchorage and Alaska could greatly benefit from a similar cohesive campaign. The creative challenge is to identify a campaign that will encourage visitors to appreciate Alaska's urban areas as well as the wild.
Downtown snap chat geo-filters
Make people proud to be from Anchorage. People are proud of being from Detroit, I don't feel the same love here. We don't have a sports team to stand behind, nor a great flag. We need to re-establish our identity.
Parks and Trails
Just a general comment... the flowers at Town Square and elsewhere downtown are essential.
Green belt trail connections on Gambell I gra
Other
Honestly, bring Andrew Halcro back. I always trusted that he was working to develop a better downtown.
More visible police officers.
More police presence.
https://alaskapermaculture.com/

No, you are doing a good job.
A Masterplan should be developed
Thank you for this opportunity to provide feedback.
Actually put funding to all the great ideas proposed.
Open Anchorage for the Nazi mandates
Change enforcement laws to empower businesses to address public problems that spill into private businesses. I.E. legislation should be introduced to create increased penalties for repeat offenders vs. treating each incident as an individual incident. stackable charges and less catch & release policies. For example, if a person is trespassed and they return to the site of trespass. They should have a mandatory jail time. Possible tiered charge escalations could begin to reduce bad behaviors that affect perception of businesses whom are already fighting with little long term solutions available.
Thanks for doing this work
Get rid of the tacky gift stores with shit from China
No/Not applicable
nope
Na
no
No
None
none
No
N/A

Closing Thoughts

31. Are there any projects not mentioned yet that you would like to add as a priority for Downtown Anchorage?

Responses
Development
Get a grocery store, or at least a pharmacy like Walgreens that might have some groceries, to come downtown (needs to be closer than Carr's on Gambell, and bigger than K street convenience)
As the town square development draws nearer, I'd like to consider future growth by limiting the expense here, particularly the amphitheater which I believe would be better suited for the park strip. We'll eventually outgrow this space and it could be used to construct another facility to augment the PAC and Egan Centers, like a conservatory.
Library
Better water access (if possible)
Too many to list here. There needs to be a reason to go to and stay in Downtown, and that does not exist currently. Grocery stores (not Whole Foods), bodegas, recreational centers, education resources, manufacturing, job training, health care, transient and temporary housing. Development does not reinvigorate downtowns—people do. These are people of all bodies, ages, and genders, and are not only tourists, but those that live here.
downtown library project
Please get more stores in the 5th Avenue Mall. We need something to replace Nordstrom.
identify appropriate uses for an area not projects for specific properties
downtown library, new transit center, more jobs/housing!
Complete redesign of the Performing Arts Center and Town Square Park as an integrated space. They should bleed into each other.
The Anchorage museum and the design block is very appealing. They are so creative and have a lot to offer. Building out from that area makes sense. Investing in the areas next to places that are already working.
Small business facade improvements - turn old Nordstrom building into apartments /,condos
Creating identifiable districts is a way to organize our downtown and find opportunities for development. Study is needed to figure out the best places for this.
Health building on 8th and L
A sales tax is necessary for any of these projects to happen. Half-ass projects won't make the kind of impacts Anchorage needs to attract new residents.
I think we have learned that the cruise industry should not dictate downtown use
Mixed-income housing and mixed-use development
Redevelopment at 3rd & Ingra and surrounding area of eastern edge of downtown
I would like to see more emphasis on development of north western downtown peripheral area - 3rd + 4th Ave west of A street. Construction of public green space at the old native hospital site and support for residential development in this area
Would love the downtown marketplace to be revitalized. Would love summer live music and block parties in town square and on the park strip
I'd like to see more focus on affordable housing. Using green tech (for example more solar panels) would also be a good priority as we build or renovate buildings.
Financial support to stabilize non-profit arts and culture venues and performance locations.

<p>Hmm, i might actually support incentives to have a full grocer in downtown. It seems like a prerequisite for more housing.</p>
<p>Anything to provide more affordable and diverse housing options in and around downtown. Including changes to zoning lax/ parking requirements/ lowering boundaries to redevelopment.</p>
<p>Also, developing Ship Creek to where it is easily accessed and connected to the downtown core, it is an underutilized area of downtown currently and many locals forget that the area exists. Same with Government Hill area.</p>
<p>Millions of dollars and many thousands of hours have been spent studying downtown with not much to show for it. Because there are plans on the books development has been stymied. Private industry is much better at making change than government. Case in point, this is a 2007 plan and what has been done in 13 years.</p>
<p>3rd and Ingra project</p>
<p>I hate the amount of concrete downtown. There needs to be more glass, metal, wood, and plants. Again, make the owners of the 4th Avenue theater preserve it or sell it to someone who will! (Also, I worked with this company for years in one of their other buildings — they are cheapskates that do not care about our town.)</p>
<p>Development of and cafe system along the coastal trail area. Licensed and leased by the city.</p> <p>Bike rentals</p> <p>Food service</p> <p>Cafes with inlet views</p> <p>To help promote the beauty of a downtown on the water.</p>
<p>Yes the Anchorage Mushing district which was officially declared by Mayor Berkowitz.</p>
<p>Continued Ship Creek and waterfront development to maximize Anchorage as a coastal city</p>
<p>Downtown so beige! Support to property owners for a Facade improvement program or a downtown design guide to encourage a vibrant and lively environment.</p>
<p>I have mentioned it before, we need more action on the East side of the downtown area. There are a lot of crime/safety issues in this area. Some revitalization in this area may help reduce the crime.</p>
<p>Additionally, the creation of the Mushing District and it's emphasis on the history and importance of mushing is an exciting development for tourism and for local pride. I am glad to see the Muni working in concert with the private sector to enhance the downtown experience for visitor and resident alike.</p>
<p>ADP should do a market Saturday's June 1 - August 31</p> <p>Attempt to demand that Busses of tourist spent some time in Downtown Anchorage. Not at the Dimond center or drive straight through down. Make available drop off and pick up areas.</p> <p>We need to demand for our restaurants and shops.</p> <p>Covid has damaged myself immensely</p>
<p>Redevelopment of old native hospital site.</p>
<p>Need to look long-term at adding sporting facilities to the edge of Downtown. If Sullivan Arena is to be replaced in a number of decades; start planning now for something on edge of downtown that's linked to shopping, restaurants and bars.</p>

Like I said before. More green space and a downtown library. Don't tax the people, tax the folks that are making a profit off of the people.
Well - be ready for the mall to close.
Sledding hill on 3rd Ave and C street. Also a luge sled a system as used coming off the Great Wall of China. Look it up.
Waterfront pier access, ship creek fishing platforms that move with tide .
Tie in outdoor year-round sports activity center. Government Hill Community Council has a plan in the works, working with the Curling Club to expand to Olympic regulation size, for example.
Improve the connection between downtown and the Inlet. Provide easy pedestrian/bike routes between downtown and the coastal trail. Build a promenade, jetty, or pier on the edge of the inlet that celebrates Anchorage's connection to our waterfront.
Tax the railroad heavily on all vacant properties. If buildings remain vacant over 24 months, then they have to go up for sale.
More programming downtown, free concerts, beer gartens, etc.
We need to think about in-between activations of our downtown & proactively align our city to support temporary holding activations before larger scale developments. There is an in-between stage in the growth of a city & we are not set up to accommodate one. Downtown needs to be vibrant before people will want to move down there. Yes, we need housing of course, but we also need to activate our city first.
Stronger support for organizations doing good work in downtown--like ADP and more creative thinking by organizations and government in downtown to address problems. Create solutions that bring young people into downtown
Development of the Mushing District on 4th that makes it a walking only street from C to G with branches on G, D, E, And F.
Help downtown restaurants recover from Covid. They are an important part of downtown. Encourage shops to have later hours during the summer. Light the streets better btw downtown and South Addition so I'm not scared to death to walk home after dark in the winter. I moved to Anchorage to be close to the downtown area.
Parks and Trails
Stronger cycle link to coastal trail and Chester Creek trail is needed. Not just small delineation on existing roads.
Coastal Trail to Ship Creek Trail connection; revitalizing Ship Creek from Downtown to Mountain View
The Park Strip could be so much more.
Connect Government Hill to the Coastal Trail.
A more obvious and pleasant connector between the Ship Creek area and the Coastal Trail / Blueberry Park will help to alleviate the disconnect that exists there.
Connection of the Coastal Trail to Ship Creek trail;
Also the Coastal trail would benefit from more access points -most notably at the west end of the park strip.
I am truly concerned that all the previous focus and work on the redesign of Town Square Park has fallen off the radar.
Link the coastal trail and ship creek trail with dedicated infrastructure (not just on narrow sidewalks).
Streets/Traffic & Non-Motorized Infrastructure
Protected bike lanes and seasonal infrastructure for outdoor dining (and beer gardens).

Protected bike lanes! They make a huge difference in the comfort level of average citizens towards biking through downtown.
It's mentioned but I would emphasize prioritizing bicycle connectivity between downtown and other neighborhoods.
Ban cars on 4th ave. Consider contra flow protected bike lanes on low stress one way streets. Continue opening streets for people and businesses.
Key to turn 5th and 6th , I and L, into functioning urban streets with attractive and safe bike ped infrastructure
Increasing the amount of bicycle friendly streets. Consider permanent closures of some connector blocks to vehicle access.
There was not a clear focus of including bicycle infrastructure in downtown, which is the only part of town where bicyclists are required to ride on the roadway. Non-motorized infrastructure should be more comprehensive.
Pedestrian only area on 4th ave from L or I to C Street
Bike paths on downtown streets. Paths marked off and separate from the car lane.
Shovel the sidewalks in winter. Make the downtown pedestrian friendly.
I don't see a lot about bicycle safety or transit improvements on here (except for a core route). I'd really like to see attention paid to travel methods that aren't cars as we reimagine downtown.
Again, a complete lack of bike lanes or signage* in the only part of town where bikes are technically prohibited on the sidewalk is as absurd as the fact that... *the only (1) sign that exists to mention this is at the end of the coastal on 2nd Avenue.
consider reducing street parking to add wider sidewalks
protected bike-lanes for equitable access to downtown for bikers. many parts of downtown are car-centric and generally unsafe for bikers. I believe the major streets (5th & 6th, I & L, A & C) should all lose one lane of car traffic and convert it to a bikeway with protected barriers. If people can visibly see their safe pathway to work, shopping, restaurants - they will be more likely to leave their car at home and consider biking, or walking.
I also believe that downtown could be better connected to the Chester Creek Trail. E street to Valley of the Moon and Cordova Street to the Sullivan Arena offer good, safe pathways -- both currently have bike lanes and only moderate traffic. But those bike lanes still need protection -- that could be an elevated curb, or provide jersey barriers, concrete planters, or flexible posts -- depending on construction costs & design aesthetics.
Another dream is to see Fairview better connected with Downtown, Ship Creek, and the Chester Creek Trail. Installing protected bike lanes on Karluk could connect the Chester Creek & Ship Creek Trails offering safe access for all of Fairview to these incredible trail systems. It would be wonderful to cross over 15th Ave on Karluk or Orca via an overpass or underpass, so that South Fairview & the trail system are accessible to all of Fairview.
snow removal of sidewalks in winter, safe pedestrian crossings, protected bike lanes, green infrastructure. Look to the Landscape Architects for solutions.
Need less surface lots and more housing and amenities, but transit, bike and ped improvements are sorely needed.
More of an emphasis on nonmotorized travel.
We have learned from State DOT that because of federal Complete Streets that and the city has adopted this policy. The state is now planning to purchase right-a-way from "A" and "C" from 3rd to 9th ave. which is insane and only adds more traffic to downtown. The city should change this and leave the right-a-way at 30' from center line on this road not 50'. If it 50' on

any portion of "A" & "C" should be modified to 30' from center line to allow more use by businesses.
Improve the "Welcome to Anchorage" feature and landscape on the Glenn Hwy. Let MOA manage 5th and 6th. Turn 5th and 6th into two-way roads with wide sidewalks.
https://alaskapermaculture.com/
Closing streets for pedestrians and outdoor dining.
bring back photo-radar speed enforcement.
Bridge across Knik Arm
restrooms, we need more of them
Turn 4th ave into a walking promenade
Make 4th Avenue between L and G Street a green space and pedestrian thoroughfare.
We need public restrooms and public telephones.
Not sure I would offer as a priority but come connection between midtown and downtown is essential. While heated sidewalks would be nice other arctic cities (Oslo for example) do not have. They need to be cleaned though and the downtown area must be walkable all year long
Increased access/infrastructure improvements that allow more pedestrian plazas, wider spaces for outdoor dining and shopping areas to spill into outdoor areas.
Transit & Parking
Public transport and green(er) technology minded development s
No more parking garages, please.
Any new parking structures should go underground.
Parking sucks downtown. For the most part, I avoid going down there as much as possible.
how to convert parking into non-vehicular functional space or penalize surface parking (true cost of commuter infrastructure = \$\$\$\$).
If connector buses are still under any consideration, and housing DOES come to downtown, I think rather than a solely downtown loop connector bus, should be a bus that just goes back and forth from downtown goes past Midtown Mall, and goes back up through spenard to downtown. An hourly loop would then hit downtown, big grocery stores, small retailers on N Lights corridor, etc.
What is happening with the BAC? Public transportation to Downtown is really suboptimal. People shouldn't have to wait outside. Anchorage is a winter city. I think addressing the bus transfer situation is a priority, even if it means moving that facility out of Downtown.
Creative Placemaking
A central sculpture or mural that just says "Anchorage" to draw those Instagram-obsessed snap-happy tourists.
The ongoing mural work is a lovely addition that continues to draw visitors to downtown, offering an outdoor and socially distanced way for folks to enjoy the neighborhood and the great creativity of Alaska artists. Please keep this up!
Art projects to better liven up downtown
Urban Design
4th Avenue Theatre - recognizing there are challenges there..
Please take down the cook statue.
4th Avenue theatre
The Muni has to address the 4th Ave Theatre. Either work with the owner to restore it, buy it, or demo it. Letting it sit there and rot isn't helping anything.

Save the Fourth Avenue Theater. It should be protected. It should be an absolute priority to return this building to the MOA and develop it into a performing arts venue and museum.
Promoting Downtown
Historical boards are always beneficial when placed strategically for visitors to view.
branding anchorage (all of ANC)
Rebrand of the city, new flag, marketing campaigns that are as good or better than New Zealand, Iceland, Colorado. We seem dated at Visit Anchorage.
Homelessness
And deal with the homeless, so public events will come back.
Please develop a comprehensive plan to help our homeless population.
Place porta potties in the illegal encampment so individuals have some where other than our streets and parks to defecate. We really don't want our children, visitors and selves being exposed to 3rd world sanitation and the diseases endemic with lack of sanitation.
Congratulations on closing all the existing services for the homeless and moving them all to midtown. That was a well played hand, and you deserve big kudos for pushing that problem into multiple residential neighborhoods.
Finding ways to help the homeless so it's not intimidating to walk in Downtown
bolstering and ensuring the success of mental health and crisis intervention services which are already in motion
Other
I would love to see a full high definition 3D scan of all the historic buildings and spaces. This would be important for history but could also be used to promote tourism.
Remove the unofficial mayor
Stop spending tax dollars for just a few or for pet projects of people in admin!!!
Urban vegetation/landscape too. What is northern nature in an urban setting, and can we have it?
Not at this time. Although some type of incentive for more connectivity between buildings would be cool. Crosswalks or street coverings that create unique walkability would be awesome.
The acting mayor is a joke. Rivera, Constance, and Dunbar are as bad or worse. The whole little group need to be disposed of in the compost heap of history so we can get our economy opened back up and let Alaskans help each other without government overreach.
People don't like filth, dirty building that are not maintained, slumlords, abandoned properties, public urination and dedication, broken streets and on top of that it costs a lot of money to park and your cars get broken into.
Not Applicable/No
no
no.
No
No
No
None
see comments
Thank you for your efforts to improve downtown Anchorage! It means a lot to me and my family
No

No
n
See previous comments
No
no

32. Do you have any other general comments or ideas that you'd like to share with the project team?

Responses
Development
Downtown should be a separate maintenance district that is funded on a rotating basis so full painting/ replacing of lights, trash cans and curbs can be done every spring and it does not compete with the rest of the city. The historic aspects need to be planned for and preserved so we can say "Visit historic downtown Anchorage. Where culture, commerce and nature meet." (this may be a duplicate statement - my computer crashed as I was finishing this form)
Downtown needs residents
Incentivize store fronts, downtown special BDL licenses, discounts for galleries and art exhibitions. Create a downtown center market for fresh foods, dining and bars. (Could be created in the under utilized 5th Avenue mail food court.
I believe the downtown area should be expanded to include Bootlagers Cove, or at least the portion north of 7th Avenue or 9th. That section is a poor match with South Addition as their interests are more closely tied to the downtown area.
Priorities for the downtown should be: building housing downtown, improving public transit, improving pedestrian experience, removing surface parking lots to develop into public open space or mixed use housing.
Consider expanding downtown zone to include more area to the east. ADP has been reaching out to this community for some time and sees great opportunity there.
We should have two downtown APD foot patrol teams. One that is tied closely to ADP patrol and another focusing on helping transient folks and other general downtown enforcement.
Parks and Trails
Downtown Partnership should not have to pay money to program the parks
Streets/Traffic and Non-Motorized Infrastructure
Connect downtown by bike : pedestrian access to Government Hill's parks, which are currently being designed to be connected like a "string of pearls, with the centerpiece being the Government Hill Commons Orchard, and a neighboring potential offleash dog park overlooking the port of Alaska and Cook Inlet.
I worry so much about street closures and sidewalk closures the projects that they wait so long before the work is finished. such as waiting to paved it for days weeks and months. After all that Good luck
Surprised that none of these lane configurations include bike or bus lanes.
please make anchorage morewalkable and bikable.
Mixed use properties to encourage people to live in downtown - the biggest key to that has to be a grocery store - otherwise there will be no 24/7 population - Also the rail depot area must be part of the plan - work with the University to integrate Anchorage as a University town and establish an appropriate design basis - if we are going to be an Arctic capital city and commerce center let's look like one.

Excited to see some of the options presented. Would love downtown to be more bike and pedestrian friendly
More infrastructure to encourage biking and pedestrians
Downtown Anchorage should have some of the most progressive non-motorized facilities in our city. Instead it only offers vehicular cycling which less that 1% of people will consider. A car dependent down town will not be a thriving downtown. Plan to make it attractive to people who do not want to have to own a car.
Top priority is connecting trails, separating bikes from traffic, making non-motorized transport the easy choice for people downtown. I hope we approach affordable housing and new housing stock with a really critical lens -- Alaskans may want a walkable day-to-day lifestyle and be willing to live in denser neighborhoods, at the same time we also have outdoor gear and cars that require more space and parking options. Applying trendy models from lower 48 cities might not work exactly the same here.
Transit & Parking
As long as you don't make yet another big parking lot downtown, we will continue to trend in the right direction.
I hear people complain constantly about lack of parking downtown when what they mean is "on the street next to where I want to be" when I've never seen parking garages even half full. Any discussion about "taking away parking" which will surely raise tempers and voices needs to remind people of this fact. Fully half the most expensive land in town (3rd-9th & A-L) is devoted to the movement and storage of cars.
The focus should be on sustainable transit-- there will come a time in the near future when it's not a choice, and it would be better to be ahead of the curve than behind. It's the only way to grow sustainably.
Urban Design
Thank you for all you're doing. I think heated sidewalks and more lighting on dark street would be helpful. 7th & D is pretty dark. Thank you for your consideration
Please don't overly limit/narrow the design ability for new and renovation projects in regards to facades, colors, materials. Urban fabric is made up of the cohesion of parts, I really don't want DT to become overly uniform, loosing sense of place and identity.
Please encourage people to rehab the historic buildings downtown.
have you ever walked 4 blocks to find a restroom?
Water stations or a coffee map/brewer map for older visitors. Maybe a cannabis map as well.
Promoting Downtown
Rebrand of the city, new flag, marketing campaigns that are as good or better than New Zealand, Iceland, Colorado. We seem dated at Visit Anchorage.
I think an early and ongoing pr campaign will be vital to the success of many of the ideas proposed here within.
Homelessness
Revitalization of downtown will not succeed without a comprehensive plan to deal with the homeless crisis.
Deal with the homeless. Fly them back to the villages
A visible population of people experiencing homelessness or chronic inebriation remains an issue in Downtown. I am hopeful that efforts underway to disperse services for these people throughout Anchorage and to provide daytime services will make a dent. Related to this is the paucity of public toilets. It should not be up to private property owners, be they coffee shops or malls, to provide toilets to the public.

Anchorage prides itself on healthy parks and healthy people, even advertises "Healthy Parks and Healthy People, our parks have become a biohazard wasteland.
You have seen them now. Take a walk downtown and spend the time to really look around. Walk down the alleys, look in the abandoned buildings, empty storefronts and think how it would make you feel. I will not bring friends or relatives downtown because it's embarrassing.
Downtown will never get better till the gross bar break goes and the homeless. Shut bars that over serve.
Other
I have plenty, please check out my blog if you haven't already. intrinsic.city
Get a clue! Covid mandates have decimated anchorage
Be better.
Please read the comments, and not only tabulate the survey results. It's very easy to say 70% of respondents supported redesigning E St, but look at what that actually means. If you ask a yes or no question, you will get yes or no answers. Development and community involvement should not be a binary discussion. Also, look at fourteen years gone since the last Downtown plan. Only recently a separate code chapter, no Ground Failure overlays, no historic overlays, few street redevelopments, and I could go on. This plan should be attainable and maybe even have a sunset clause after ten years. The MTP gets rewritten every few years.
I appreciate the important work you are doing and want to thank you for the opportunity to weigh in. I'm more than happy to volunteer and be a resource for this process moving forward.
We need to become a city that says Yes over No when it comes to making things happen. We need to have everyone in our city think more along the lines of "How can we say Yes, how can we help make this happen, what can we do to help" instead of just no.
Please make sure the plan is written with diversity, equity, and inclusion in mind. Sightline Institute is happy to help further define this from the perspective of communities of color and review the plan for these elements.
Thank you for doing this!
Thank you for sending the survey and asking for our feedback.
Downtown revitalization is so important, thanks for doing all of this work.
Thank you for doing this, I'm excited to see what the process brings!
thank you for all your work on this !
Great work!
See above.
Great Work!
I am excited this is being updated.
Hoping this update makes the plan proactive and does end up collecting dust on a shelf.
Please contact me on my cell to discuss 907-229-5151
Thank you for your hard work and dedication to improving our community.
Look forward to public survey outcome
Collaboration is essential with the varied entities. Thank you for all of your efforts. If we unify we can find solutions to tough challenges.
Improve on what we already first!
Thanks for taking this on! I know it's a huge, complex task, but we'll be better for it.
Keep up the good work and maybe keep looking at new eco ideas that other cold climate cities are doing.

https://alaskapermaculture.com/
Thank you for putting out this survey to the public! As a resident of downtown as well as a professional in the design and construction community, it is encouraging to be included in the process of downtown planning and revitalization.
The Cook statue does not belong in Anchorage. He was an evil man, and he wasn't even an Alaskan.
The downtown focus is myopic you need regional support
Investing in the downtown is important for the health of the city. Novel approaches to improvement with the intent to activate the downtown spaces year round should be entertained.
Thank you for soliciting comments.
Move forward
Thank you for doing this! It's important work and I so deeply appreciate your efforts.
Not applicable
no
Nope, good luck!
No
n
No
N/A
No
Not at this point.
No
no
none
No
No
nope, I trust y'all!
None