



A Project to Implement the Downtown Comprehensive Plan



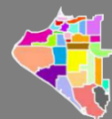
OUR DOWNTOWN

Step 1: Downtown Zoning Districts Code Reformat

PZC Case No. 2020-0002

Exhibit E: Public and Agency Comments Received

Anchorage 2040 Land Use Plan
Implementation Action 3-2



OUR DOWNTOWN Project - Step 1:

This project implements the *Anchorage 2040 Land Use Plan*, Action 3-2 by formatting the Downtown Zoning Districts (*B-2A, B-2B, and B-2C*) into the current Anchorage Municipal Code Title 21 code format. This project is the first of a three-step and multi-year planning effort to update the Downtown Title 21 Zoning Districts Code and Downtown Comprehensive Plan. For more information on this multi-year project: <http://www.muni.org/Planning/2040actions.aspx>

List of Draft Documents for this Project:

Adopting Ordinance

Exhibit A: Staff Report (and Appendices A-1 to A-4)

Exhibit B: Zoning Code Amendments

Exhibit C: PZC Resolution (draft)

Exhibit D: Policy Guidance from the Comprehensive Plan

Exhibit E: Public and Agency Comments Received

PLANNING & ZONING COMMISSION PUBLIC HEARING:

The Downtown Zoning Districts Code Reformat - Public Hearing Draft will be considered by the Anchorage Planning and Zoning Commission (PZC) for recommendation of approval on February 3, 2020.

The PZC public hearing is scheduled for **Monday, February 3, 2020, at 6:30 p.m.**
Assembly Chambers, Z.J. Loussac Library, 3600 Denali Street, Anchorage.

The public is invited to submit formal comments and testimony to the PZC in writing and/or in person at the public hearing. Written comments intended for the PZC case packet are due **January 17, 2020**. Comments received after January 17, 2020, will be distributed to the PZC the day of the PZC Public Hearing on February 3, 2020.

Assembly Adoption: PZC recommendations will be forwarded to the Anchorage Assembly for final action. The public will have an additional opportunity to comment during the Assembly Public Hearing.

Written comments to the PZC may be submitted in the following ways:

CITYVIEW: <http://munimaps.muni.org/planning/allcomments.cfm>
Case No. 2020-0002

EMAIL: Anchorage2040@muni.org

FAX: (907) 343-7927

MAIL: Long-Range Planning Division
MOA Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

MORE INFORMATION:

Kristine Bunnell - Public Outreach and Information: kristine.bunnell@anchorageak.gov

Tom Davis - Project Manager: tom.davis@anchorageak.gov

Anchorage2040

From: Linda Kumin
Sent: Wednesday, November 27, 2019 12:47 PM
To: Anchorage2040 <Anchorage2040@muni.org>
Subject: Downtown

These are admin changes. If downtown is going to be vibrant, we need better security in the area which is, of course, another kettle of fish.

Sent from Mail for Windows 10



MUNICIPALITY OF ANCHORAGE

Development Services Department

Right of Way Section

Phone: (907) 343-8240 Fax: (907) 343-8250

DATE: December 1, 2019
TO: Planning Department, Current Planning Division
THRU: Jack L. Frost, Jr., Right of Way Supervisor
FROM: Frank Kelly, Acting Plan Reviewer
SUBJ: Comments on Planning and Zoning Commission case(s) for February 3, 2020.

Right of Way Section has reviewed the following case due January 10, 2020.

2020-0002 **Text amendment to the Title 21 Zoning Ordinance for implementing the Anchorage 2040 Land Use Plan, Action 3-2 which reformats the existing Downtown Zoning Districts (B-2A, B-2B, and B-2C) into the current Title 21 format.**

Right of Way Section has no comments at this time.
Review time 30 minutes.



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

December 5, 2019

David Whitfield, Senior Planner
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

RE: MOA Zoning Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF), Central Region Planning Field Office has no comments on the following zoning case:

- **2020-0002: Text Amendments to Title 21 re: Downtown Zoning Districts**

The DOT&PF Central Region Zoning and Platting Review Committee has comments on the following zoning case:

- **2012-0009: Amendment to AMC Title 21 Section 21.05.060E**
 - DOT&PF objects to the proposed change. Removing the requirement for an administrative site plan review for projects involving 5,000 to 49,999 cubic yards of fill eliminates the opportunity for agency review for such projects. DOT&PF must retain this ability to review and comment on impacts to State facilities, especially as they relate to drainage issues. 5,000 cubic yards of fill activity will often create drainage issues for transportation facilities downstream, 50,000 is an order of magnitude larger and has the ability to be much more impactful.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Starzec".

James Starzec
AMATS Transportation Planner

Cc: Tucker Hurn, Right of Way Agent, Right of Way, DOT&PF
Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities, DOT&PF
Jim Amundsen, P.E., Highway Design Group Chief, DOT&PF
Paul Janke, P.E., Regional Hydrologist, Hydrology DOT&PF

MEMORANDUM

DATE: December 9, 2019
TO: Dave Whitfield, Planning Manager, Planning Section, Planning Division
FROM: Paul Hatcher, Engineering Technician III, Planning Section, AWWU
RE: Zoning Case Comments
Hearing date: February 3, 2020
Agency Comments due: January 10, 2020

AWWU has reviewed the materials and has the following comments.

2020-0002 TITLE 21, This text amendment to the Title 21 Zoning Ordinance implements the Anchorage 2040 Land Use Plan, Action 3-2, by reformatting the existing Downtown Zoning Districts (B-2A, B-2B, and B-2C) into the current Anchorage Municipal Code Title 21 code format. This project is the first of a three-step and multi-year planning effort to update the Downtown Title 21 Zoning Districts Code and Downtown Comprehensive Plan, Grid N/A

1. AWWU has no objection to this Title 21 amendment.

If you have any questions pertaining to public water or sewer, please call 564-2721 or send an e-mail to paul.hatcher@awwu.biz





MUNICIPALITY OF ANCHORAGE

Anchorage Health Department



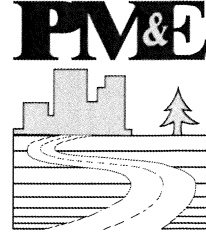
Anchorage
Health
Department

Date: December 10, 2019
To: Planning Department, Current Planning Division
Thru: *CL* Christy Lawton, Public Health Division Manager
DH Darcy Harris, Environmental Health Program Manager
From: *JN* Janine Nesheim, Environmental Sanitarian III
Subject: Comments Regarding CUP 2020-0002

No Comment.



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: January 6, 2020
TO: Dave Whitfield
FROM: Steven Ellis *[Signature]*
SUBJECT: Comments from Watershed Management Services

RECEIVED

JAN 06 2020

PLANNING DEPARTMENT

Watershed Management Services (WMS) has the following comments for the February 3, 2020 Planning and Zoning Commission meeting.

2020-0002, Text amendment to AMC 21 Zoning Ordinance implementing the Anchorage 2040 Land Use Plan, Action 3-2 by reformatting the existing Downtown Zoning Districts (B-2A, B-2B, and B-2C). WMS has no comment.

The proposed ordinance does not conflict with existing water quality, flood hazard, and stream setback provisions in AMC 21.07.020 and AMC 21.07.040.



MUNICIPALITY OF ANCHORAGE

Traffic Department



MEMORANDUM

DATE: January 6, 2020

TO: Current Planning Division Supervisor.
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Department

FROM: Randy Ribble, Assistant Traffic Engineer

**SUBJECT: 2020-0002 Amendment to AMC Title 21 for Downtown Zoning Districts and
Downtown Comprehensive Plan**

Traffic has no objection to the proposed amendment to AMC Title 21. This amendment brings forward current code requirements for the B-2A, B-2B and B-2C zoning districts in old code and reformats them into proposed new chapter 21.11 Downtown section of new code with minor text amendments and corrections.



Planning Department
Long-Range Planning Division
PO Box 196650
Anchorage, Alaska 99519-6650

www.muni.org/Planning/2040Actions.aspx