



VISION – OUR DOWNTOWN is the heart of our community—the site of growth, hope and promise for a bright today and a promising future for generations to come.

New development is occurring right now in the heart of Anchorage that hasn't been seen since the early 1980s Oil Boom. The Municipality of Anchorage has adopted plans and land use code that envisions and supports these types of development over the last 15 years. However, as housing choices, demographics, personal travel, commercial and tourism trends have evolved in the past 20-30 years, it's time to take a renewed look at the potential changes needed to support our present into the future.

FIND THE DOCUMENTS:

<http://www.muni.org/Departments/OCPD/Planning/Projects/AnchLandUse/Pages/Action-3-2%2c-3-9.aspx>

HOW ?

OUR DOWNTOWN is a **three-step** process:

1. Reformats the Downtown Zoning Districts and brings them into current Title 21.
2. Completes a 2020-2021 process to update the *Anchorage Downtown Comprehensive Plan*.
3. Updates the Downtown Zoning Districts and may adjust zoning district boundaries if recommended during the *Anchorage Downtown Comprehensive Plan 2020-2021* update.

WHEN ?

We are currently completing **OUR DOWNTOWN: STEP 1** to reformat the existing Downtown Zoning Districts into an easier-to-use code format to bring the old Downtown zoning District Code consistent with the current Title 21 Land Use Code. **Step 1** puts all the development requirements for Downtown into one easy-to-reference bucket.

WHAT ARE DOWNTOWN ZONING DISTRICTS ?

These Zoning Districts are unique from other areas of Anchorage and were established with uses and standards specifically needed to support development within a Central Business District.

WHY ?

The current Title 21 Land Use Code was updated and adopted in 2013. At that time the decision was made to delay an update to the Downtown Zoning Districts for a later time. The Planning Department initiated this project now to better support new development in our Downtown.

WHAT DOES THE REFORMAT DO FOR DEVELOPMENT IN DOWNTOWN ?

- ✓ Will streamline zoning reviews by providing a new Title 21 chapter written specifically for Downtown.
- ✓ Will allow the same uses and businesses as before with the inclusion of a new Table of Allowed Uses consistent with other sections of current Title 21.
- ✓ Will reduce costs for development projects—by providing clarity, flexibility, reductions, and some relief from the existing Downtown Zoning Districts.
- ✓ Will allow Planning Director approvals of minor modifications from AMC 21.07.110.
- ✓ Will allow Alternative Equivalent Compliance in design from AMC 21.07.110.
- ✓ Will format the code into clearer and better-defined language eliminating unnecessary interpretations.

WHAT WON'T THIS DO TO DOWNTOWN DEVELOPMENT ?

- ✓ Will not change current zoning on Downtown properties
- ✓ Will not make any existing legal use non-conforming.
- ✓ Will not increase number of required permits or reviews.

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