

Clerk's Office
Approved
Date: 3/3/2015

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Community Development
Department, Planning
Division, Long-Range
Planning Section
For Reading:

ANCHORAGE, ALASKA
AO No. 2015-18

1 AN ORDINANCE AMENDING THE *GOVERNMENT HILL NEIGHBORHOOD PLAN*
2 WITH CHANGES TO THE LAND USE SCENARIOS, THE LAND USE PLAN MAP,
3 AND THE TEXT REFLECTING THE REPLACEMENT OF THREE COMMERCIAL
4 CORE SCENARIOS WITH TWO COMMERCIAL CORE SCENARIOS; AND
5 AMENDING COMPREHENSIVE PLAN ELEMENTS PROVISIONS IN
6 ANCHORAGE MUNICIPAL CODE (OLD CODE) SECTION 21.05.030 AND
7 ANCHORAGE MUNICIPAL CODE (NEW CODE) SECTION 21.01.080 TABLE
8 21.01-1.

9
10 (Planning and Zoning Commission Case No. 2014-0071)

11
12 **THE ANCHORAGE ASSEMBLY ORDAINS:**

13
14 **Section 1.** That the *Government Hill Neighborhood Plan* is hereby amended to
15 reflect changes as shown on the "Commercial Core Scenarios" and as
16 recommended by the Planning and Zoning Commission in Resolution No. 2104-056
17 (Revised), included as Exhibit A.

18
19 **Section 2.** That the "GHNP Land Use Plan Map" is hereby amended to reflect
20 typographical changes, clarification of the area shown as the neighborhood center
21 to only include commercial properties, and the inclusion of a Medium-Intensity land
22 use category, as shown on the map dated September 3, 2014, in Exhibit A.

23
24 **Section 3.** That the text is hereby amended throughout the *Government Hill*
25 *Neighborhood Plan* to reflect replacement of the three Commercial Core Scenarios
26 with the two Commercial Core Scenarios, as described in the "Narrative for the
27 Scenario Description" in Exhibit A.

28
29 **Section 4.** Anchorage Municipal Code (OLD CODE) section 21.05.030 is hereby
30 amended as follows (*the remainder of the section is not affected and therefore not*
31 *set forth*):

32
33 **21.05.030 Elements.**

34
35 The comprehensive plan consists of the following elements, which are
36 incorporated in this chapter by reference. While they may be valid planning
37 tools, plans or other elements that are not listed below or incorporated into
38 the comprehensive plan elsewhere in this Code are not official elements of
39 the comprehensive plan. If elements of the comprehensive plan conflict, the

element most recently adopted shall govern.

*** **

A. *Anchorage Bowl.*

*** **

13. Government Hill Neighborhood Plan, August 2012 (AO No. 2013-11, § 2, February 12, 2013; AO No. 2015- , §).

*** **

(AO No. 18-75; AO No. 82-49; AO No. 85-165; AO No. 2000-119(S), § 4, 2-20-01; AO No. 2001-124(S), § 2, 2-20-01; AO No. 2002-68, § 1, 4-23-02; AO No. 2002-119, § 1, 9-10-02; AO No. 2003-74, § 1, 5-20-03; AO No. 2003-129, § 2, 10-21-03; AO No. 2005-115, § 3, 10-25-05; AO No. 2006-93(S-1), § 2, 12-12-06; AO No. 2007-107, § 2, 8-28-07; AO No. 2008-74, § 2, 6-24-08; AO No. 2009-69, § 2, 6-23-09; AO No. 2009-104, § 3, 9-15-09; AO No. 2009-126, § 2, 12-1-09; AO No. 2010-22, § 2, 4-13-10; AO No. 2013-151, § 2, 1-14-14; AO No. 2014-63, § 2, 6-24-14; AO No. 2013-132(S), § 2, 7-8-14; AO No. 2014-79, § 2, 7-22-14; AO No. 2014-108, § 2, 9-9-14; AO No. 2014-134, § 2, 11-18-14)

Section 5. That Anchorage Municipal Code (NEW CODE) section 21.01.080, Table 21.01-1: Comprehensive Plan Elements, is amended to read as follows (*the remainder of the section is not affected and therefore not set forth*):

21.01.080 Comprehensive plan.

*** **

B. Elements.

*** **

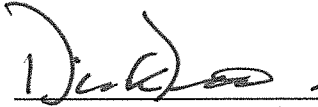
TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS			
Area/Topic	Plan	Adoption Date [1]	Amendments
Anchorage Bowl	***	***	***
	Government Hill Neighborhood Plan	AO 2013-11; 2-12-2013	<u>AO 2015- ;</u> <u>(insert effective</u> <u>date of this</u> <u>ordinance)</u>
	***	***	***
***	***	***	***

*** **

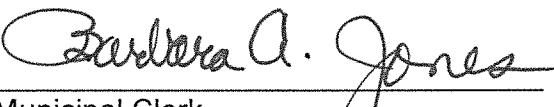
(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-151, § 3, 1-14-14; AO No. 2014-63, § 3, 6-24-14; AO No. 2013-132(S), § 3, 7-8-14; AO No. 2014-79, § 3, 7-22-14; AO No. 2014-108, § 3, 9-9-14; AO No. 2014-134, § 3, 11-18-14)

Section 6. This ordinance shall become effective immediately upon its passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 3rd day of March 2015.


Chair of the Assembly

ATTEST:


Municipal Clerk

(Planning and Zoning Commission Case No. 2014-0071)



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 98-2015

Meeting Date: February 17, 2015

1 FROM: MAYOR

2
3 SUBJECT: AN ORDINANCE AMENDING THE GOVERNMENT HILL
4 NEIGHBORHOOD PLAN WITH CHANGES TO THE LAND USE
5 SCENARIOS, THE LAND USE PLAN MAP, AND THE PLAN TEXT
6 REFLECTING THE REPLACEMENT OF THREE COMMERCIAL
7 CORE SCENARIOS WITH TWO COMMERCIAL CORE
8 SCENARIOS; AND AMENDING COMPREHENSIVE PLAN
9 ELEMENTS PROVISIONS IN ANCHORAGE MUNICIPAL CODE
10 (OLD CODE) SECTION 21.05.030 AND ANCHORAGE MUNICIPAL
11 CODE (NEW CODE) SECTION 21.01.080 TABLE 21.01-1.
12
13

14 Background and Plan Amendment Summary

15
16 The *Government Hill Neighborhood Plan (GHNP)* was adopted by the Assembly on
17 February 12, 2013. This amendment to the *GHNP* regarding the Commercial Core
18 Scenarios was prepared in response to a request by the Planning and Zoning
19 Commission (PZC). The PZC asked the Government Hill community and the
20 Planning Division staff to further refine the three original Commercial Core
21 Scenarios included in the *GHNP*.
22

23 Approval of this amendment to the *GHNP* will help the Government Hill community
24 and the public and private sectors better anticipate growth and change in the
25 community, as well as provide clear direction for development regardless of the
26 timing and uncertainty of the Knik Arm Crossing (KAC) project.
27

28 The Planning Division staff worked with the Government Hill community and further
29 refined the three scenarios into Scenarios "A" without the KAC and "B" with the
30 KAC.
31

32 In the context of *Anchorage 2020—Anchorage Bowl Comprehensive Plan*
33 (*Anchorage 2020*), neighborhood and district plans, such as the *GHNP*, are
34 intended to address long-range land use and development issues at a more
35 focused, subarea level. *Anchorage 2020* also directs neighborhood plans to
36 include land use maps and area-specific policies necessary to guide future
37 implementation.
38

Public Participation Summary:

The *GHNP* public participation process included advertised Planning and Zoning Commission meetings for a public hearing on May 12 (postponed to June 2), work sessions on January 6 and August 11, a regular meeting for discussion about the case on September 8, and deliberations and action on October 13, 2014.

Key elements of the GHNP Commercial Core Scenarios:

- ***Land Use Plan Map Amendment (Chapter 1, page 23)***

Chapter 1 includes a Land Use Plan Map that identifies existing land uses within the Government Hill neighborhood. Changes reflected in the September 3, 2014 Land Use Plan Map include the correction of several minor edits and typographical errors, the inclusion of a Medium-Intensity land use category, reduction of the area identified for the commercial core area to only include commercial properties, and the consolidation of two text boxes into one to improve readability.

- ***Neighborhood Core Improvements (Chapter 5, pages 91-112)***

Chapter 5 discusses three alternative development scenarios within the center of the Government Hill neighborhood. These scenarios are presented as preliminary planning concepts, for illustration purposes only. The scenarios included in the *GHNP* were intended to present options for redevelopment in the commercial core. They reflect the vision set forth by the community during a series of public workshops. They are intended as visual representations of the type of development the community will actively be engaged in promoting. The scenarios do not have regulatory effect per se, but serve to give interested parties an idea of the desired development pattern the community would like.

Following adoption of the scenarios, the Plan envisioned that an overlay district would be created that would become the regulatory tool to implement development applications presented to the Municipality and Planning and Zoning Commission.

- ***GHNP Plan Text Amendment (Chapter 5, pages 91-112)***

If adopted by the Assembly, the previously adopted three Commercial Core Scenarios will be replaced with two Commercial Core Scenarios. Planning Division staff recommended and the PZC approved by resolution that the "Narrative for the Scenario Description" in Exhibit A be added to the *GHNP* to describe these two scenarios and its implementation. (See page 21 of Exhibit A.)

Planning and Zoning Commission Action

The proposed amendment to the *Government Hill Neighborhood Plan* regarding the Commercial Core Scenarios is being forwarded for approval with the Planning and Zoning Commission's recommendations in PZC Resolution No. 2014-056 (Revised) (Exhibit A).

Additional information includes the Planning Staff packets (Exhibit B) and the Planning and Zoning Commission meeting minutes (Exhibit C) for PZC Case No. 2014-0071.

THE ADMINISTRATION RECOMMENDS APPROVAL.

Prepared by: Jon Cecil, Senior Planner
Long-Range Planning Section, Planning Division
Approved by: Jerry T. Weaver, Jr., Director
Community Development Department
Concur: Dennis A. Wheeler, Municipal Attorney
Concur: George J. Vakalis, Municipal Manager
Respectfully submitted: Daniel A. Sullivan, Mayor

Attachments: Exhibit A, Planning and Zoning Commission Resolution 2014-056 (Revised)
Exhibit B, Planning Staff Packets for PZC Case No. 2014-0071
Exhibit C, Planning and Zoning Commission Meeting Minutes

(Planning and Zoning Commission Case No. 2014-0071)

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2015-

Title: AN ORDINANCE AMENDING THE *GOVERNMENT HILL NEIGHBORHOOD PLAN* WITH CHANGES TO THE LAND USE SCENARIOS, THE LAND USE PLAN MAP, AND THE TEXT REFLECTING THE REPLACEMENT OF THREE COMMERCIAL CORE SCENARIOS WITH TWO COMMERCIAL CORE SCENARIOS; AND AMENDING COMPREHENSIVE PLAN ELEMENTS PROVISIONS IN ANCHORAGE MUNICIPAL CODE (OLD CODE) SECTION 21.05.030 AND ANCHORAGE MUNICIPAL CODE (NEW CODE) SECTION 21.01.080 TABLE 21.01-1.

Sponsor: **MAYOR**
Preparing Agency: Community Development Department
Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(In Thousands of Dollars)				
	FY15	FY16	FY17	FY18	FY19	
Operating Expenditures						
1000 Personal Services						
2000 Non-Labor						
3900 Contributions						
4000 Debt Service						
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	\$ -	
Add: 6000 Charges from Others						
Less: 7000 Charges to Others						
FUNCTION COST:	\$ -	\$ -	\$ -	\$ -	\$ -	
REVENUES:						
CAPITAL:						
POSITIONS: FT/PT and Temp						

PUBLIC SECTOR ECONOMIC EFFECTS:

Approval of this ordinance should have no significant economic impact on the public sector.

PRIVATE SECTOR ECONOMIC EFFECTS:

Approval of this ordinance should have no significant economic impact on the private sector.

**MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2014-056 (Revised)**

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE GOVERNMENT HILL NEIGHBORHOOD PLAN (GHNP) TO CHANGE THE NEIGHBORHOOD CENTER CORE LAND USE SCENARIOS.

(Case 2014-0071)

WHEREAS, the 2013 *Government Hill Neighborhood Plan (GHNP)* is one of four mitigation projects that resulted from the Section 106 Programmatic Agreement and Memorandum of Understanding associated with the Knik Arm Crossing Project; and

WHEREAS, the *GHNP* is guided by the elements of the comprehensive plan as defined in Anchorage Municipal Code section 21.01.080 of the new code. The goal of a neighborhood plan is to protect and promote the positive elements of the neighborhood character and identity, while promoting the orderly growth, improvement, and future development of the neighborhood; and

WHEREAS, the Planning and Zoning Commission directed the Government Hill Community Council and Planning staff to provide two draft *GHNP* Neighborhood Center Core Land Use Scenarios (hereafter Commercial Core Scenarios) for its review and recommendation; and

WHEREAS, the Government Hill Planning Committee and Planning staff worked diligently for over a year to refine the Commercial Core Scenarios from three to two and presented them to the Commission at a January 6, 2014 work session; and

WHEREAS, based on comments made by the Commission at the January 6, 2014 work session, the two redevelopment scenarios were further refined by the *GHNP* Planning Committee and Planning staff; and

WHEREAS, notices were posted on-line and a public hearing was scheduled before the Planning and Zoning Commission on May 12, 2014; and

WHEREAS, due to the duration of the meeting on May 12, 2014, the Planning and Zoning Commission postponed the public hearing on the Commercial Core Scenarios to June 2, 2014; and

WHEREAS, at the June 2, 2014 Commission meeting, Planning staff and the Government Hill Planning Committee presented amendments to the two scenarios, an updated Issue-Response Table summarizing the issues raised by the Planning and Zoning Commission, public and agency comments through April 30, 2014, and staff responses and recommendations to the issues; and

WHEREAS, the public hearing was opened and closed, and the Commission agreed to table action for sixty (60) days to allow the Government Hill Planning Committee and staff to further refine the development scenarios; and

WHEREAS, Planning staff met informally with representatives from the Government Hill Planning Committee on June 11, 2014, to discuss the Planning and Zoning Commission's actions, concerns, and direction from the June 2, 2014 public hearing; and

WHEREAS, the Planning and Zoning Commission held a work session on August 11, 2014, at which Planning staff presented proposed revisions to the Land Use Plan Map and the Commercial Core Scenarios; responded to feedback from the Planning and Zoning Commission; presented a table describing the factors that will guide future land use decisions in the commercial core under the existing land use designation and zoning and under each of the two redevelopment scenarios; and discussed the next steps of the scenario amendment process so that the Commission could make a final recommendation to the Assembly; and

WHEREAS, at the September 8, 2014, regular meeting of the Planning and Zoning Commission, the Commission reviewed a memo from Planning staff that outlined the existing zoning and land use classification of the Richardson Vista apartment complex, including consideration of revisions to the updated Land Use Plan Map based on comments made by the Commission at the August 11, 2014 work session.

NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

A. The Commission makes the following findings of fact:

1. After a lengthy review and refinement process of the proposed Commercial Core Scenarios, the Commission recommends replacing the three scenarios in the *GHNP* with the two recommended Commercial Core Scenarios.
2. The two recommended Commercial Core Scenarios serve as an amendment to the *GHNP* that will provide a clear path for redevelopment in the neighborhood center whether the Knik Arm Bridge Project (KAC) moves forward or not.
3. The recommended Commercial Core Scenarios have been endorsed by the Government Hill Community Council, Resolution 2013-02.
4. The Commercial Core Scenarios support the preservation of the Government Hill neighborhood, assist in identifying municipal-required mitigation elements for the KAC and other large infrastructure projects

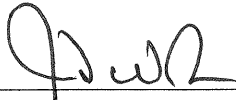
proposed in the neighborhood, identify outreach and educational tools, and identify potential funding and partnerships to assist in future historic preservation and neighborhood capital improvement projects.

5. The two Commercial Core Scenarios illustrate how redevelopment of the commercial core in Government Hill could occur in the future. These future scenarios provide a baseline from which to plan and attract private investment. Scenario “A” is the guide for redevelopment within the neighborhood core and can be further incentivized when an overlay district is developed. In the event that the KAC project moves forward, Scenario “B” will guide the Context Sensitive Design process by illustrating the community’s vision for development on top of and adjacent to the proposed cut-and-cover. The two Commercial Core Scenarios identify where additional street and pedestrian facilities would need to be designed and implemented to ensure safe pedestrian circulation and improved traffic movement within the neighborhood.
 6. The scenarios provide visual options for redevelopment of the commercial core; they are not specific development site plans slated for construction. These scenarios are not specific building layouts or specific uses but illustrate how development could occur in a number of different ways and provide general principles that could create an enhanced neighborhood center.
 7. The Government Hill Community Council Planning Committee and the Long-Range Planning Section of the Community Development Department will proactively identify and recommend capital improvement projects as part of the municipal Office of Management and Budget’s annual capital improvement budget and capital improvement program process.
- B. The Planning and Zoning Commission forwards a recommendation of approval to the Anchorage Assembly for the plan amendment of the *GHNP*, with the changes listed below:
1. Change the *GHNP* by replacing pages 94-112 with the Government Hill Neighborhood Center Land Use Commercial Core Development Scenarios “A” and “B,” labeled as Attachment A.
 2. Make changes as noted in the October 13, 2014 Issue-Response Table, labeled as Attachment B.
 3. Replace the Land Use Plan Map with the map dated September 3, 2014, labeled as Attachment C.

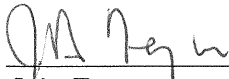
4. Change text throughout the Plan to reflect the replacement of the three scenarios with the two Commercial Core Scenarios as described in the narrative for the scenario description, labeled as Attachment D.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 13th day of October, 2014.

ADOPTED by the Anchorage Planning and Zoning Commission this 2nd day of February, 2015.



Jerry T. Weaver, Jr.
Secretary



J.A. Ferguson
Chair

Attachments: A—Government Hill Neighborhood Center Land Use Commercial Development Scenarios “A” and “B”
B—Issue-Response Table dated October 13, 2014
C—GHNP Land Use Plan Map dated September 3, 2014
D—Narrative for the Scenario Description

(Case No. 2014-0071)

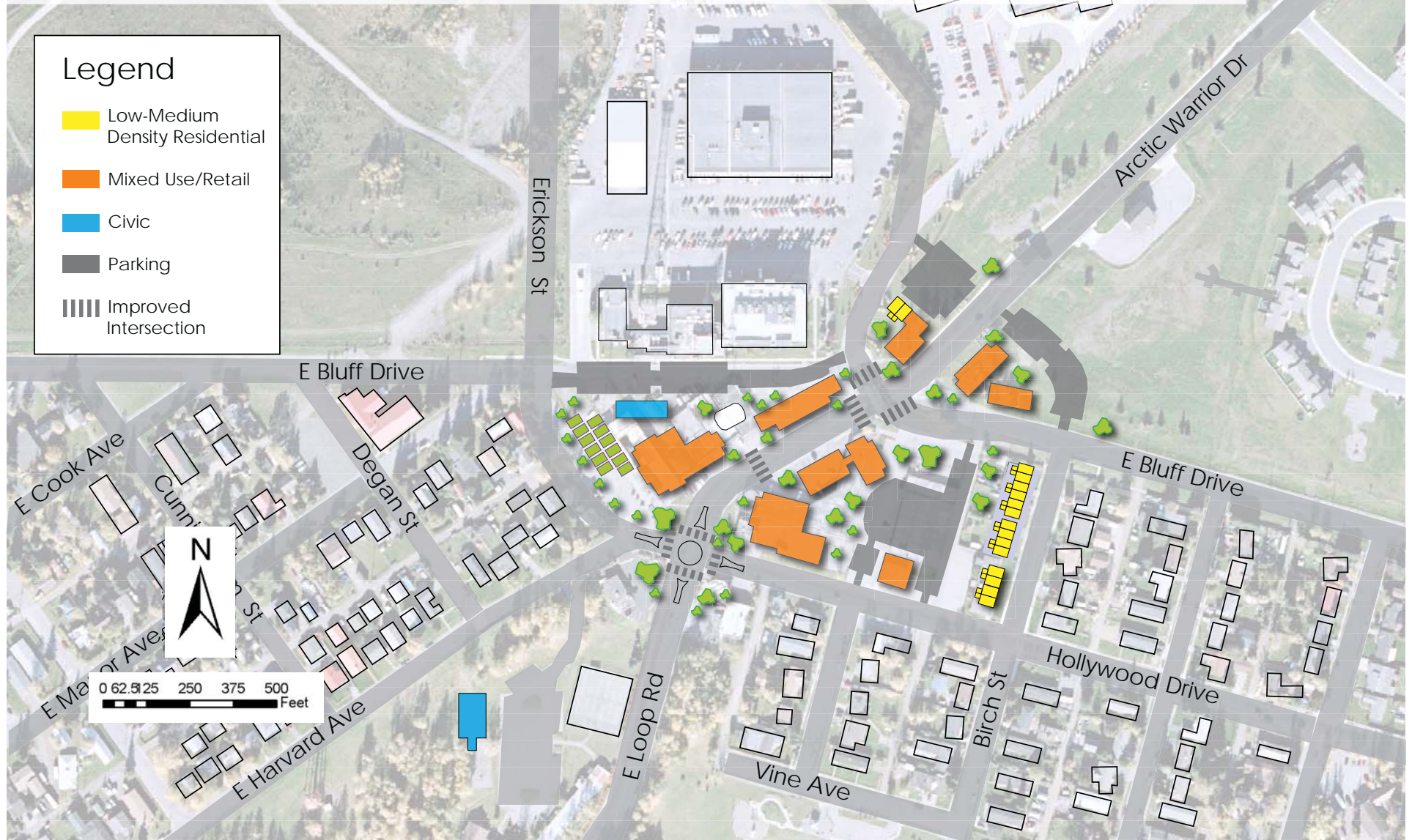
jpc

Attachment A

Scenario A is the same as Scenario Two as referenced in the GHCC Resolution 2013-02

SCENARIO A: “CONSERVATIVE/MODERATE INVESTMENT”

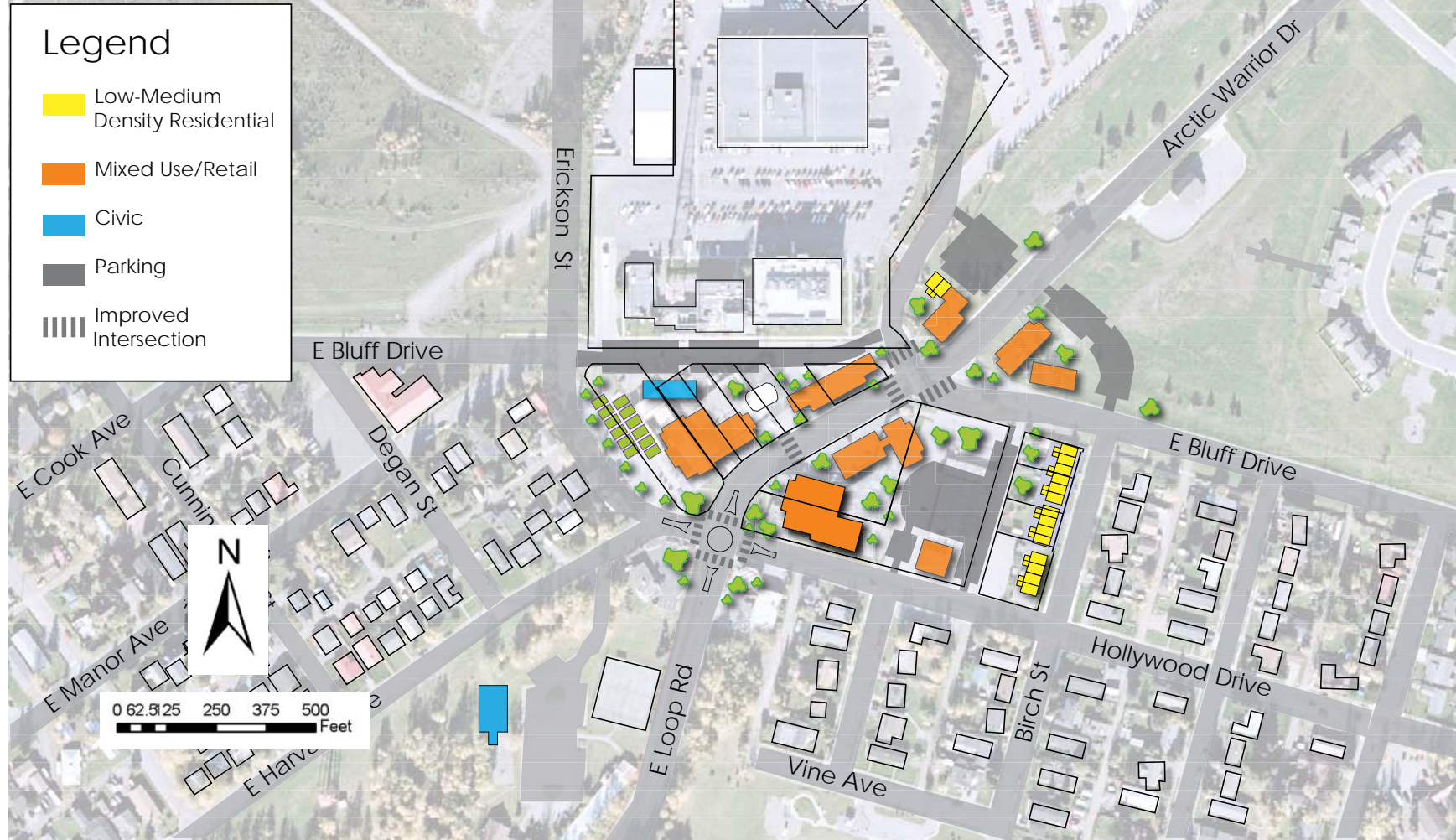
Note: Proposed building footprints are for illustrative purposes only.



Scenario A is the same as Scenario Two as referenced in the GHCC Resolution 2013-02

SCENARIO A: “CONSERVATIVE/MODERATE INVESTMENT” PARCEL LINES

Note: Proposed building footprints are for illustrative purposes only.

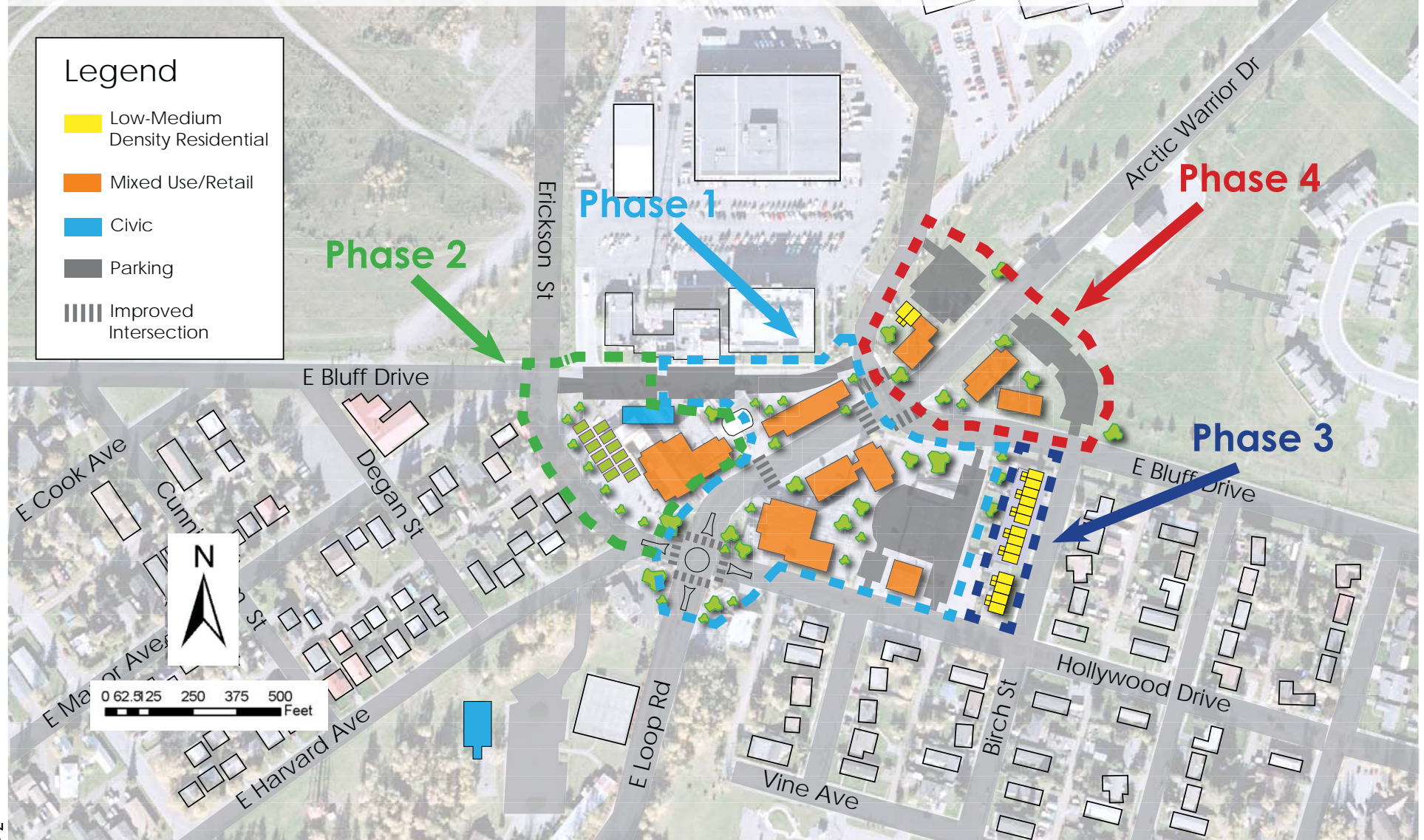


Scenario A is the same as Scenario Two as referenced in the GHCC Resolution 2013-02

SCENARIO A: "CONSERVATIVE/MODERATE INVESTMENT"

PHASING

Note: Proposed building footprints are for illustrative purposes only.

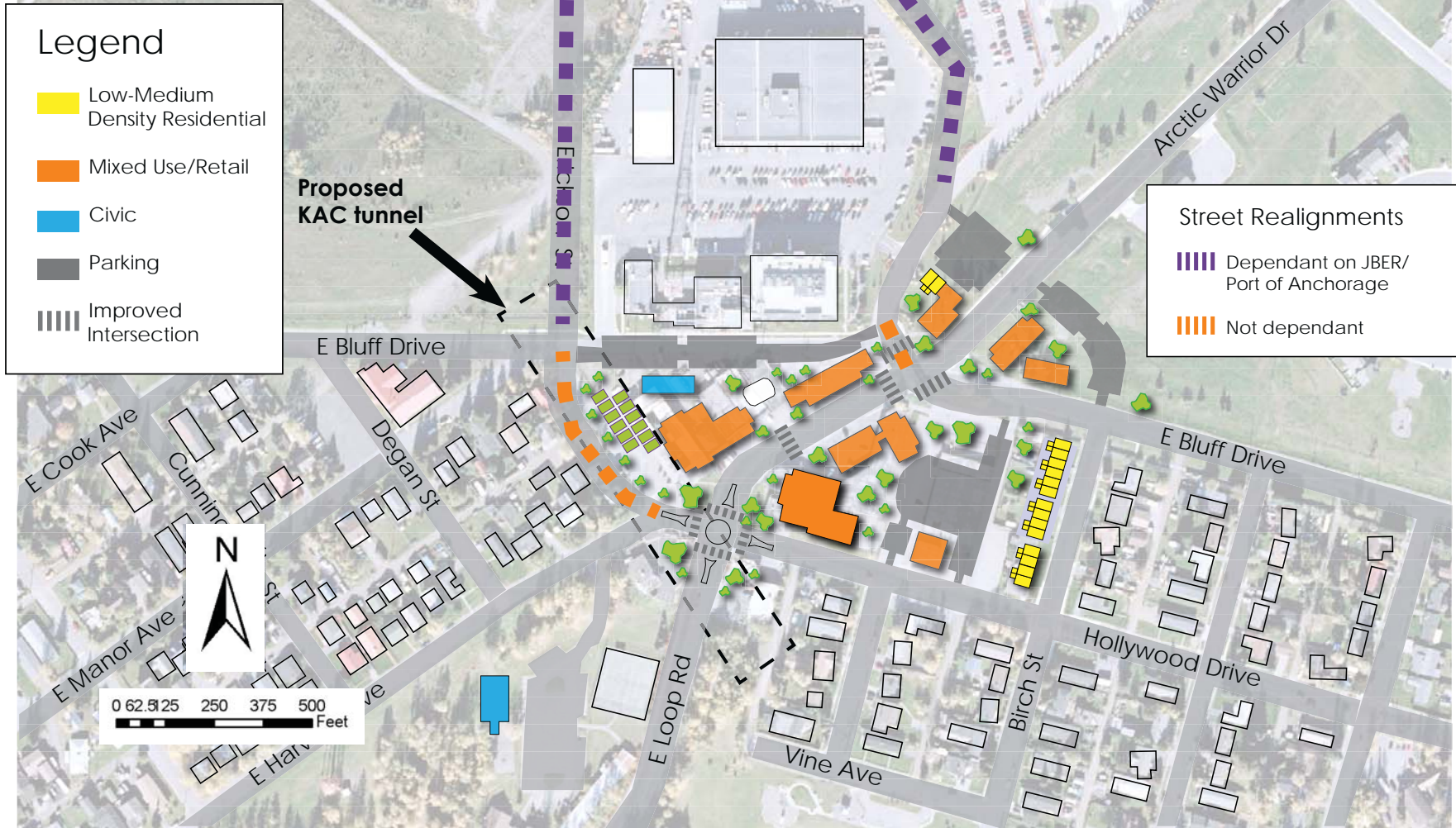


Scenario A is the same as Scenario Two as referenced in the GHCC Resolution 2013-02

SCENARIO A: "CONSERVATIVE/MODERATE INVESTMENT"

STREET REALIGNMENTS

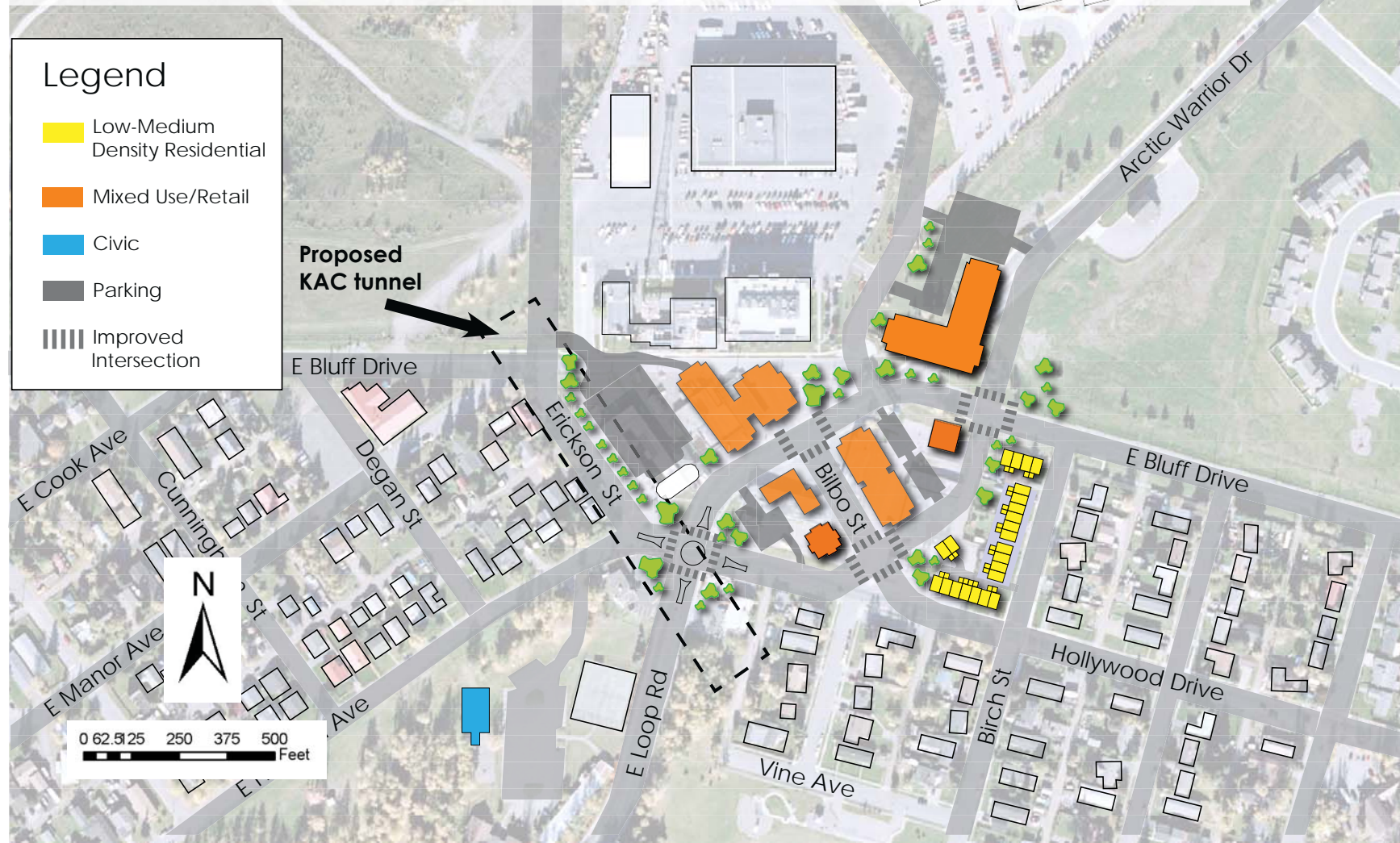
Note: Proposed building footprints are for illustrative purposes only.



Scenario B is the same as Scenario Three as referenced in the GHCC Resolution 2013-02

SCENARIO B (WITH KAC): "CREATING VALUE"

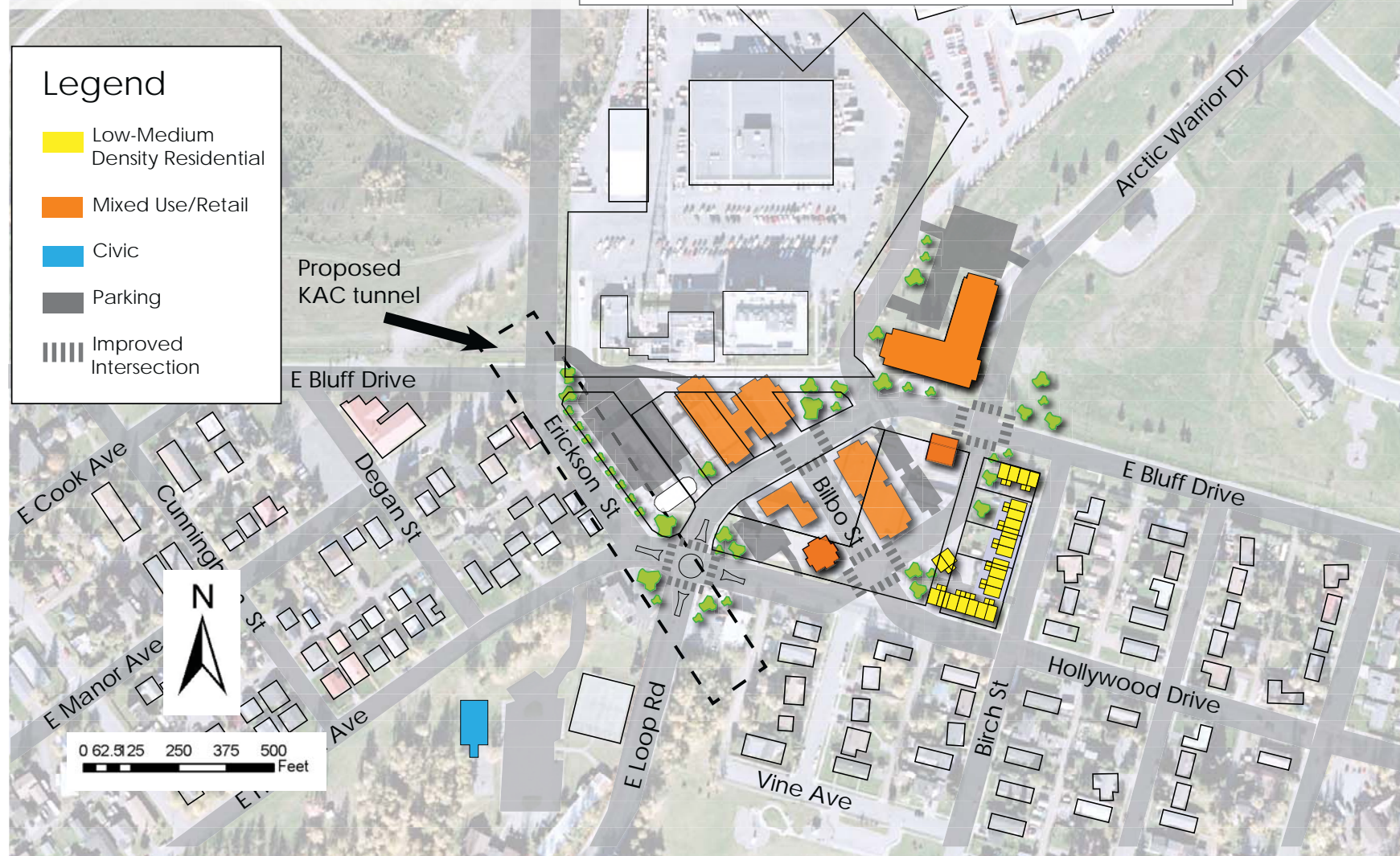
Note: Proposed building footprints are for illustrative purposes only.



Scenario B is the same as Scenario Three as referenced in the GHCC Resolution 2013-02

SCENARIO B (WITH KAC): "CREATING VALUE" PARCELS

Note: Proposed building footprints are for illustrative purposes only.

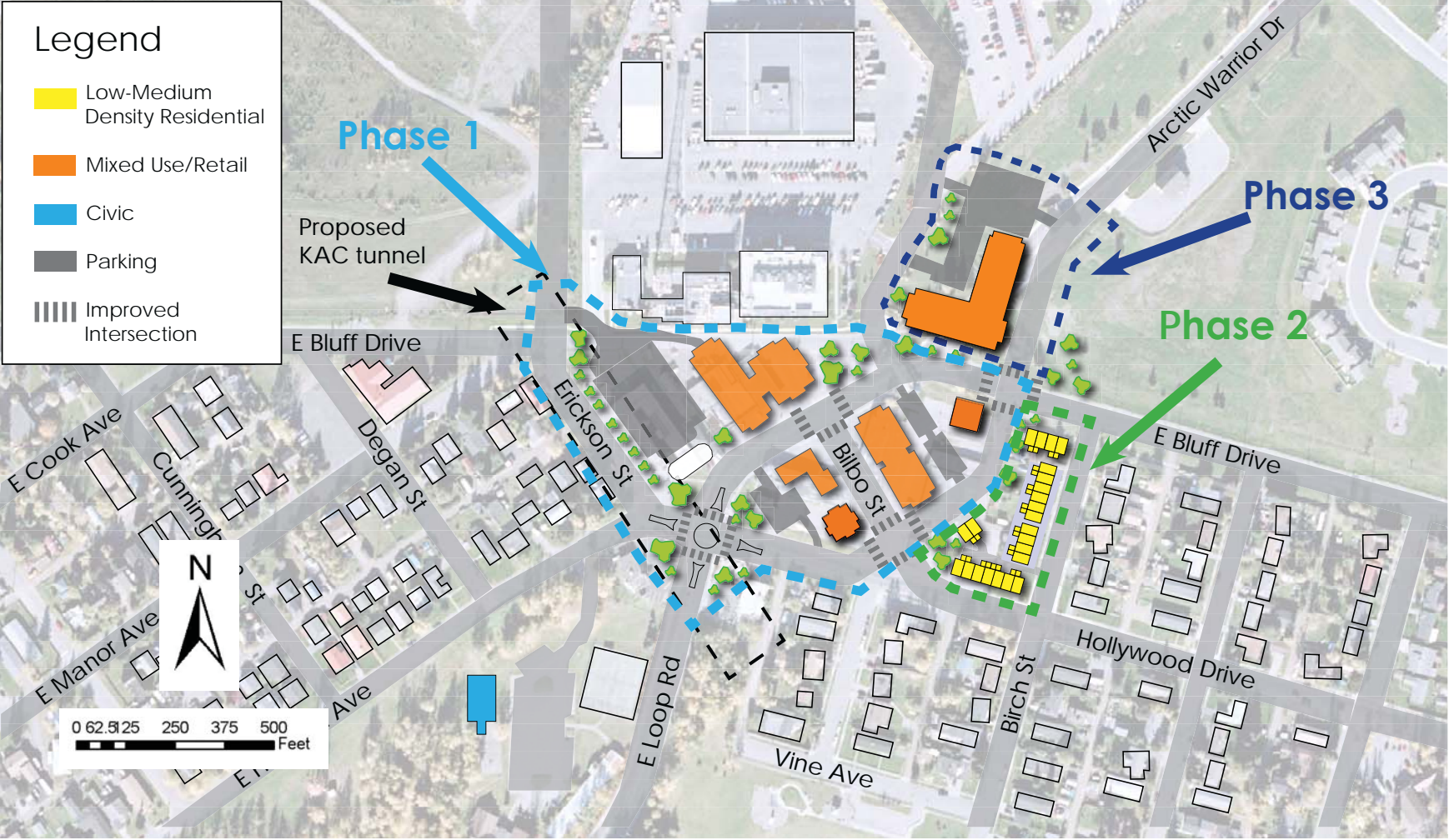


Scenario B is the same as Scenario Three as referenced in the GHCC Resolution 2013-02

SCENARIO B (WITH KAC): "CREATING VALUE"

PHASING

Note: Proposed building footprints are for illustrative purposes only.

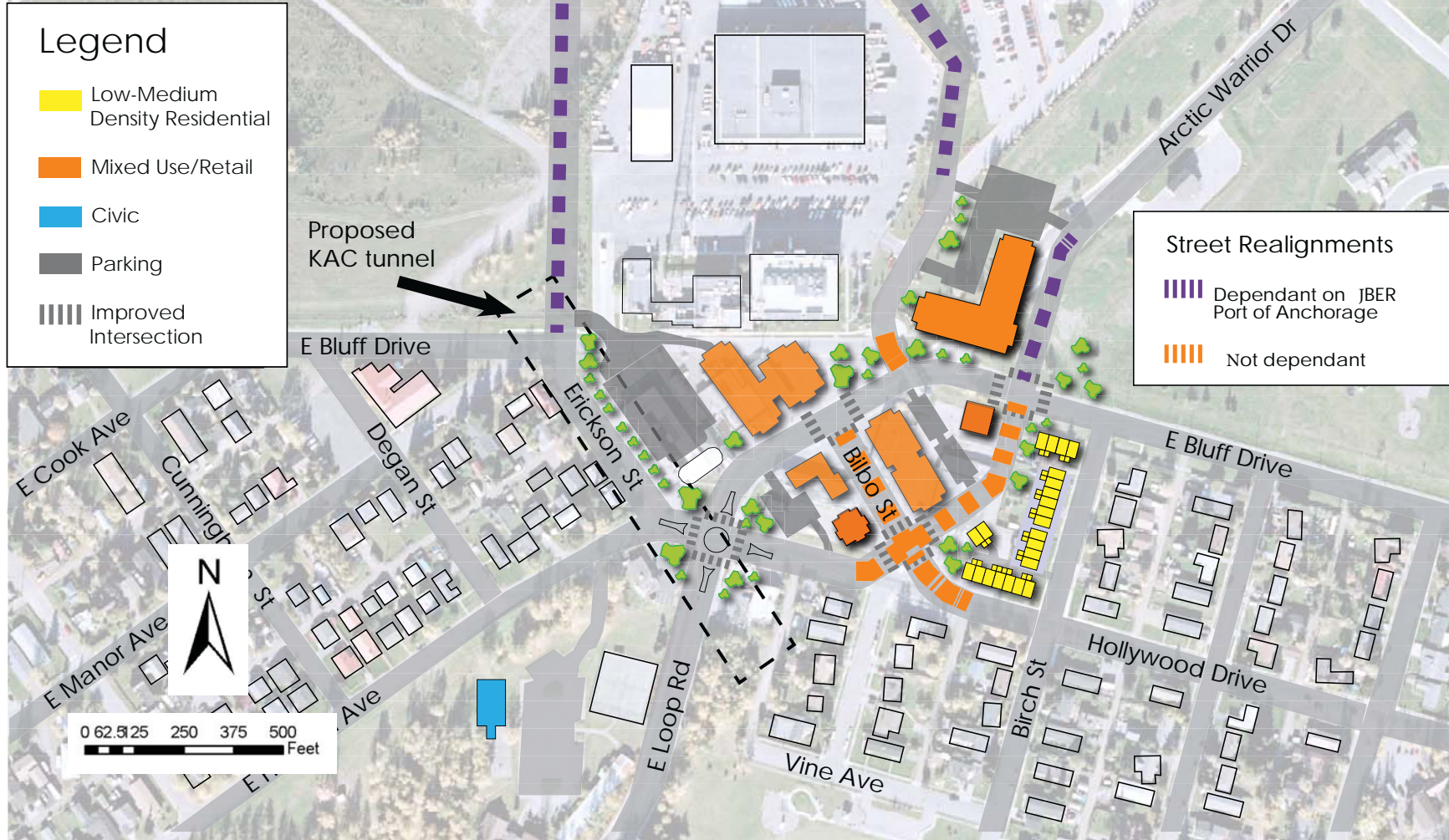


Scenario B is the same as Scenario Three as referenced in the GHCC Resolution 2013-02

SCENARIO B (WITH KAC): "CREATING VALUE"

STREET REALIGNMENTS

Note: Proposed building footprints are for illustrative purposes only.



Attachment B

PZC Resolution No. 2014-056 Government Hill Neighborhood Center Core Land Use Scenarios (PZC Case No. 2014-0071)

Issue-Response Table

October 13, 2014

NOTES:

- This table does not address fact checks, general edits, style, typo corrections, and similar general text issues. Assume these will be fixed and/or updated.
- The Table summarizes all PZC recommendations following the public hearing of June 2, 2014, and work session of August 11, 2014, and associated staff presentations and reports.
- Items #1-10 are responses and comments from PZC to Staff presentations.
- *Government Hill Neighborhood Plan* is referred to as *GHNP*.
- Column 4 indicates PZC action on each case item. Where noted, proposed revisions are also recommended by PZC to further address the issues raised.

(1) Item #	(2) <i>GHNP</i> Commercial Core Scenarios - Issue or New Item from Public Hearing or Work Session	(3) Staff Response/Recommendation	(4) PZC Action
#1 Page 71	The <i>Government Hill Neighborhood Plan (GHNP)</i> includes a reference to Neighborhood-Mixed Use zoning which is not an adopted zoning district under New Title 21. Without a NMU zoning district it would be appropriate to amend the Plan to remove this reference.	Staff Response. References to NMU zoning are not applicable and will need to be corrected by a plan amendment. Recommendation: Delete any references to the NMU zoning district in the Plan.	Agree

(1) Item #	(2) <i>GHNP</i> Commercial Core Scenarios - Issue or New Item from Public Hearing or Work Session	(3) Staff Response/Recommendation	(4) PZC Action
#2 Pages 70, 71 and 73	<p>The <i>GHNP</i> Land Use Plan Map found on Page 73 refers to “Neighborhood Center” under the “Commercial” land use plan designation.</p> <p>The corresponding text found on pages 70 and 71 of the Plan include a reference to NMU zoning district that has not been adopted in New Title 21.</p> <p>The corresponding zones may need to be amended to add references to PLI and B-3 zoning districts.</p>	<p>Staff Response. The NMU zoning district is not applicable under New Title 21.</p> <p>The existing commercial core area within the Government Hill neighborhood is designated as a “neighborhood center” under the Land Use plan whose intent is to provide small- to medium-size commercial convenience centers that serve the surrounding neighborhood or cluster of neighborhoods.</p> <p>Recommendations: Delete references to NMU zoning district; B1-A is the appropriate zoning district to implement the Neighborhood Center land use designation.</p>	Agree
#3 Page 73	<p>Is the residential zoning district located on East Bluff Road considered high intensity residential? The <i>GHNP</i> Land Use Plan Map (page 73) only includes Low-Intensity and Low-Medium Intensity Residential land uses in this area so the Plan map may need to be amended.</p>	<p>Staff Response: The Richardson Vista properties are an example of a residential area that has a lower density than is allowed under the current zoning. Although the site is zoned for high-density (R-4) multifamily, the actual existing development densities, expressed in dwellings per gross acre, and the intended long-term future development densities of the neighborhood are low-medium density multifamily.</p> <p>Specifically, the existing net densities of the two individual tracts range between 14 and 17 DUA. This existing net density on the lot translates to a gross neighborhood density of 15 DUA or less on the land use map. Like other land use plan maps, the <i>GHNP</i> plan map measures density in terms of gross or overall neighborhood densities.</p> <p>The existing net density of the Richardson Vista development site, expressed in DUA, is not inconsistent with the low-medium intensity designation on the Land Use Plan map. However, it is at the upper end of the density scale within the low-medium designation. In fact, the existing development pattern is on the margins between low-medium and medium intensity. The R-4</p>	Agree

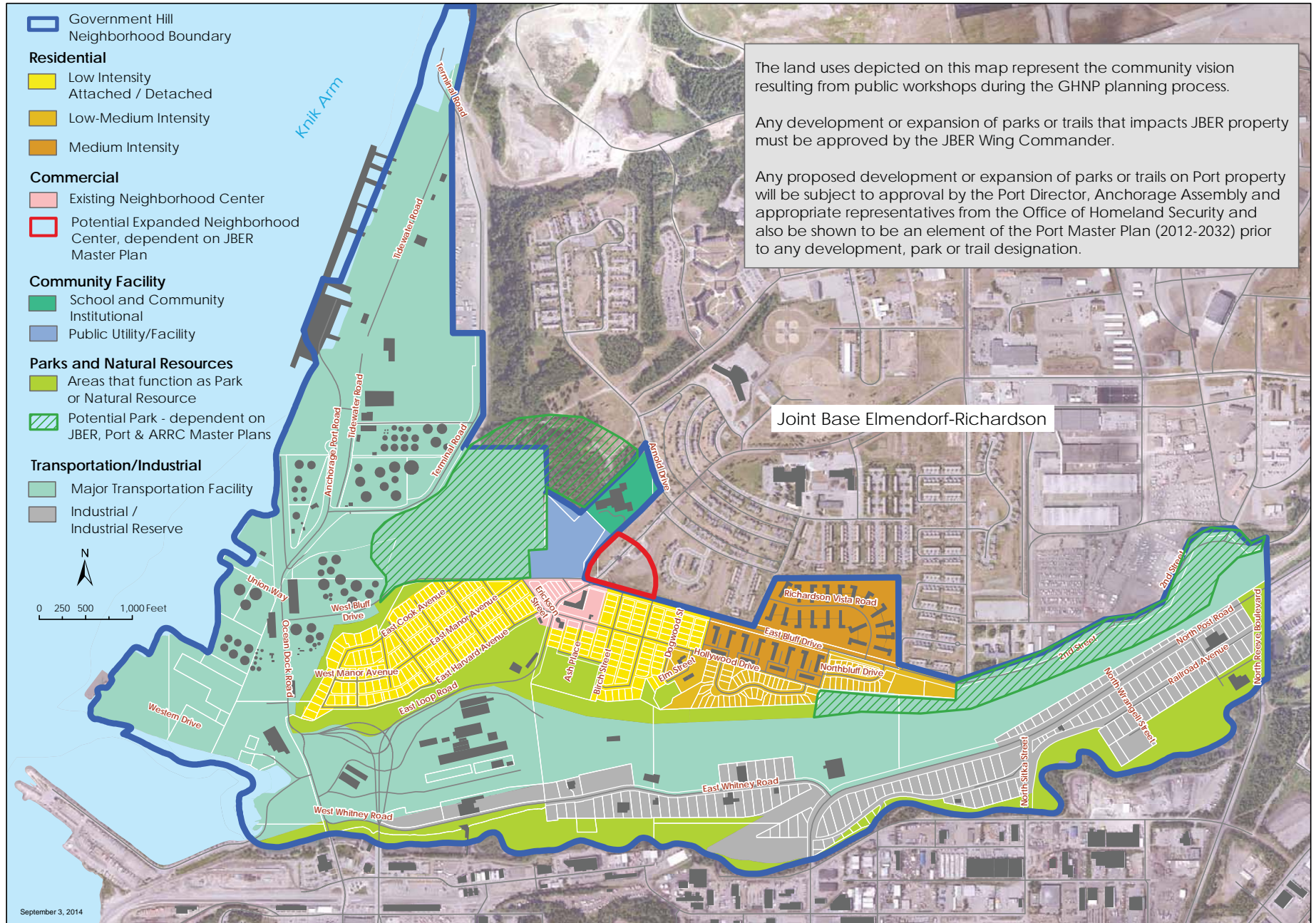
(1) Item #	(2) <i>GHNP</i> Commercial Core Scenarios - Issue or New Item from Public Hearing or Work Session	(3) Staff Response/Recommendation	(4) PZC Action
		<p>zoning district is high density multifamily and is intended for areas such as the central business district and Midtown.</p> <p>Recommendation: Amend the Land Use Plan map to include a Medium Density Residential designation, and revise the map to show the Richardson Vista properties under this land use designation. The corresponding zoning for this land use designation is R-3.</p>	
#4 General Comment	<p>What has the involvement of JBER been in the development of the <i>GHNP</i>?</p> <p>There is concern about the proposed roundabout and whether or not a reconfigured street system would possibly decrease travel times into and out of the base, particularly under Commercial Core Scenario B?</p>	<p>Staff Response. Representatives from JBER have been continuously involved in the preparation of the Plan. The proposed roundabout and associated traffic impacts were discussed and detailed in a traffic study prepared by Kittelson & Associates (KAI).</p>	Noted
#5 General Comment	<p>The two <i>GHNP</i> Commercial Core Scenarios (A & B) appear to be too expensive to implement and the design guidelines pose too high of a cost for the development community given the uncertainty over the timing and selection of a particular scenario (with or without the Knik Arm Crossing).</p>	<p>Staff Response. The PZC previously requested and directed the Government Hill Project Team and staff to prepare the development of two commercial core scenarios.</p>	Noted
#6 Page 3	<p>Where in the <i>GHNP</i> does it describe how the commercial core scenarios will be utilized?</p>	<p>Staff Response. The commercial core scenarios are meant to be illustrative not prescriptive. The <i>GHNP</i> provides a description about how the scenarios are to be used (see pages 3–4). Staff included a note on each of the core scenario maps that states: “Proposed building footprints are for illustrative purposes only.”</p>	Noted

(1) Item #	(2) <i>GHNP</i> Commercial Core Scenarios - Issue or New Item from Public Hearing or Work Session	(3) Staff Response/Recommendation	(4) PZC Action
#7 Pages 127-134	What is the MOA's participation in the future redevelopment of the commercial core area?	Staff Response. The Plan implementation strategy discusses the need for the participation of a redevelopment or similar type of agency and the establishment of line items in the CIP Budget for street and intersection improvements, non-motorized transportation improvements, and for parks and trails improvements.	Noted
#8 Pages 57-59 and 70	PZC requested a description from staff about the types of projects that could be built in the commercial core area.	Staff Response. The commercial core area is currently zoned B-1A which provides for small- to medium size commercial convenience centers that serve the surrounding neighborhood or cluster of neighborhoods, including uses such as: food markets, drug stores, restaurants, and professional services oriented to the needs of the surrounding residential population.	Noted
#9 Page 69	Several PZC members expressed concern about the residential classifications relating to pages 70 and 71. R-2F and whether or not they apply to R-4 zoning for the Panoramic View Apartments. Why is the medium intensity land use not included in the text?	Staff Response. See explanation under Item #3 above. In regards to any references to R-2F zoning within the <i>GHNP</i> it is not an adopted zoning district under the New Title 21; therefore, any references to this zoning district will be removed from the <i>GHNP</i> . Recommendation: Amend the Land Use Plan Map to include a Medium Density Residential designation, and revise the map to show the Richardson Vista properties under this land use designation. The corresponding zoning for this land use designation is R-3.	Agree

(1) Item #	(2) <i>GHNP</i> Commercial Core Scenarios - Issue or New Item from Public Hearing or Work Session	(3) Staff Response/Recommendation	(4) PZC Action
#10 Refer to Commercial Core Scenario Maps	Why can't the Land Use Plan Map legend indicate Commercial Mixed Use or Residential rather than Stand Alone Commercial or Mixed Use Retail?	<p>Staff Response. Staff will change the language on the legend of the Commercial Core Scenario (A & B) maps to state Commercial Mixed Use or Residential.</p> <p>Recommendation: Amend the Land Use Plan Map legend to refer to Commercial Mixed use or Residential uses in the commercial core area.</p>	Agree

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Attachment C



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Attachment D

PZC Resolution No. 2014-056 Government Hill Neighborhood Center Core Land Use Scenarios (PZC Case No. 2014-0071)

Narrative for the Scenario Description

When the scenarios are adopted, the following is the new text for the *Government Hill Neighborhood Plan*. The two scenarios will supersede the three scenarios in the adopted plan on pages 91-112.

The commercial core scenarios will provide the Government Hill community with two clear choices for development within the Neighborhood Center:

- Scenario “A” will serve as a “conservative/moderate investment” approach that will move forward if the KAC project does not happen, or does not happen for many years. Scenario “A” will be triggered when an Overlay District is approved for the Neighborhood Center area. Applicable GHNP goals and policies will apply to guide development.
- Scenario “B” will serve as a “creating value” approach and is triggered if funding for the KAC project is secured and will help the community identify to replace valuable commercial and residential space within the Community that will be removed because of the KAC project. Applicable GHNP goals and policies will apply to guide development.

Each scenario has a set of three maps that illustrate potential building footprints, parcel lines, and phasing.

Until one of the scenarios is triggered, the area designated as the Neighborhood Center on the Land Use Plan Map, the existing B-1A zoning district, and the design guidelines in the GHNP will further inform and serve to guide redevelopment opportunities.

In summary, the two scenarios provide visual illustrations of options for redevelopment of the commercial core; they do not represent specific development site plans slated for construction.