

APPENDICES



This chapter includes important background information and additional detail to support the concepts discussed throughout the HPP. Each appendix is listed as follows:

- A. Federal Historic Preservation Laws
- B. Alaska Historic Preservation Act
- C. Alaska Historical District Revolving Loan Fund
- D. Anchorage Historic Preservation Commission
- E. Anchorage Comprehensive Plan (21.05.030)
- F. Anchorage Historic Preservation Fund
- G. Anchorage 2020: Relevant Policies
- H. Anchorage 2020: Relevant Implementation Strategies
- I. Anchorage 2020: Relevant Planning Principles
- J. Downtown Comprehensive Plan: Existing Conditions Analysis
- K. Downtown Comprehensive Plan: Relevant Policy Objectives
- L. Partners For Preservation
- M. Additional Neighborhood Plan Policies
- N. National Register Historic District Approval Process
- O. Acknowledgements

APPENDIX A. Federal Historic Preservation Laws

The following summary of federal historic preservation laws is from "Saving Our Past: Alaska's Historic Preservation Plan 2011-2017." The full text regarding each law may be found in the library and online.

Antiquities Act of 1906

- Establishes federal management authority over cultural and scientific resources [on federal lands]
- Grants the president of the United States the authority to protect areas of public land by designating national monuments
- Guides public resource management through its concepts of conservation and protection
- Includes an enforcement provision with penalties for criminal actions that injure or destroy historic or prehistoric ruins or monuments or objects of antiquity
- Establishes permitting provisions under which qualified individuals or groups can conduct research in the public interest on public lands
- Requires federal agencies with jurisdiction over federal lands to maintain a program for carrying out the Act

National Historic Preservation Act of 1966, as amended

- Creates state historic preservation offices in each state
- Expands the National Register of Historic Places
- Establishes a federal-state-local-Indian tribes partnership
- Establishes a review procedure for federally funded and licensed agencies (Section 106 review)
- Defines requirements for preservation programs in federal agencies
- Directs the Secretary of the Interior to implement a preservation and education and training program

Department of Transportation, Declaration of Purpose and Section 4(f) of 1966

- Establishes federal policy that special effort should be made to preserve the natural beauty of the countryside and public park and recreation lands, wildlife and waterfowl refuges, and historic sites
- Transportation programs and projects shall seek prudent and feasible alternatives to impact land of a historic site of national, state, or local significance

National Environmental Policy Act of 1969

- Sets policy for producing balanced evaluation among varied resources, including historic and cultural properties
- Provides an interdisciplinary approach to decisions for resource use and preservation that is presented to the public in environmental impact statements and assessments

Alaska Native Claims Settlement Act of 1971

- Provides for transfer of federal land to Alaska Native region and village corporations
- Section 14(h)¹ of the Act provides for transfer of historic places and cemetery sites to regional Native corporations

Archaeological and Historic Preservation Act of 1974

- Authorizes the Secretary of the Interior to survey dam-related construction areas for archaeological sites
- Provides for protection or salvage of archaeological sites threatened by dam construction
- Provides funding for such work



American Indian Religious Freedom Act of 1978

- Requires agencies to evaluate their actions to protect religious freedom
- Recognizes Indians' needs to access sacred sites

Archaeological Resources Protection Act of 1979

- Strengthens protection of archaeological resources more than 100 years old
- Authorizes federal agencies to issue permits for excavation
- Establishes criminal and civil penalties for unauthorized actions such as vandalism, digging, sale, and purchase of artifacts
- Allows site locations to be kept confidential to protect sites
- Requires federal land managers to establish programs to increase public awareness of the significance of archaeological resources on public lands

Abandoned Shipwreck Act of 1987

- Transfers title of abandoned shipwrecks on submerged state lands to state ownership
- Defines shipwrecks to include the vessel or wreck, its cargo, and other contents
- Eliminates application of the Law of Salvage or the Law of Finds to shipwrecks

Native American Graves Protection and Repatriation Act of 1990

- Provides a means to establish ownership of Native American grave materials and objects of cultural patrimony
- Requires consultation with tribes regarding disturbance of Native American graves
- Establishes a committee to arbitrate disputes regarding ownership of graves
- Provides for repatriation of certain specific categories of Native American grave materials and objects of cultural patrimony

APPENDIX B. Alaska Historic Preservation Act

Article 01. Chapter 41.35 ALASKA HISTORIC PRESERVATION ACT

Sec. 41.35.010.
Declaration of policy.

It is the policy of the state to preserve and protect the historic, prehistoric, and archeological resources of Alaska from loss, desecration, and destruction so that the scientific, historic, and cultural heritage embodied in these resources may pass undiminished to future generations. To this end, the legislature finds and declares that the historic, prehistoric, and archeological resources of the state are properly the subject of concerted and coordinated efforts exercised on behalf of the general welfare of the public in order that these resources may be located, preserved, studied, exhibited, and evaluated.

Sec. 41.35.020.
Title to historic, prehistoric, and archeological resources; local display.

(a) The state reserves to itself title to all historic, prehistoric, and archeological resources



situated on land owned or controlled by the state, including tideland and submerged land, and reserves to itself the exclusive right of field archeology on state-owned or controlled land. However, nothing in [AS 41.35.010 - 41.35.240](#) diminishes the cultural rights and responsibilities of persons of aboriginal descent or infringes upon their right of possession and use of those resources that may be considered of historic, prehistoric, or archeological value.

(b) Although title to historic, prehistoric, and archeological resources is in the state, local cultural groups may obtain from the state, or retain, for study or display, artifacts and other items of these resources from their respective cultures or areas if the commission created in [AS 41.35.300](#) finds that (1) the group has a durable building with weatherproof and fireproof construction and humidity control and other factors necessary to serve as a museum which will assure safe preservation of the items, (2) the item sought to be obtained is not one for which there is an undue risk of damage during transportation, and (3) the item sought to be obtained or retained is not one requiring special treatment or care beyond the ability or means of the group requesting it. A group retaining such an item or obtaining one from the state shall house it in the museum building and shall

make every reasonable effort to assure its safe preservation. If the commission finds that a local cultural group is not properly taking care of an item the group shall return it to the department.

Sec. 41.35.030. Designation of monuments and historic sites.

Upon the recommendation of the commission, the governor may declare by public order any particular historic, prehistoric, or archeological structure, deposit, site, or other object of scientific or historic interest that is situated on land owned or controlled by the state to be a state monument or historic site, and the governor may designate as a part of the monument or site as much land as is considered necessary for the proper access, care, and management of the object or site to be protected. When an object or site is situated on land held in private ownership, it may be declared a state monument or historic site in the same manner, with the written consent of the owner.

Sec. 41.35.040. Administration and financial support of monuments and historic sites.

State-owned monuments, sites, and other historic, prehistoric, or archeological properties owned or purchased by the state

are under the control of the department, and their maintenance shall be covered in the appropriations made to the department. Privately owned state monuments or historic sites are eligible to receive state support for their maintenance, restoration, and rehabilitation if they are kept accessible to the general public and application for support is made in conformity with regulations adopted by the commissioner.

Sec. 41.35.045. Fees for guided tours through historical sites. [Repealed, Sec. 3 ch 89 SLA 1987].

Repealed or Renumbered

Sec. 41.35.050. Regulations.

The commissioner shall adopt regulations to carry out the purposes of [AS 41.35.010 - 41.35.240](#).

Sec. 41.35.060. Power to acquire historic, prehistoric, or archeological properties.

(a) The department, with the recommendation of the commission, may acquire real and personal properties that have statewide historic, prehistoric, or archeological significance by gift, purchase, devise, or bequest. The department



shall preserve and administer property so acquired. The department may acquire property adjacent to the property having historic, prehistoric, or archeological significance when it is determined to be necessary for the proper use and administration of the significant property.

(b) If an historic, prehistoric, or archeological property which has been found by the department, upon the recommendation of the commission, to be important for state ownership is in danger of being sold or used so that its historic, prehistoric, or archeological value will be destroyed or seriously impaired, or is otherwise in danger of destruction or serious impairment, the department may establish the use of the property in a manner necessary to preserve its historic, prehistoric, or archeological character or value. If the owner of the property does not wish to follow the restrictions of the department, the department may acquire the property by eminent domain under [AS 09.55.240 - 09.55.460](#).

Sec. 41.35.070. Preservation of historic, prehistoric, and archeological resources threatened by public construction.

(a) The department shall locate, identify, and preserve in suitable records information regarding historic, prehistoric, and archeological

sites, locations, and remains. The information shall be submitted to the heads of the executive departments of the state.

(b) Before public construction or public improvement of any nature is undertaken by the state, or by a governmental agency of the state or by a private person under contract with or licensed by the state or governmental agency of the state, the department may survey the affected area to determine if the area contains historic, prehistoric, or archeological values.

(c) If the department determines that historic, prehistoric, or archeological sites, locations, or remains will be adversely affected by the public construction or improvement, the proposed public construction or improvement may not be commenced until the department has performed the necessary investigation, recording, and salvage of the site, location, or remains. All investigation, recording, and salvage work shall be performed as expeditiously as possible so that no state construction project will be unduly impaired, impeded, or delayed.

(d) If in the course of performing public construction or improvements, historic, prehistoric, or archeological sites, locations, remains, or objects are discovered, the

department shall be notified and its concurrence shall be requested in continuing the construction or improvement. Upon receipt of this notice, the department shall survey the area to determine whether the area contains historic, prehistoric, or archeological data which should be preserved in the public interest. The survey shall be conducted as expeditiously as possible. If, as a result of the survey, it is determined that (1) this data exists in the area, (2) the data has exceptional historic, prehistoric, or archeological significance, and should be collected and preserved in the public interest, and (3) it is feasible to collect and preserve the data, the department shall perform the necessary work to collect and preserve the data. This work shall be performed as expeditiously as possible.

(e) If the concurrence of the department required under (b) and (c) of this section is not obtained after 90 days from the filing of a request for its concurrence to proceed with the project, the agency or person performing the construction or improvement may apply to the governor for permission to proceed without that concurrence, and the governor may take the action the governor considers best in overruling or sustaining the department.

(f) The costs of investigation, recording, and salvage of the site shall be reimbursed by the agency sponsoring the construction project.

(g) Notwithstanding (a) - (f) of this section, all actions to stop any project shall first be approved in writing by the commissioner.

Sec. 41.35.080. Permits.

The commissioner may issue a permit for the investigation, excavation, gathering, or removal from the natural state, of any historic, prehistoric, or archeological resources of the state. A permit may be issued only to persons or organizations qualified to make the investigations, excavations, gatherings, or removals and only if the results of these authorized activities will be made available to the general public through institutions and museums interested in disseminating knowledge on the subjects involved. If the historic, prehistoric, or archeological resource involved is one which is, or is located on a site which is, sacred, holy, or of religious significance to a cultural group, the consent of that cultural group must be obtained before a permit may be issued under this section.

Sec. 41.35.090. Notice required of private persons.

Before any construction, alteration, or improvement of any nature is undertaken on a privately owned, officially designated state monument or historic site by any person, the person shall give the department three months notice of intention to construct on, alter, or improve it. Before the expiration of the three-month notification period, the department shall either begin eminent domain proceedings under [AS 41.35.060](#) (b) or undertake or permit the recording and salvaging of any historic, prehistoric, or archeological information considered necessary.

Sec. 41.35.100. Excavation and removal of historic, prehistoric, or archeological remains on private land.

Before any historic, prehistoric, or archeological remains are excavated or removed from private land by the department, the written approval of the owner shall first be secured. When the value of the private land is diminished by the excavation or removal, the owner of the land shall be compensated for the loss at a monetary sum mutually agreed on by the department and the owner or at a monetary sum set by the court.

Sec. 41.35.110. - 41.35.190. Historic sites advisory committee. [Repealed, E.O. No. 83, Sec. 20 (1993)].

Repealed or Renumbered

Sec. 41.35.200. Unlawful acts.

(a) A person may not appropriate, excavate, remove, injure, or destroy, without a permit from the commissioner, any historic, prehistoric, or archeological resources of the state.

(b) A person may not possess, sell, buy, or transport within the state, or offer to sell, buy, or transport within the state, historic, prehistoric, or archeological resources taken or acquired in violation of this section or 16 U.S.C. 433.

(c) [Repealed, Sec. 3 ch 83 SLA 2001].

(d) An historic, prehistoric, or archeological resource that is taken in violation of this section shall be seized by any person designated in [AS 41.35.220](#) wherever found and at any time. Objects seized may be disposed of as the commissioner determines by deposit in the proper public depository.



Sec. 41.35.210. Criminal penalties.

A person who is convicted of violating a provision of [AS 41.35.010 - 41.35.240](#) is guilty of a class A misdemeanor.

Sec. 41.35.215. Civil penalties.

In addition to other penalties and remedies provided by law, a person who violates a provision of [AS 41.35.010 - 41.35.240](#) is subject to a maximum civil penalty of \$100,000 for each violation.

Sec. 41.35.220. Enforcement authority.

The following persons are peace officers of the state and shall enforce [AS 41.35.010 - 41.35.240](#):

- (1) an employee of the department authorized by the commissioner;
- (2) a peace officer in the state;
- (3) any other person authorized by the commissioner.

Sec. 41.35.230. Definitions.

In [AS 41.35.010 - 41.35.240](#), unless the context otherwise requires,

- (1) "commission" means the Alaska Historical Commission established in [AS 41.35.300](#);

(2) "historic, prehistoric, and archeological resources" includes deposits, structures, ruins, sites, buildings, graves, artifacts, fossils, or other objects of antiquity which provide information pertaining to the historical or prehistorical culture of people in the state as well as to the natural history of the state.

Sec. 41.35.240. Short title.

[AS 41.35.010 - 41.35.240](#) may be cited as the Alaska Historic Preservation Act.

APPENDIX C. Alaska Historical District Revolving Loan Fund**Sec. 45.98.010. Creation of historical district revolving loan fund.**

(a) There is created in the Department of Commerce, Community, and Economic Development a historical district revolving loan fund. All principal and interest payments, and money chargeable to principal or interest that is collected through liquidation by foreclosure or other process on loans made under this chapter, shall be paid into the historical district revolving loan fund.

(b) Money in the fund may be used by the legislature to make appropriations for costs of administering this chapter.

(c) On June 30 of each fiscal year the unexpended and unobligated cash balance of the fund that is attributable to loans owned by the fund lapses into the general fund.

Sec. 45.98.015. Special account established.

(a) There is established as a special account within the historical district revolving loan fund



the foreclosure expense account. This account is established as a reserve from fund equity.

(b) The commissioner of commerce, community, and economic development may expend money credited to the foreclosure expense account when necessary to protect the state's security interest in collateral on loans made under this chapter, or to defray expenses incurred during foreclosure proceedings after a default by an obligor.

Sec. 45.98.020. Historical district loans.

Upon endorsement and plan approval by a local historical district commission established under [AS 29.55.010](#) or former [AS 29.48.108](#) and the recommendation of a majority of the members of the Alaska Historical Commission, the Department of Commerce, Community, and Economic Development may make loans to a person, firm, business, or municipality subject to applicable laws for the restoration, improvement, rehabilitation, or maintenance of a structure that is

- (1) within the boundaries of a historical district established under [AS 29.55.020](#) or former [AS 29.48.110](#) and identified as important in state or national history as provided for in [AS 29.55.020](#) (b) or former [AS 29.48.110](#) (b); or

(2) a building or structure within a historical district, that is suitable for superficial modification so that it can conform to the period or motif of the surrounding buildings or structures that are the reason for the area's designation as a historical district.

Sec. 45.98.030. Powers and duties of the department.

For purposes of administering this chapter, the Department of Commerce, Community, and Economic Development may

- (1) prescribe the form and procedure for submitting loan applications under this chapter;
- (2) designate agents and delegate powers to them as is necessary;
- (3) in consultation with the Alaska Historical Commission, adopt regulations necessary to carry out its functions, including regulations for the process of plan approval by the commission and regulations to establish reasonable fees for services provided and charges for collecting the fees;
- (4) establish amortization plans for the repayment of loans not to exceed 30 years;

(5) collect the fees and collection charges established under this section.

Sec. 45.98.040. Limitations on loans.

Loans made under this chapter are subject to the following limitations:

- (1) state participation in all loans in the aggregate, for any one historical district qualifying under this chapter may not exceed \$1,500,000;
- (2) state participation in a loan for the restoration, improvement, rehabilitation, or maintenance of any one building or structure qualifying under this chapter may not exceed \$250,000;
- (3) the loans shall be secured by acceptable collateral and may not exceed 85 percent of the appraised value of the collateral offered as security;
- (4) the rate of interest may not exceed seven and one-half percent a year on the unpaid balance of the state's share of the loan;
- (5) a participating financial institution shall administer and service the loan for a reasonable fee not exceeding one-quarter of one percent;



(6) the state has a lien on the property accepted as collateral to the extent of its portion of the loan; when the lien or notice of the lien is properly recorded it is superior to all other liens except those for taxes and special assessments; a lien of the participating financial institution, to the extent of its portion of the loan after it is properly recorded, is superior to all other liens except liens for taxes, special assessments, and the lien of the state.

Sec. 45.98.050. Sale or transfer of mortgages and notes.

(a) The commissioner of commerce, community, and economic development or a designee of the commissioner may sell or transfer at par value or at a premium or discount to any bank or other private purchaser for cash or other consideration the mortgages and notes held by the Department of Commerce, Community, and Economic Development as security for loans made under this chapter.

(b) [Repealed, Sec. 33 ch 141 SLA 1988].

Sec. 45.98.055. Disposal of property acquired by default or foreclosure.

The Department of Commerce, Community, and Economic Development shall dispose of property

acquired through default or foreclosure of a loan made under this chapter. Disposal shall be made in a manner that serves the best interests of the state, and may include the amortization of payments over a period of years.

Sec. 45.98.060. Penalty provision.

After a project for which a loan is granted is commenced, if the Department of Commerce, Community, and Economic Development or a local historical district commission, in consultation with the Alaska Historical Commission, determines that the project is inconsistent with the guidelines or stipulations for construction, or otherwise fails to conform to the requirements of the loan, the interest rate on the state's share of the loan shall be increased to the highest rate of interest allowed at that time as provided in [AS 45.45.010](#). In addition, a penalty in the amount of two percent of the balance of the loan shall be assessed by the Department of Commerce, Community, and Economic Development.

Sec. 45.98.070. Short title.

This chapter may be cited as the Historical District Loan Act.

APPENDIX D. Anchorage Historic Preservation Commission

The Anchorage Historic Preservation Commission was founded in January 2007 to "encourage and further the interests of historic preservation by identifying, protecting, and interpreting the municipality's significant historic and cultural resources for the economic and social benefit of the community." Powers and duties of the Commission are annotated below, excerpted from Anchorage Municipal Code Chapter 04.60.030:

AMC Chapter 04.60.030

1. Prepare regulations and submit to the Assembly for approval establishing standards, definitions, procedures for identification of, designation of, and review of actions pertaining to historic resources.
2. Prepare and maintain a comprehensive inventory of historic resources. The local Historic Inventory shall be compatible with the Alaska Heritage Resource Survey and shall be submitted annually to the State of Alaska Office of History and Archeology.



3. Prepare and submit to the assembly, mayor, and planning & zoning commission for approval by ordinance, a procedure for designating, without changing or modifying the underlying zoning classification:
 - a) Resources on the Historic Inventory with "HI"; and
 - b) Properties listed in local, state and federal Historic Registries with "HR."
4. Formulate an Historic Preservation Plan, and submit to the assembly, mayor, and planning & zoning commission for incorporation into the 2020 Comprehensive Plan.
5. Review applications for designation of Historic Properties, Historic Resources or Historic Districts, including nominations to the State and National Registers of Historic Places, and under applicable federal and state laws, nominate such properties, resources or districts for the local Historic Register.
6. Under the ALASKA HISTORIC PRESERVATION ACT and the NATIONAL HISTORIC PRESERVATION ACT of 1966 [emphasis original], 16 USC 470 et seq.:
 - a) Serve as the historic preservation review commission for the municipality for the purpose of maintaining the municipality as the certified local government;
 - b) Serve as the local historical district commission for the municipality under AS 29.55 and AS 45.98, and maintain the local Historic Register;
 - c) Under federal and state law, recommend eligible properties to the state historic preservation officer to nomination to the National Register of Historic Places.
7. Recommend to the Mayor and the Assembly resources and potential incentives to assist historic property owners in the preservation, restoration, rehabilitation and repair of historic property.
8. Advise the assembly and planning & zoning commission concerning historic preservation planning and its implementation, and recommend appropriate amendments to the Comprehensive Plan, Title 21, and other local development regulations to promote the purposes of this chapter.
9. Recommend to the Assembly and the Planning & Zoning Commission maintenance programs for municipality-owned Historic Properties, Historic Resources or properties within Historic Districts.
10. Make recommendations to the mayor and assembly concerning:
 - a) Acquisition of property or interests in property;
 - b) Availability and use of public or private funds to promote the preservation of properties and districts within the municipality;
 - c) Enactment of legislation, regulations and codes to encourage the use and adaptive reuse of historic properties.
11. Provide information, in the form of pamphlets, newsletters, workshops or similar activities, to historic property owners on methods of maintaining and rehabilitating historic resources.



12. Officially recognize excellence in the rehabilitation of historic buildings, structures, sites and districts, and new construction in historic areas.
13. Develop and participate in public information, educational and interpretive programs and activities to increase public awareness of the value of historic preservation.
14. Establish liaison, support, communication and cooperation with federal, state and municipal governmental entities and departments, as well as boards and commissions, to further historic preservation objectives, including public education.

APPENDIX E. Anchorage Comprehensive Plan (21.05.030)

Chapter 21.05 – Comprehensive Plan

21.05.030 – Elements

The comprehensive plan consists of the following elements, which are incorporated in this chapter by reference. While they may be valid planning tools, plans or other elements that are not listed below or incorporated into the comprehensive plan elsewhere in this Code are not official elements of the comprehensive plan. If elements of the comprehensive plan conflict, the element most recently adopted shall govern.

A. Anchorage Bowl.

1. Anchorage 2020, Anchorage Bowl Comprehensive Plan, February 20, 2001 (AO No. 82-85, AO No. 2000-119(S)).
2. Anchorage Downtown Comprehensive Plan, dated December 11, 2007. (AO No. 2007-113, § 2, 12-11-07).
3. Spenard Commercial District Development Strategy, June 1986 (AR No. 86-121; AO 87-145).

4. Section 36 Land Use Study (recommending Alternative 2), March 1991. (AO 92-125).
5. The Ship Creek/Waterfront Land Use Plan (dated May, 1991), including the Transportation Element (dated June 3, 1991). (AO 91-88, as amended by attachment of Assembly Information Memorandum (AIM) 178-91)
6. Potter Valley Land Use Analysis (Ao 99-144).²
7. U-Med/Universities and Medical District Framework Master Plan dated October 21, 2003, and plan map amendments approved June 23, 2009. (AR No. 83-195; AO No. 2003-129, § 2, 10-21-03).³
8. Tudor Road Public Lands and Institutions Plan, April 1986 (AR 86-162).⁴
9. Utility Corridor Plan, February 27, 1990 (AO No. 90-13(S)).
10. 3500 Tudor Road Master Plan. (AO No. 2007-118, § 3, 11-13-07)

B. Turnagain Arm.

1. Turnagain Arm Comprehensive Plan, as amended and adopted December 1, 2009 (AO No. 79-208; AO No. 85-16; AO No. 87-22; AO No. 2006-15, § 1, 2-28-06; AO No. 2009-126, § 2, 12-1-09).



2. Girdwood Area Plan, February 1995 (AO No. 94-238(S); AO No. 98-176, § 1, 11-24-98).
3. Glacier-Winner Creek Access Corridor Study Final Routing Report, December 1996 (AO 97-11).
4. Girdwood-Iditarod Trail Route Study, May 1997 (AR 97-84).⁵
5. Girdwood Commercial Areas and Transportation Master Plan, February 20, 2001 (AO 2000-124(S) (as amended)).

C. Chugiak, Eagle River, Eklutna.

1. Chugiak-Eagle River Comprehensive Plan, January 1993; amended by Alternative 1 of HLB Parcel 1-085 Land Use Study, March 1996; amended by Chugiak—Eagle River Comprehensive Plan Update, April 2006; amended by Chugiak-Eagle River Site Specific Land Use Plan, January 2009 (AO No. 79-136, AO No. 92-133; AO No. 96-86, AO No. 2006-93(S-1); AO No. 2006-93(S-1), § 2, 12-12-06; AO No. 2009-104, § 3, 9-15-09).
2. Chugiak-Eagle River Long-Range Transportation Plan, 2002 Update, January, 2003 (AO No. 96-104, § 2,

8-13-96, AO No. 2003-128; AO No. 2003-128, § 2, 9-23-03)

3. Eagle River Greenbelt Plan, April 1985 (AR No. 85-88).⁶
4. Eagle River Central Business District Revitalization Plan, (AO 2003-74).

D. Environmental Quality.

1. Anchorage Coastal Management Plan, July 2007 (AR No. 79-153; AO No. 81-3; AO 2007-107, effective August, 2007).
2. Anchorage Wetlands Management Plan, April 1995 (AO No. 82-33(S); AO No. 84-16(SA); AO No. 84-130(S); AO No. 84-163; AO No. 95-129, § 2, 3-12-96; AO No. 2006-94, § 2, 7-25-06).
3. 208 Areawide Water Quality Management Plan, August 1979 (AR No. 79-151, executive summary contained in AIM 147-79; AO 82-33(S)).⁷
4. Hillside Wastewater Management Plan,⁸ February 1982 (AO No. 82-52; AO No. 85-167; AO No. 85-168; AO No. 93-203; AO No. 97-64, § 1, 6-3-97; AO 98-78; AO No. 98-90, § 1, 8-18-98; AO No. 99-51, § 1, 3-23-99; AO No 2001-141(S), § 1, 10-23-01; AO No. 2004-150, § 1, 11-16-04; AO No. 2006-59, § 1, 5-2-06; AO No. 2006-101, § 1, 9-26-06).

5. 1992 Air Quality Attainment Plan for Anchorage, Alaska, December 1992⁹ (AR No. 82-170; AR 92-279).
6. Eagle River PM-10 Control Plan, September 1991 (AR No. 90-30; AR No. 91-197).¹⁰
7. Little Campbell Creek Watershed Management Plan.

E. Streets and Highways.

1. Official Streets and Highways Plan, Fall 2005 (AO 79-70; AO No. 83-200; AO No. 84-255; AO No. 86-132; AO No. 96-97(S), § 1, 8-13-96; AO No. 97-85, § 1, 6-3-97; AO No. 2000-122, § 1, 8-15-00; AO No. 2005-115).
2. Street and Highway Landscape Plan, November 1981 (AO No. 81-180).¹¹
3. Anchorage Long-Range Transportation Plan 2025. (AO No. 85-165; AR No. 98-25; AO No. 2001-75, § 2, 4-24-01; AO 2005-115).

F. Parks, Greenbelts and Recreational Facilities.

1. Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan dated (effective date of this ordinance). (AO No. 2005-122, § 2, 4-18-06)



2. Areawide Trails Plan, January 1996 (GAAB Resolution No. RE 73-100);¹² AO No. 78-203; AO No. 85-16; AO No. 96-140, § 2, 4-8-97)).
3. Areawide Library Facilities Plan, April 1984 (GAAB Resolution No. R17-71¹³ AR No. 82-170).
4. Updated Far North Bicentennial Park Plan (GAAB Resolution No. RE 74-128; AR No. 85-87; AO No. 2002-165, 12-10-02).¹⁴
5. Campbell Creek Park System Acquisition and Development Plan (GAAB Resolution No. R86-72).¹⁵
6. Chester Creek Greenbelt (AR No. 11-75).¹⁶
7. Rabbit Creek Greenbelt Plan, October 1986 (AM No. 882-79; AM No. 882-79A; AR No. 87-16).¹⁷

(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)

Editor's note—

AO No. 2001-119(S), at section 9, provides that "elements of the comprehensive plan listed in section 21.05.030 that were originally adopted by resolution are hereby ratified and confirmed, and for the purpose of the rules stated in section 21.05.030 for interpretation of conflicting plan elements, shall be deemed to have been adopted on the date that they were adopted by resolution" and further provides the following information corresponding to the above footnotes:

¹This plan was originally adopted by the 1976 Comprehensive Plan ordinance, but is superseded by implication by the 1983 plan. This ordinance (AO 2000-119(S)) repeals the plan adopted in 1976 and elevates the 1983 plan to an element of the comprehensive plan.

²Previously enacted as an amendment to the Comprehensive Plan and herein codified.

³Not previously listed as an express element of the Comprehensive Plan.

⁴Not previously listed as an express element of the Comprehensive Plan, but was originally conceived as a subelement of the Far North Bicentennial Park Plan, which is a part of the Comprehensive Plan.

⁵Previously included in published versions of Title 21 as an editor's note and herein elevated to a plan element.

⁶Not previously listed as an express element of the Comprehensive Plan.

⁷Refer to AMCR Chapter 21.67 for certain permitting requirements.

⁸Accompanying Transition Area Standards Technical Report is superseded and otherwise codified by AMC

21.45.200 per AO 85-20.

⁹Not previously an element of the Comprehensive Plan, but supersedes by implication the 1982 plan.

¹⁰Not previously an element of the Comprehensive Plan.

¹¹This plan was adopted by the 1976 Comprehensive Plan ordinance, but is superseded by implication by the Anchorage Park, Greenbelt and Recreation Facility Plan. Historical research did not disclose the original enacting resolution or ordinance. AO No. 2001-119(S) officially acknowledges and approves the supersedence.

¹²Borough Bikeways Plan was adopted by the 1976 Comprehensive Plan ordinance and not otherwise expressly revoked, repealed or superseded. However, it is superseded by implication by the Areawide Trails Plan. AO No. 2001-119(S) officially acknowledges and approves the supersedence.

¹³The 1976 Comprehensive Plan adopted the Comprehensive Library Services and Facilities Plan (GAAB R17-71), which has been superseded by implication by the Areawide Plan. AO No 2001-119(S) officially acknowledges and approves the supersedence.

¹⁴This plan was adopted by the 1976 Comprehensive Plan ordinance and should remain listed as its removal may affect the federal and state patents under which the Municipality holds title to the property.

¹⁵Not previously adopted as part of the Comprehensive Plan and not otherwise revoked, repealed or superseded.

¹⁶Adopted by the 1976 Comprehensive Plan ordinance and not otherwise revoked, repealed or superseded.

¹⁷Not previously an element of the Comprehensive Plan.



APPENDIX F. Anchorage Historic Preservation Fund

Anchorage Municipal Code, Chapter 6.100 – Historic Preservation Project Fund

6.100.010 – Establishment; purpose.

There is a historic preservation project fund. Monies in the historic preservation project fund are dedicated to financing historic preservation projects in accordance with this chapter.

6.100.020 – Financing of historic preservation projects.

A Grants from the project fund may be made with assembly approval. Monies granted from the historic preservation fund shall be used to finance historic preservation projects, and to pay the cost of identifying, initiating, negotiating, and administering historic preservation projects. The design of each historic preservation project fund shall be subject to review and approval by the historic preservation board.

- B Historic preservation projects that may qualify for funding under this section may include, but need not be limited to, the following elements:
- 1) Acquiring historic structures.
 - 2) Acquiring easements or development rights to preserve historic structures.
 - 3) With respect to historic structures in which the municipality has a property interest:
 - a) Acquiring land for the relocation of such structures.
 - b) Relocating such structures.
 - c) Renovating such structures.
 - d) Landscaping the sites of such structures.
 - 4) Constructing and acquiring public improvements that identify, interpret or inform the public concerning historic structures, provide public access to historic structures, or otherwise are related to the public use and enjoyment of historic structures.
 - 5) Costs of planning, designing, administering and acquiring the project elements described in subsections B.1 through 4 of this section.
 - 6) Programs and events to educate the community concerning historic preservation and historic structures

in the municipality and to promote the historic preservation in the municipality.

- C The methods of financing historic preservation projects may include but are not limited to:
- 1) Purchasing or leasing interests in real or personal property;
 - 2) Restoring, repairing or improving real property; and
 - 3) Loans or interest subsidies on loans.
- D The municipality may contract with any qualified entity for administration of historic preservation projects authorized under this section.

6.100.030 – Revenues.

The following revenues received by the municipality shall be accounted for separately from all other revenues and appropriated annually to the historic preservation project fund, provided that revenue from other sources also may be appropriated to the historic preservation project fund:

- A. Revenue from the sale, lease or other disposition of an interest in real property whose acquisition was financed in whole or in part with monies from the historic preservation project fund.



- B. Payments of the principal of, and interest on, loans from the historic preservation project fund.
- C. Investment earnings on monies in the historic preservation project fund.
- D. Donations to the historic preservation project fund from members of the public.

Revenues that are so appropriated are subject to the dedication in section 6.100.010.

6.100.040 – Annual report.

- A. The operation of the historic preservation project fund shall be reviewed and reported on annually, and appropriate findings and recommendations shall be made.
- B. The annual report shall include but not be limited to:
 - 1. A financial audit of all fund bank accounts, including all income, expenditures and investments.
 - 2. An inventory of interests in historic structures acquired with monies from the fund during the preceding year, including a summary of each acquisition involving the fund.
 - 3. Pertinent discussion of fund operations.
- 4. Reports from historic preservation fund grantees concerning grant-financed projects and activities.
- C. The annual report, including any recommendations, shall be completed and submitted to the assembly not later than the last regularly scheduled assembly meeting in May of each year.

APPENDIX G. Anchorage 2020: Relevant Policies

The Historic Preservation Plan (HPP) for Anchorage’s Four Original Neighborhoods will support the preservation-related goals and policies identified in Anchorage 2020: Anchorage Bowl Comprehensive Plan (2000). The following land use and design policies excerpted from Anchorage 2020 are most relevant to the HPP:

Policy #4 – Zoning Map

The Zoning Map shall ultimately be amended to be consistent with the adopted Neighborhood or District Plan Maps

Policy #21 – New Commercial Development

b) In order to use existing commercial land more efficiently, redevelopment, conversion, and reuse of underused commercial areas shall be encouraged.

d) Architectural and site design standards shall improve the function, appearance, and land use efficiency of new commercial development.



Policy #25 – Neighborhood Commercial Centers
 (c) Site and architectural design of these centers, as well as operational aspects, should be compatible with surrounding neighborhoods and designed with a goal of reducing vehicle trips and distance for neighborhood residents and to minimize traffic impacts on nearby residential areas.

Policy #46 – Residential Neighborhoods
 The unique appeal of individual residential neighborhoods shall be protected and enhanced in accordance with applicable goals, policies, and strategies

Policy #51 – Conservation Strategy
 The Municipality shall define Anchorage's historic buildings and sites and develop a conservation strategy. (Strategies for Implementation: Conservation Easements; Development Rights-Purchase; Development Rights-Transfer)

Policy #52 – Residential Streetscape Design
 Site and design residential development to enhance the residential streetscape and diminish the prominence of garages and paved parking

Policy #60 – Affordable Housing
 Design attractive affordable housing that is suited to its environs

Policy #79 – Site Selection Criteria
 Site selection criteria for government facilities frequented by the public shall consider:
 (a) Compatibility with nearby uses;
 (e) Ability to enhance neighborhoods

Policy #84 – Public Land Acquisition Strategy
 Develop an acquisition strategy to secure sufficient and suitable public lands for parks, sports fields, greenbelts, open space, trails, and other public facilities based upon available level of service standards. (Strategies for Implementation: Heritage Land Bank)

Policy #87 – Education
 Support the life-long learning needs of community residents through a variety of formal and informal educational opportunities.

Policy #88 – Arts & Culture
 Provide opportunities for integrating arts and culture in developments throughout the community.

Policy #90 – Municipal Capital Improvements
 The Anchorage 2020: Anchorage Bowl Comprehensive Plan and adopted level of service standards shall be used to guide municipal capital improvements

APPENDIX H. Anchorage 2020: Relevant Implementation Strategies

The following excerpt is from Chapter 5: Plan Implementation of the Anchorage 2020: Anchorage Bowl Comprehensive Plan. The implementation strategies noted with an asterisk are associated with Policy #51 (Conservation Strategy), while the other strategies are associated with indirect preservation-related policies.

***Conservation Easements:** One method to encourage preservation of open space is for a property owner to sell property rights to a third-party conservator rather than a government agency. The objective is to allow the property owner to donate or receive some compensation for the property without the property being lost to private ownership. Implementation of this strategy will require the solicitation of local or national organizations that routinely acquire these types of property rights. This strategy may require municipal agency coordination between such organizations and potential sellers of property rights.



***Development Rights-Purchase:** One way to promote preservation of open space or other important assets is for a property owner to sell development rights to a government agency. The objective is to allow the property owner to retain the benefit of private ownership without the benefits of developing it, or the burden of a high tax valuation. The community benefits from retaining the asset without the costs of purchasing the property outright. The property would retain a reduced property tax value, but would be left on the tax rolls. Implementation of this strategy will require the establishment of a funding source, or land bank, and procedures.

***Development Rights-Transfer:** One way to promote the preservation of open space or other important assets is for a property owner to buy or sell development rights to or from another property owner. These permissions, or rights, are salable commodities to others for use on their property. Typical rights would be building height, gross leaseable area, parking requirements, or number of dwelling units. Implementation of this strategy will require the creation of a system where property owners may sell their development rights to another property owner to use. A development right sold removes that right from the selling property and grants the receiving property the development right.

***Functional Plan (or Historic Preservation Plan):** These are plans that study and recommend future needs for specific public facilities and services. Functional plans include the following examples: Areawide Trails Plan; Log-Range Transportation Plan; Transit Development Plan; Utility Corridor Plan; Anchorage Park, Greenbelt and Recreation Facility Plan; Underground Utilities Implementation Plan; Areawide Library Plan.

Heritage Land Bank: Through adoption of Anchorage 2020 and key implementation measures, such as adopted levels of service standards and district plans, the Heritage Land Bank will have specific guidance for making land management decisions.

Infill, Redevelopment, and Reinvestment Incentives: The intent of this strategy is to create economic incentives for development in areas where land values are high and public services are installed or available, but where existing structures are beyond their economic life or the property is vacant. Incentives could include tax increment financing, development rights transfer, reduced development fees, reduced parking requirements, and allowing

mixed-use and mixed-density development. Implementation may result in the creation of a Development Authority or Redevelopment Agency.

***Neighborhood or District Plans:** This strategy calls for the preparation of more detailed studies or plans for defined neighborhoods or districts. It is the next level of comprehensive planning. Implementation of the strategy will require a long-term effort in local area planning with appropriate resources, such as a planner, to aid the neighborhood commitment to the effort. Each plan will include land use and residential intensity maps, which will guide subsequent action on re-zonings, plats, and capital improvement programming and design.

Overlay Zone: Under this strategy, new land use regulations would be enacted to create unique zoning districts for specific land use regulatory incentives or restrictions. These overlay regulations apply in addition to underlying zoning district regulations... Implementation will mean amendments to the zoning ordinance and application of overlay zones on the zoning maps. The overlay zones will be identified in subsequent district or neighborhood plans.

APPENDIX I. Anchorage 2020: Relevant Planning Principles

The following “Principles for Design and Environment” excerpt is from the Anchorage 2020 Anchorage Bowl Comprehensive Plan, Chapter 4: Land Use Concept Plan:

- Design versatile public spaces and facilities for maximum year-round use to serve a variety of activities.
- Improve the architectural quality of commercial development through design standards that make sites appear less industrial and more attractive and functional for the user.
- Encourage architectural design that is responsive to our northern climate and seasonal light conditions.
- Adopt design standards that are suited to a northern urban environment to help revitalize streetscapes.
- Adopt design standards that minimize negative impacts from adjacent incompatible land uses.
- Design and landscape roads to maintain and enhance the attractiveness of neighborhoods, open space, and commercial corridors and centers, and to reduce adverse impacts on neighborhoods.
- Design and maintain roads, bus stops, sidewalks, bike lanes, and trails for year-round use.
- Promote community connectivity with safe, convenient, year-round auto and non-auto travel routes within and between neighborhoods, and to neighborhood commercial centers and public facilities.
- Encourage an adequate supply of quality, affordable housing that meets the diverse needs of Anchorage residents and that integrates with other housing to balance neighborhoods.
- Establish flexible building and subdivision design standards that emphasize compatibility with Anchorage’s natural setting.
- Link subdivision design with a sense of place to highlight connections to Anchorage’s coastal setting, watersheds, mountains, wildlife, and subarctic forest and vegetation.
- Link neighborhoods, schools, natural areas, parks and greenbelts with open spaces and greenways, wherever possible.
- Conserve Anchorage’s heritage of historic buildings and sites.
- Promote retention of natural groundcover, or the inclusion of new cover, to reduce and filter surface runoff.
- Protect Anchorage’s scenic views.
- Protect the urban forest and other native vegetation in stream corridors, parks, and greenways; and restore their natural condition, wherever possible.
- Expand community greenbelt links within areas where these are deficient.
- Initiate and coordinate planning for land and water resources at the watershed scale.
- Preserve important wetlands for their ecological, hydrological, habitat, aesthetic, and recreational values.



APPENDIX J. Downtown Comprehensive Plan: Existing Conditions Analysis

The following is excerpted from the Existing Conditions Analysis, originally published as “Appendix A” of the Anchorage Downtown Comprehensive Plan, Chapter 3: Land Use and Development Analysis:

Seventeen sites have been identified to hold historic significance in the Downtown Study Area. Thirteen of them are noted on Diagram 4.6: Historic Sites Diagram. They are described as follows:

- **H1. Holy Family Cathedral.** The original structure was transported from the town of Knik by horse and sleigh in the early 1920s. The population of Anchorage grew to warrant construction of a larger building in the early 1930s. Because of WWII, the present building was not completed until 1952. A plaque by the entrance commemorates the 1981 visit by Pope John Paul II who held Mass for 50,000 people on the Park Strip.
- **H2. 4th Avenue Theatre.** First opened in 1947 with the Anchorage premier of “The Jolson Story.” Originally built by Austin E. “Cap” Lathrop, Alaskan entrepreneur, this Art Deco-style landmark survived the 1964 Good Friday Earthquake and was completely refurbished in 1992, returning it to its former glory. Inside are shops and the theatre’s original floor-to-ceiling bronze murals that show Alaska’s commercial progress, plus twinkling lights form the Big Dipper in the auditorium ceiling.
- **H3. Old Federal Building.** Alaska Public Lands Information Center is the complete information source for Alaska’s federal and state public lands. The building, completed in 1939, once housed the post office, federal agencies and the Federal District Courtroom and is now part of the National Register of Historic Places. When the Statehood Act was passed by the US Senate the summer of 1958, a huge 49-star flag covered the entire front of the building.
- **H4. ACVB Log Cabin Visitor Information Center.** This year-round center is open daily and operated by ACVB staff and volunteers. It features brochures, maps and information about the community and its many attractions. In front of the rustic, sod-roofed cabin is a milepost demonstrating Anchorage’s location as “Air Crossroads of the World”. Outside the door is a 5,144-lb./2,333 kg jade boulder (jade is mined around the Arctic Circle in Alaska and is Alaska’s state gem) donated by Ivan and Oro Stewart. Across F Street on Woolworth’s is a four-panel mural, 5 feet high, 56 feet wide, panorama of Alaska scenes from Portage Glacier through the Anchorage area to Mount McKinley. The mural was commissioned in 1990 to celebrate the 75th anniversary of Anchorage’s start as a tent city. Beneath the mural is the first verse of the Alaska Flag song, the state’s official song. Southeast of the cabin is an abstract sculpture dedicated to William Seward, who, as secretary of state, negotiated Alaska’s purchase from Russia. Behind the cabin is the steel and granite “Spirit Bridge” which contains the eternal flame and waterfall erected in honor of civic leader Robert Hartig.
- **H5. Old City Hall.** Opened in 1936, this two-story building served as the town’s first seat of government. Private businesses now occupy the building.



- **H6. The Anchorage Hotel.** Established in 1916, the hotel was home to Alaska painter Sydney Laurence. An addition was constructed in 1936 which survived the 1964 earthquake. Building was completely renovated in 1989.
- **H7. Kimball Building.** Most representative of Anchorage's early commercial buildings in the town site, this building was one of the few multiple-story buildings in Anchorage when it was completed in 1915.
- **H8. Oscar Anderson House/Elderberry Park.** Anchorage's first wood frame house, built in 1915. Oscar Anderson was the 18th person to set foot in Anchorage's tent city and continued to live in Anchorage until his death in 1969. The house was completely restored over a four-year period between 1978 and 1982 and is currently the only house museum in Anchorage.
- **H9. Resolution Park/Captain Cook Monument.** Commemorates the 200th anniversary of Captain James Cook's exploration of the area on his third and final voyage.
- **H10. William A. Egan Civic & Convention Center.** Completed in 1983, Egan Center has a 2,776-person capacity, large enough to host up to 85% of the world's meetings. Lobby art includes "Eskimo Spirit Carvings" in the east seating area, "Volcano Women" sculptures in the west conversation pit and the colorful "Beaded Sky Curtain" hanging over the west escalators. The Center was named for Alaska's first elected governor.
- **H11. Alaska Center for the Performing Arts.** One of only 22 performing arts centers in the country, the Center includes three theaters. Alaska artists designed the lobby carpeting and seat upholstery in two of the theaters. Besides the functional art, 23 Native masks decorate public spaces throughout the Center.
- **H12. Historic Anchorage Homes.**
 - 610 W. 2nd Ave. Originally constructed for Alaska Engineering Commission (AEC) chairman William C. Edes in 1917, it was referred to as "Cottage 22" during the development of the railroad.
 - 605 W. 2nd Ave. Built and designed by Leopold David, the first elected mayor of Anchorage. Today the house is tri-colored in the original color scheme.
 - 542 W. 2nd Ave. Originally owned by Andrew Christensen, the auctioneer for the General Land Offices, who auctioned off parcels of land that became the original townsite of Anchorage.
- **H13. Anchorage Cemetery.** The original town site's graveyard, this cemetery is the burial place of several notable Alaskans, including artist Sydney Laurence (his grave is marked with an artist's palette). Some graves bear Russian Orthodox crosses; the traditional Eskimo upright whalebones mark others.
- **H14. Delaney Park.** Originally a firebreak for the town site, it served as the area's first airfield, and later, the first golf course. Locally known as the "Park Strip," Delaney Park runs east/west from A to P Streets, north and south between 9th and 10 Avenues. The Park is named for James Delaney, Anchorage's mayor from 1929 to 1931. Today it contains ball fields, basketball and volleyball courts, a skating rink, tennis courts, one of Alaska's last steam engines, and a Veteran's Memorial with a giant American flag on top of a spruce pole.



APPENDIX K. Downtown Comprehensive Plan: Relevant Policy Objectives

The Historic Preservation Plan (HPP) for Anchorage's Four Original Neighborhoods will support the preservation-related goals and policies identified in the Anchorage Downtown Comprehensive Plan (2007). The following policy objectives excerpted from Anchorage 2020 are most relevant to the HPP:

- **Page 44:** Establish incentives to make rehabilitation and/or redevelopment of older properties, underused parcels and surface parking lots cost effective
- **Page 45:** Examine the feasibility of an arts and cultural center celebrating Anchorage's diversity through educational, recreational and entertainment programming in arts, languages, cuisine and other unique cultural traditions
- **Page 45:** Preserve the 4th Avenue Theatre by making it a viable operation as a Downtown destination venue
- **Page 51:** Support Ship Creek's development strategy to preserve the historic character, promote an arts corridor along 1st Avenue and integrate new development
- **Page 68:** Promote public awareness of Downtown's historic resources and their value for the future of Downtown and the overall community
- **Page 68:** Promote consideration of historic resources in planning and development decisions by the public and private sectors
- **Page 68:** Promote strategic partnerships to further the interests of historic preservation
- **Page 69:** Leverage historic resources as cultural and economic development assets for the future growth and vitality of Downtown
- **Page 69:** Consider a historic overlay zone in Downtown
- **Page 107:** Signage should incorporate Alaska Native art and history to enhance Downtown Anchorage's unique identity
- **Page 122:** Promote Anchorage's history and rich cultural diversity [through an image and branding program]
- **Page 122:** Promote distinct district characters with marketing, events and branding
- **Page 125:** Create district signage codes unique to their character to bolster their identities
- **Page 125:** Determine significant sites and events that are in need of interpretive signs to showcase their importance in Anchorage's history.



APPENDIX L. Partners for Preservation

The following is a list of organizations and groups—which is by no means exhaustive or exclusive—mentioned during the HPP Public Outreach process that are currently or might become good partners for preservation. Don't forget to think outside the box when looking for preservation partners!

Federal Agencies

- Advisory Council on Historic Preservation (ACHP)
- Bureau of Land Management (BLM)
- Federal Highway Administration (FHWA)
- Joint Base Elmendorf-Richardson (JBER)
- National Park Service (NPS)
- National Scenic Byways Program
- Preserve America (Note: grant funding not available in FY2012)
- U.S. Department of Housing and Urban Development (HUD)

State Agencies

- Alaska Department of Transportation & Public Facilities (ADOT&PF)
- Alaska Film Office
- Alaska Railroad Corporation (ARRC)
- Alaska State Historic Preservation Office (SHPO)
- Alaska State Historical Commission
- Certified Local Government (CLG) program

Municipality of Anchorage Departments & Programs

Municipal Departments

- Anchorage Community Development Authority (ACDA)
- Community Development (including Development Services and Planning)
- Health & Human Services
- Parks and Recreation
- Public Works (including Project Management and Engineering)
- Real Estate (including Heritage Land Bank)
- Port of Anchorage
- Transportation
- Water and Wastewater Utility (AWWU)

Boards and Commissions

- Anchorage Assembly
- Anchorage Historic Preservation Commission (AHPC)
- Heritage Land Bank Advisory Commission (HLBAC)
- Planning & Zoning Commission (PZC)
- Urban Design Commission

Alaska Native Peoples Organizations

- Alaska Federation of Natives
- Alaska Native Heritage Center
- Alaska Native Hospital
- Bureau of Indian Affairs (BIA)
- Chickaloon Village Traditional Council / Chickaloon-Moose Creek Native Association
- Chulista Foundation
- Cook Inlet Housing Authority
- Cook Inlet Region, Inc. (CIRI)
- Cook Inlet Tribal Council
- Knik Tribal Council / Knikatu, Inc
- Native Village of Eklutna / Eklutna, Inc.
- Native Village of Tyonek / Tyonek Native Corporation / Tebughna Foundation
- Rasumson Foundation
- Southcentral Foundation
- Tribal Preservation Program, by National Park Service



Preservation Nonprofit Organizations

- African American Historical Society of Alaska
- Alaska Airmen's Organization
- Alaska Association for Historic Preservation (AAHP)
- Alaska Historical Society
- Alaska Moving Image Preservation Association
- Anchorage Historic Properties, Inc. (AHPI)
- Cook Inlet Historical Society
- Friends of Nike Site Summit
- Ghost Tours of Anchorage
- Iditarod National Historic Trail Alliance
- NAACP, Anchorage Chapter
- National Endowment for the Humanities
- National Trust for Historic Preservation (NTHP)

Neighborhood/Community Groups

- Anchorage Land Trust
- Anchorage Park Foundation
- Anchorage Woman's Club
- Arctic Entries
- Audubon Society
- Bicycle Commuters of Anchorage
- Churches & Religious Organizations
- Downtown Community Council

- Fairview Community Council
- Government Hill Community Council
- Great Land Trust
- Institute of the North
- NeighborWorks
- South Addition Community Council

Business Organizations/Networks

- Alaska Board of Realtors
- Alaska Business Development Center
- Alaska Housing Finance Corporation (AHFC)
- Anchorage Chamber of Commerce
- Anchorage Convention & Visitors Bureau (ACBV)
- Anchorage Downtown Partnership, Ltd.
- Anchorage Downtown Rotary Club
- Anchorage Economic Development Corporation (AEDC)
- Building Owners & Managers Association
- Grand Masonic Lodge of Alaska
- Petroleum Club

Design Professionals

- Alaska Design Forum
- American Institute of Architects (AIA), Alaska Chapter
- American Planning Association (APA), Alaska Chapter
- American Society of Landscape Architects (ASLA), Alaska Chapter
- Cascadia Green Building Council

Corporations & Local Businesses*National Companies Offering Preservation Grants*

- American Express Historic Preservation Partners Program
- Lowe's Charitable and Educational Foundation

Local Tour Companies

- Anchorage City Tour
- Holland America Tours
- Premier Alaska Tours
- Princess Tours
- Royal Celebrity Tours



Educational Institutions

- Alaska Pacific University
- Anchorage Humanities Forum
- Anchorage School District
- University of Alaska, Anchorage
- University of Alaska, Fairbanks

Museums

- Alaska Aviation Museum
- Alaska State Trooper Museum
- Alaska Veterans Memorial Museum
- Anchorage Museum
- National Archive, Pacific Region
- Wells Fargo History Museum

Media Outlets

- Alaska App
- Alaska Channel
- Anchorage Daily News
- KNBA Radio Station
- KSKA Radio Station

APPENDIX M. Additional Neighborhood Plan Policies

The following policies and implementation strategies were removed from the HPP during the adoption process because they are not directly relevant to historic preservation or they need additional work before they are ready to be adopted. However, these items were generated during the HPP Public Outreach Process and would be appropriate to include in a neighborhood plan because they are important to the community.

Entire Plan Area Policies (Chapter VI)

- Consider enacting a “Demolition Delay Review” procedure in the Four Original Neighborhoods, at least as an interim measure while a comprehensive design review structure is being created. The purpose of this process is to allow time for consideration of alternatives to demolition, such as restoration, relocation, ownership transfer, or architectural salvage. Demolition Delay is an administrative process that creates a predictable waiting period during which approval of a demolition permit is delayed; public notices and/or a public hearing would be required in order to allow the community

an opportunity to consider other solutions or document the property prior to demolition. Further action would be needed by the public and decision-makers prior to implementing this item. *Other cities that have enacted this strategy include Portland, OR (Zoning Code 33.445-810), Boston (Zoning Code Article 85, Chapter 665), Chicago, Fort Worth, and Boulder, CO, among others.*

- Implement the strategies outlined in the *Anchorage Pedestrian Plan* (2007) and *Anchorage Bicycle Plan* (2010) to improve pedestrian and bicycle connectivity throughout the Four Original Neighborhoods.
- Identify missing links in the trail and open space systems running through the Four Original Neighborhoods, and plan to bridge these gaps in the future. This should build on the *Anchorage Bowl Park, Natural Resource, and Recreational Facility Plan* (2006) and *Areawide Trails Plan* (1997, currently being updated).



- Develop land-use and architecture projects and programs that reinforce and promote connectivity to the park system. Support the *Anchorage 2020* vision of “a northern community built in harmony with our natural resources and majestic setting.” This could be accomplished by drafting design guidelines for each neighborhood.
- Designate and utilize a historic building in each neighborhood as a community meeting place to supplement existing community centers. Neighborhood organizations may use the building (landmark) as a symbol of the organization, to fundraise, and so forth.
- Combine uses of neighborhood community centers. *“Co-work spaces,” a special type of shared, mixed-use work space, have been successful in places like Nedspace in Portland, OR, and Working Village in Santa Monica, CA. A similar concept could be applied to community centers in the Four Original Neighborhoods.*
- Implement the strategies outlined in the *Anchorage Pedestrian Plan* (2007) and *Anchorage Bicycle Plan* (2010) to improve pedestrian and bicycle connectivity throughout the Four Original Neighborhoods.
- Limit the amount of surface parking and utilize underground parking and/or parking garages to avoid impacts to the historic character of the streetscape, where possible.
- Analyze parking demands to determine the need/location/size of parking garages in the neighborhoods.
- Create design guidelines that address parking structures and encourage integration of the garages as unobtrusively as possible into the neighborhoods.
- Analyze seismic issues to identify potential locations and structural requirements for safe underground parking lots.
- For large, high-density new construction projects in the Four Original Neighborhoods, recommend that parking requirements be met through structured or underground parking, rather than surface parking.
- Redesign existing surface parking lots to reintroduce native vegetation.

Neighborhood-Specific Policies (Chapter VII)

Government Hill

- Light the C Street Trail from 3rd Avenue to Government Hill.⁸⁷
- Expand “Trail Watch Ambassadors” program to cover Government Hill trails.⁸⁸
- Implement strategies from the Government Hill Neighborhood Plan regarding trails and connectivity.
- Determine through Community Council-led neighborhood meetings and/or market analysis what types of businesses would be most desirable in the community.
- Identify economic development strategies for Government Hill that allow for successful “neighborhood center” commercial development.
- Create neighborhood-specific design guidelines to maintain a visually cohesive “neighborhood center.”
- Establish a commercial hub that fosters neighborhood interaction and a sense of community.
- Coordinate HPP with Neighborhood Plan to ensure that there is an established process by which the neighborhood can review and comment on proposed projects.



- Conduct a market analysis to identify what businesses are needed and can be supported in Government Hill.
- Identify appropriate locations for small businesses (existing buildings or vacant lots), and adjust zoning accordingly.
- Actively recruit operators and offer incentives for Government Hill-focused businesses.

Downtown

- Design innovative, climate-responsive buildings and infrastructure.
- Look to other northern cities worldwide for examples of designs and technology that can be adapted for new, interesting infill construction in Downtown Anchorage. The American Institute of Architects (AIA), the U.S. Green Building Council, and the Winter Cities Institute may be resources for this research.
- Consistently apply the “Winter City Design Standards” outlined in the Downtown Comprehensive Plan (2007).
- Encourage multiple uses of government office and facilities to promote round-the-clock activity downtown.

South Addition

- Implement the Anchorage Pedestrian Plan (2007) and Anchorage Bicycle Plan (2010).
- Identify economic development strategies for the South Addition that allow for successful, scattered neighborhood commercial development and small businesses.

Fairview

- Use accessory dwelling units (“mother-in-law apartments”) to achieve increased density in Fairview while respecting its historic character and socioeconomic diversity.
- Enact laws encouraging or requiring changes to the zoning to permit accessory dwelling units in Fairview.
- Promote accessory dwelling units as an affordable rental option for very-low-, low-, and moderate-income residents in Fairview.
- Create a program for Sullivan Arena to encourage targeted development, manage event parking and improve walkability near the area.
- Use Sullivan Arena to encourage nearby economic development opportunities along 15th Avenue and Gambell Street.

- Create zoning and land-use policies that support primarily single-family residential uses, with mixed-use and multifamily housing allowed in limited areas of Fairview.
- Create neighborhood specific design guidelines that promote smaller scale residential development, thus reinforcing historic streetscape rhythm and scale.
- Study and adjust residential zoning in Fairview to support new development at a scale and density that is compatible with the neighborhood’s historic character.
- Study and adjust zoning on Gambell and Ingra streets to support the type of commercial development desired in Fairview. This may include a focus on establishing maximum setbacks for commercial development (rather than minimums, as is typical) in order to improve the pedestrian experience.
- Study and adjust zoning to permit accessory dwelling units in Fairview to achieve increased density, if desired.



APPENDIX N. National Register Historic District Approval Process

The National Register of Historic Places is the official list of the nation's historic places worthy of preservation. Listing in the National Register provides a formal recognition of a property's historical, architectural, or archaeological significance. National Register listing places no obligations on private property owners. In fact, prior to listing an individual property or establishing a historic district in Anchorage, there would be an extensive public outreach process to notify and include property owners and decision-makers. Details about the National Register nomination process, especially as it pertains to historic districts, is included here for reference.

The following explanation about identifying, notifying & counting property owners in National Register Historic Districts is excerpted from a publication by the Washington State Historic Preservation Office. It can be found in full online: http://www.dahp.wa.gov/sites/default/files/NPS_Guidelines_for_Districts.pdf

Identifying, Notifying & Counting Property Owners in Historic Districts

National Register of Historic Places regulations [36 CFR Part 60] require that as part of the nomination process, the States must identify the owners of the nominated property, notify the owner(s) in writing of the State's intent to nominate the property, and provide the owner(s) an opportunity to concur or object to the nomination. If the private property owner or a majority of the private property owners (in instances of multiple ownership of a single property or of districts) formally objects (by notarized letter) to the listing, the property cannot be listed in the National Register [36 CFR 60.6(g)].

National Register regulations define "owner or owners" as "those individuals, partnerships, corporations, or public agencies holding fee simple title to property. Owner or owners does not include individuals, partnerships, corporations, or public agencies holding

easements or less than fee interests (including leaseholds) of any nature," [see 36 CFR 60.3(k)]. To identify property owners, the nominating authority is required to consult the list of owners "from either official land recordation or tax records," [36 CFR 60.69c)]. The state must determine how many owners there are, and of that number, how many are private (as opposed to public) owners. Public owners (local, state, or national government entities) can voice an objection, but it does not count in determining if a majority of owners object and thus prevent listing; only private property owner objection can prevent listing.

The following guidance is found in National Register regulations or contained in previously issued National Register policy letters.

Who gets to vote?

Each person listed in the land recordation or tax records as an owner gets one vote, regardless of how many properties or what part of one property that party owns, and regardless of whether the property contributes to the significance of the district [36 CFR 60.6(g)]. Thus *what is important is not how many properties are within the nominated boundary, but how many property owners.*



How to count owners:

- A husband and wife are both listed as owners - each gets a vote and their vote is counted separately. If only one spouse is listed in the records as owner, that person gets one vote.
- Several people own one property and each is recorded as an owner - each gets one vote.
- A person owns several properties within the nominated boundary - that person gets one vote, regardless of how many properties he or she owns.
- A partnership is listed as an owner - the partnership is considered one owner and it gets one vote (regardless of how many partners there are).
- A corporation is listed as an owner - the corporation gets one vote.
- A trust is listed as an owner - the trust is considered one owner and it gets one vote.
- A condominium is included within the nominated boundary. The owners of individual units in a condominium hold fee simple title to their property, and therefore are considered owners under the notification

provisions of National Register regulations. Each owner of a condominium unit listed in the official land recordation or tax records gets one vote. In addition, the condominium association may be considered one owner for notification purposes if the common areas of the condominium property are owned in fee simple title by that entity.

- A co-operative (co-op) is included within the nominated boundary. Those individuals participating in a co-operative are part of a corporation and do not hold fee simple title - the co-operative gets one vote.
- A district which includes both public and private property owners. Example, a district includes 100 owners (four public property owners and 96 private property owners). For purposes of owner concurrence or objection, only the 96 private property owners' votes must be tabulated. If 49 of the private property owners (51% of 96) object, the property cannot be listed.

What constitutes a majority?

If a majority of private property owners formally objects, the property cannot be listed. If there are two private property owners and only one objects, the property can be listed; both must object to constitute a majority to block listing. If there are three owners, two of the three must object. If there are fifty owners, twenty six must object, etc.

Additional Questions:

Question 1. Can anyone who becomes an owner prior to the final action on the nomination cast a vote concurring in or objecting to the nomination?

Answer 1: Yes. While the regulations require the State to send written notification to the owners of record at least 30 but not more than 75 days before the State Review Board meeting, the regulations also provide that:

"If an owner whose name did not appear on the list certifies in a written notarized statement that the party is the sole or partial owner of a nominated private property such owner shall be counted by the SHPO in determining whether a majority of owners has objected" [36CFR60.6(g)].



Notarized letter of objection from private property owners will be considered by the Keeper of the National Register if received by the Keeper prior to the date of listing of the property.

Question 2. What is the “record date” for determining ownership and, therefore, eligibility to express consent or objection to the nomination?

Answer 2: National Register regulations require that the State obtain the property owner list “within 90 days prior to the notification of intent to nominate” [36 CFR 60.6©]. As outlined in our response to Question 1, however, any owner not appearing on such lists may still concur in or object to listing by providing the required documentation establishing ownership.

Question 3. Can a notarized statement of consent or objection become “stale” and cease to be effective because it was made too far in advance of the State’s final action?

Answer 3: No. Statements of consent or objection do not automatically become “stale” or invalid unless new documentation becomes available that contradicts the previous information (i.e., an owner provides a new letter

of consent or notarized objection, or a different owner is identified and verified). In cases where there has been a significant passage of time from the original notification and the submittal of the nomination of the property to the National Register, the SHPO is required to renotify property owners, including the reverification of the list of the list of owners required under 36 CFR 60.6c. In addition, if subsequent to nomination (i.e., after it is formally nominated and returned to the State by the National Register) a State makes a major revision to a nomination or renominates a property rejected by the Keeper, the SHPO shall notify the affected property owners and chief elected local official of the revisions or renomination in the same manner as the original notification for the nomination [36 CFR 60.6(w)].

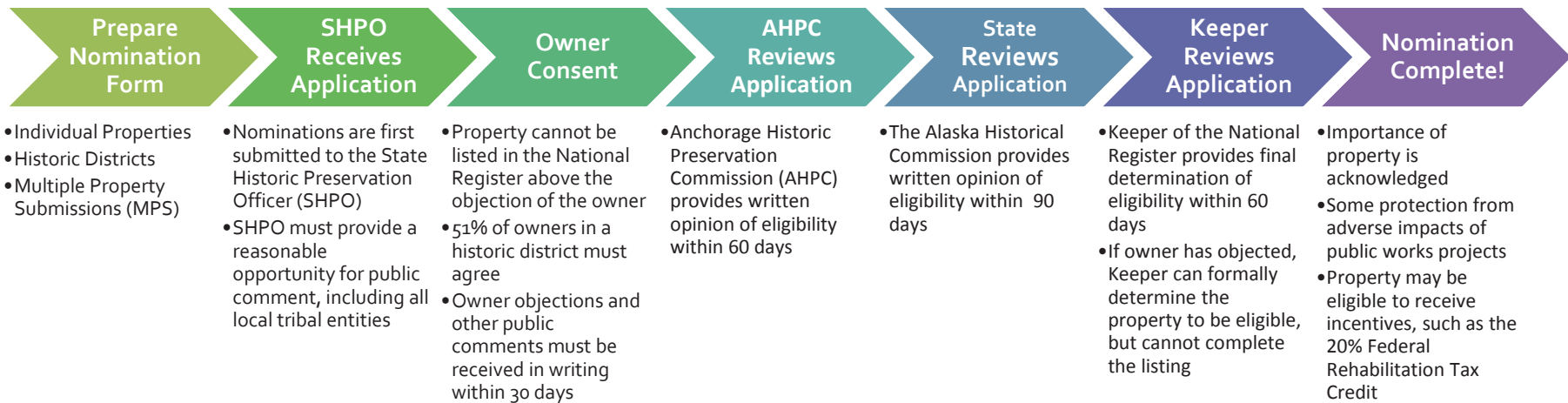
Question 4. What if the owner’s letter of objection is not notarized, as required by 36 CFR 60.6(g)?

Answer 4: If the State receives an owner objection letter that is not notarized, the objection does not count. The State may want to alert the owner that the letter is deficient and the objection will not be counted.



National Register Nomination Process Flow Chart

The following flow chart outlines the process for nominating a property or district to the National Register. This process includes the property owner, Anchorage Historic Preservation Commission, Alaska State Historic Preservation Office, and Keeper of the National Register.



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