

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2015-048

A RESOLUTION RECOMMENDING APPROVAL OF THE *UMED DISTRICT PLAN*.

(Case No. 2015-0036)

WHEREAS, the Anchorage Planning and Zoning Commission was presented the October 2015 *UMED District Plan* Public Hearing Draft on October 12, 2015, by staff from the Community Development Department, Long-Range Planning Section, with subsequent public testimony from a UMED-area community council and organizational representatives; and

WHEREAS, the *UMED District Plan* was funded with an Alaska state grant that required four separate elements: a robust public outreach process, the update to the 2003 *U-MED/Universities and Medical District Framework Master Plan*, a co-generation feasibility study, and a parking utilization study; and

WHEREAS, the UMED Steering Team was formed to guide the planning process comprised of the UMED organizations, community councils, and legislative representatives, giving the UMED District planning effort a wide cross-section of representation and support; and

WHEREAS, the *UMED District Plan* includes eight vision elements, their respective goals and implementation items, design guidelines, and a land use plan map with related land use descriptions; and

WHEREAS, the eight vision elements are intended to guide future development in medical, educational, redevelopment, economic development, neighborhood improvements, and park management functions, while maintaining the ongoing community outreach process defined through the issues and opportunities heard during the *UMED District Plan* update planning process; and

WHEREAS, the Planning and Zoning Commission opened and closed the public hearing on the *UMED District Plan* on October 12, 2015, after taking public testimony and initiated the deliberation of the merits of the plan; and

WHEREAS, the Planning and Zoning Commission further deliberated the *UMED District Plan* on November 9, 2015, whereby the Commission provided amendments to the *UMED District Plan* and finalized its recommendation for approval to the Anchorage Assembly.

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

A. The Commission makes the following findings of fact:

1. The *UMED District Plan* is compatible with the *Anchorage 2020—Anchorage Bowl Comprehensive Plan* and serves to reinforce the UMED District as an important employment center.

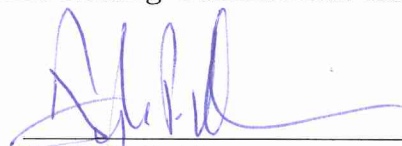
2. The plan includes redevelopment areas intended to provide housing and residential support for the UMED employment center.
 3. The public process was thorough and engaged with all the institutions in the area approving the plan as adopted.
 4. The adoption of this plan will maintain and improve the characteristics that make the UMED District such a great place to live, work, and play.
 5. The UMED Steering Team provided extensive input into the decisions and process of developing the plan, and moved the bar pretty far by getting this plan done.
 6. The Commission appreciates the extent of staff's work during this planning process.
 7. Growth will occur and things will change in the UMED District. The *UMED District Plan* tries to outline responsible ways for the UMED District to grow and be maintained with those elements that are important to the people, landowners, and the broader Anchorage community.
- B. The Planning and Zoning Commission recommends approval of the October 2015 *UMED District Plan* Public Hearing Draft to the Anchorage Assembly with amendments listed in the Issue-Response Table, included as Attachment A, and the updated Land Use Plan Map, included as Attachment B. The *UMED District Plan* will replace the 2003 *U-MED/Universities and Medical District Framework Master Plan* in its entirety.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission this 9th day of November, 2015.

ADOPTED by the Anchorage Planning and Zoning Commission this 7th day of December, 2015.



Hal H. Hart, AICP
Secretary



Tyler P. Robinson
Chair

Attachment: A. Issue-Response Table
B. Land Use Plan Map, dated October 28, 2015

(Case No. 2015-0036)

krb

Attachment A to Planning and Zoning Commission Resolution No. 2015-048

UMED District Plan – Comment-Response Table

PZC Case No. 2015-0036

ITEM	COMMENTER	COMMENTS	STAFF RESPONSE	PZC ACTION
1	UAA	Provided information on Adverse Possession of UAA Property.	Will be edited into plan.	Accepted
2		September 15, 2015 letter to BLM re: BLM approval for Northern Access Road.	Will be edited into plan.	Accepted
3		September 28, 2015 letter BLM to UAA response regarding Northern Access Road.	Will be edited into plan.	Accepted
4	DOT&PF	Implementation Section still includes DOT&PF as Potential Parties - Please remove.	Agree.	Accepted
5		Funding Sources recommended in 2 columns to distinguish Federal/State Funding.	Potential is meant to be very general.	Accepted
6		Implementation Item #4.1.a: Project 4R - University Lake Drive.	Potential is meant to be very general.	Accepted
7		Implementation Item #4.3 are sidewalk projects, please remove DOT&PF	Agree.	Accepted
8		Implementation Item #4.4 deals with snow removal. DOT&PF have limited budgets.	This is a 5-10 year plan. Budget issues may change.	Accepted
9		Implementation Item #4.4a - AMATS funding is ineligible, please remove reference.	Agree.	Accepted
10	AMATS/PM&E	Nordic Ski Association is one of many trail grooming and maintenance partners. Add dog sleds to trail users.	Will revise.	Accepted
11		Page 21 - Needs tense change.	Agree.	Accepted
12		Figure 19 - Needs larger photo.	Agree.	Accepted
13		2.6 Challenges recommend revision.	May revise.	Accepted
14		Residential opportunities - Pg. 24: Change "bike trails" to trails.	Agree.	Accepted
15		Page 25 - Roundabout one word.	Agree.	Accepted
16		Page 25 - Don't capitalize wetland.	Agree.	Accepted
17		Page 26 - Reference to <i>Chester Creek Watershed Plan</i> .	Agree.	Accepted
18		Figure 25 - Check reference to photo.	Agree.	Accepted

Attachment A to Planning and Zoning Commission Resolution No. 2015-048
UMED District Plan – Comment-Response Table
PZC Case No. 2015-0036

ITEM	COMMENTER	COMMENTS	STAFF RESPONSE	PZC ACTION
19		Page 27 - Reference to Campbell and Chester Creek trails.	Agree.	Accepted
20		Page 36 - Piper "Street".	Agree	Accepted
21		Page 45 - Add new bullet to design standards - maintain tree buffers on trails. Pedestrian and Bicycle - Reword to note Pedestrian Facilities instead of sidewalks.... 6th bullet: add sidewalk access from parking lots of building entrances. Parking facilities...add "and trails."	Agree; however, this needs to be reviewed for feasibility with the UMED Organizations.	Accepted
22		Page 47 - Transportation & Mobility: Change "bike trails."	Agree.	Accepted
23		Page 49 - Goal 2: Change to Vehicular travel lanes with on-street bike lanes."	Agree.	Accepted
24	AMATS/PM&E	Page 49 - Add project #117 from <i>Anchorage Pedestrian Plan</i> . Wheelchair is one word. Third bullet is "aids." Sixth bullet - Change to "Bicycle" connections.	Agree.	Accepted
25		Page 50 - Increase shuttle service.	This is up to the providers.	Accepted
26		Figure 47 - Give credit to provider.	Agree.	Accepted
27		Figure 43 - Add sidewalks, Providence Drive Extension not in MTP, Roundabout missing at Elmore/Providence, Trail connections Wesleyan to Castle Heights, Baxter Road, where are schools, Parking garage at Mallard, Ped connection for APU to UAA, don't forget dog mushers.	Map will be revised to reflect those things that are not too much detail for this map.	Accepted
28		Mention trail conflicts between off-leash dog area and trail users.	Agree.	Accepted
29		How come there are not specific plan names mentioned in this plan, like the Bike and Ped Plan, Trails Plan, etc?	Plan names can change when they are updated. Therefore, a general reference was used for the <i>UMED District Plan</i> .	Accepted

Attachment A to Planning and Zoning Commission Resolution No. 2015-048
UMED District Plan – Comment-Response Table
PZC Case No. 2015-0036

ITEM	COMMENTER	COMMENTS	STAFF RESPONSE	PZC ACTION
30	MOA Private Development	UMED District Design Guidelines are not specific with labels and dimensions. Do not meet current code.	Disagree. UMED District Design Guidelines were adopted specific to this District in 2003 to ensure a walkable, pedestrian-friendly district. Future roadways should incorporate these design features.	Amendment #4: FAILED UMED District design guidelines PP-42-46 will remain in the plan.
31	MOA LUPM Team	Make sure descriptions and densities equal MOA-wide LUPM to the greatest extent possible. Make sure chart, map, and descriptions also match up. Example 5-10 s/b 5-8 DUA on Low Intensity Attached & Detached (Page 66 and 69).	Agree.	No PZC action taken.
32	Commissioner Spring	Delete street design standards shown on pages 46 and Implementation Item #4.6.a on page 80, based on comments received from MOA Private Development.	Disagree. The 2003 U-MED Plan adopted design guidelines have been in use since that time. This Update includes these guidelines for consistency. While they have not been consistently incorporated into each roadway project in the UMED, they are still relevant and assist in achieving a balanced network of roadway, pedestrian and trail facilities that support a walkable, bike-friendly campus. To delete these design guidelines now would be inconsistent with the intent of the UMED organizations and the community. District and Neighborhood Plans may develop their own design guidelines. LRP staff apprised MOA Private Development of these design guidelines and that the new Title 21 will require sidewalks on both sides of the street. The design guidelines referred to in Implementation Item 4.6.a are from the 2003 U-MED Plan and are intended to be re-adopted through the 2015 UMED Plan update process.	Amendment #1 PASSED: PZC approved retaining the design guidelines with the exception of the deletion of Figure-38 that depicts the street cross-sections. Staff suggests to the Assembly that Figure 38 be updated to include roadway and cross-section dimensions for better clarity.

Attachment A to Planning and Zoning Commission Resolution No. 2015-048
UMED District Plan – Comment-Response Table
PZC Case No. 2015-0036

ITEM	COMMENTER	COMMENTS	STAFF RESPONSE	PZC ACTION
33	Commissioner Fergusson/ Spring Motion	Implementation Item 5.1.a - Delete new staff position proposed with this plan.	Disagree. This position would assist the UMED Steering Team in implementing the many important items found in this plan. As the #2 employment center in the State, it is felt that more resources should be directed to the UMED to help the District continue to grow and prosper in accordance with this plan.	Amendment #2: PASSED- to delete Implementation Item 5.1.a. Staff suggests a part-time position to the Assembly.
34	Commissioner Fergusson/ Spring Motion	Revise all references to the Northern Access road project to be consistent with the PZC action taken on 10/5. (See PZC meeting minutes page 5 of 9.)	Agree. The project needs to be designed and constructed consistent with the adopted UMED District roadway design standards. However, if the project is phased, then the phasing needs to address addition of trail and pedestrian elements, and consideration of wildlife crossings mentioned in the Watershed & Natural Resource Commission Resolution No. 2014-03, which are not currently included in the PZC recommendation (see attached). Staff supports inclusion of any missing elements including the third or middle bridge, and sidewalks and trail connections to determine funding and timing for what may be a Phase 2 of this project.	Amendment #3: FAILED. Because the amendment failed, staff will not revise the <i>UMED District Plan</i> to reflect the references to the PZC action taken on 10/5 regarding the Northern Access Road Project.
35	Commissioner Fergusson/ Spring Motion	Re-order Plan Priorities make University Lake Master Plan priority #7.	Disagree. The 2015 <i>UMED District Plan</i> priorities represent the comments received during public input, as well as the direction provided by the UMED Steering Team. Both short- and long-term priorities were included to give the District some early action wins, of which the University Lake Park Master Plan is one.	Discussion ensued that resulted in the PZC expressing their agreement with staff to leave priorities as listed in the plan.

Attachment A to Planning and Zoning Commission Resolution No. 2015-048
UMED District Plan – Comment-Response Table
PZC Case No. 2015-0036

ITEM	COMMENTER	COMMENTS	STAFF RESPONSE	PZC ACTION
37	Commissioner Fergusson/ Spring Motion	Delete Fresh Food References – Implementation Goal and Items 5.2, 5.2.a.	Disagree. The UMED District is a food desert. Access to fresh produce and groceries is an unmet need especially within the campus area. The nearest super market is over 2 miles. Recent efforts to sell fresh food through seasonal farmer's market within the District have met with great success. (See 2015 <i>UMED District Plan</i> , page 134). The Food Security Research ongoing at UAA and APU is important to the future of our community, as well as the state. This goal and implementation item supports the ongoing research at our universities and future projects that may come to the UMED through a UMED Village or other new development.	No PZC action or discussion on this issue. Fresh food references will remain in the plan.
38	Commissioner Spring/ Fergusson	Resolve design guidelines with Title 21.	Disagree. The 2003 U-MED design guidelines apply to institutional and major development projects and assist in MOA Department review of District projects. Deletion of these design guidelines would be inconsistent with the desires of the UMED organizations, the community, and the UMED Steering Team. District or neighborhood plans may include design guidelines to provide direction on development. This is what's been done for the UMED Plan update. Until a master plan is brought in by the Institutions and approved by the Assembly, the 2003 <i>U-MED/Universities and Medical District Framework Master Plan</i> design guidelines guide how new construction will relate to existing development, and how roads, pedestrian, and bicycle facilities serving new buildings.	See item #32. The 2003 <i>U-MED/Universities and Medical District Framework Master Plan</i> design guidelines carried forward in the 2015 update will remain in the <i>UMED District Plan</i> .

Attachment A to Planning and Zoning Commission Resolution No. 2015-048
UMED District Plan – Comment-Response Table
PZC Case No. 2015-0036

ITEM	COMMENTER	COMMENTS	STAFF RESPONSE	PZC ACTION
39	Commissioner Spring	Delete 2-PK – Implementation Item 4.5.b, park and ride option to support TDM.	These ties are important to connect campus buildings to the larger network to provide walkability and alternative travel opportunities. Page 42 of the plan specifically states these guidelines are to be used / addressed for projects that require a major site plan review, conditional use, or master plan. Figure 8 on page 46 will be updated to delete terms specific to the 2003 U-MED Plan including: “Both Scenarios, Sub-Districts, Integrated Campus.” Additionally “Northern Access” will be added to list of streets identified as “District Collector.”	Amendment #5 – PASSED – Delete project 2-PK: Future Park-and-Ride Parking Lot proposed in the plan.
40	Commissioner Spring/ Steve Rafuse MOA Park	Delete “Prohibit off-leash dogs at University Lake and Goose Lake parks.”	Agree to add, “consider” to off-leash dog recommendation. Mitigation of impacts by off-leash dogs is necessary as the UMED District continues to evolve into a more urbanized campus with increased visitation, commercial, housing, retail and organizational development. 1. Agree with Tudor Road and extending the “Commercial Corridor” designation from Lake Otis Parkway to Wright Road. <i>Land Use Plan Map included with 11/9/15 packet reflects this change.</i>	Amendment #6 – PASSED – Add: “Consider” to Prohibit off-leash dogs at University and Goose Lake parks.
41	Commissioner Spoerhase/ Andrew Romerdahl - PAMC	Request changes to Land Use Plan map along Tudor Road to Commercial Corridor from Lake Otis Parkway to Piper Road; currently there are businesses all along this stretch of Tudor.		#1-PZC agreed with Staff and took no action. #2-PZC agreed with Staff comments and took no action.

Attachment A to Planning and Zoning Commission Resolution No. 2015-048
UMED District Plan – Comment-Response Table
PZC Case No. 2015-0036

ITEM	COMMENTER	COMMENTS	STAFF RESPONSE	PZC ACTION
			2. Disagree with extending "Commercial Corridor" designation to properties between Wright Road and Piper Street, zoned R-3. This recommendation is inconsistent with <i>Anchorage 2020</i> Policy #10, page 72. Mixed-use with new housing opportunities along Tudor could provide for employees and students within this Major Employment Center.	#3-PZC agreed with Staff and took no action.
42	Commissioner Spoerhase/ Andrew Romerdahl - PAMC	Request changes to Piper Street from Tudor to 40 th Avenue on PAMC-owned property.	Disagree. This is an existing multi-family designated area and is zoned R-3, that happens to be owned by PAMC. The PZC and PAMC recommendation to change it to commercial is inconsistent with <i>Anchorage 2020</i> Policy #14, page 73. Housing is needed in the Anchorage area, and these properties along with the other multi-family designated properties can help provide housing for new residents, employees, and students within this Major Employment Center.	No action by PZC on this comment by PAMC or Commissioner Spoerhase.
43	Commissioner Walker/ Robinson	Add a new implementation item. Implementation Item 7.1.b – Recommend, "Density transfers be allowed to accommodate future growth." Will have additional comments during Land Use Plan Map Review.	Agree. This is a recommendation that can be considered and is consistent with <i>Anchorage 2020</i> Policy #8, page 72. However, there is nothing currently in Title 21 that speaks to this issue.	Amendment #7: FAILED. Motioned to add new implementation item 7.1.b. Transfer Development Right ordinance to facilitate development in the UMED District.
44	Commissioner Robinson	1. Please explain how Community Interface property on UAA parcels is going to develop. 2. Land Use Plan map does not have enough detail and there is not a zoning map or UAA master plan accompanying to explain how that will happen.	Agree. 1. Organizational Master Plans: Organizational master plan maps are included in the <i>Supporting Documents</i> report. Maps are provided to PZC from ANTHC, APU and UAA in the 11/9/15 packet to assist in deliberations. Will	#1: PZC took no action. #2. PZC took no action. #3. PZC took no action. #4: Amendment #8:

Attachment A to Planning and Zoning Commission Resolution No. 2015-048
UMED District Plan – Comment-Response Table
PZC Case No. 2015-0036

ITEM	COMMENTER	COMMENTS	STAFF RESPONSE	PZC ACTION
		<p>3. Where is housing going to develop, and what is the scale of the UMED Village-what controls that scale? What does B1-A allow in reference to the UMED Village?</p>	<p>include master plan maps in appendix of plan. 2. Current Zoning Map: A current zoning map is provided in the 11/9/15 packet and will also be included in Chapter 2 of the <i>UMED District Plan</i>. 3. Housing is expected to develop on residential and mixed-use properties depicted on the draft <i>UMED District Plan</i> Land Use Plan Map. 4. The B1-A zoning district is recommended to implement the UMED Village in order to accommodate the following: <input type="checkbox"/> List of permitted uses in B1-A is more oriented to small compact sites that provides uses to serve the immediate surrounding area, is less auto-oriented in the uses allowed. <input type="checkbox"/> 0.5 Base FAR (floor area ratio) with up to 65% of the gross floor area developed as residential. <input type="checkbox"/> 30-foot maximum height with up to 35-foot maximum if participating in FAR incentive. <input type="checkbox"/> Project goes through the Administrative Site Plan Review Process. <input type="checkbox"/> Can increase the 0.5 base FAR by 2 with FAR bonuses.</p>	<p>PASSED: Do not limit zoning to B1-A for the implementation of the UMED Village.</p>

Attachment A to Planning and Zoning Commission Resolution No. 2015-048
UMED District Plan – Comment-Response Table
PZC Case No. 2015-0036

ITEM	COMMENTER	COMMENTS	STAFF RESPONSE	PZC ACTION
45	Commissioner Dean	Why is TDM (Transportation Demand Management) included?	TDM is a consistent recommendation in every UMED planning document. TDM will reduce vehicular travel through a variety of travel options. The TDM program needs to be developed and implemented to be successful and is an important part of this plan. TDM should stay in the plan per Commissioner Spring and staff.	WITHDRAWN: TDM to remain in the plan.
46	Commissioner Spring and Robinson	Would like to see a map with properties identified where zoning changes are proposed in this draft UMED Land Use Plan (page 67).	Agree. Will indicate on the draft <i>UMED District Plan</i> land use plan map where zoning amendments may occur. Will also include master plan development zones for a better understanding of the UAA and APU property development into the future.	No PZC action taken. PZC was provided with additional maps for their review and information.
47	Chris Turlletes, Associate Vice Chancellor for Facilities at UAA	Representing UAA in support of the <i>UMED District Plan</i> . Questioned the boundary extension past Patterson Street but understand the Muni's rationale on the boundary. The UMED is the second largest employer and an economic engine of the City and State. The Plan is comprises of eight visions, but still honors the master plans of the institutional campuses within the District. Plan specifies UAA land is not public or park land. BLM restrictions have expired. State law states UAA trails cannot be adversely possessed. Plan implementation includes improved mobility, a big step for this congested district. The land use plan map considers park, natural spaces, management plans for University and Goose Lake parks, redevelopment through mixed-use and mixed-density housing, and possible opportunity to develop district heat and power. The plan supports the ongoing collaborative communication process of the UMED Steering Team and Community	Agree. Thank you for the support. While UAA has not submitted their master plan for adoption by the Anchorage Assembly, the UAA Master Plan is consistent with the <i>UMED District Plan</i> .	No action taken on UAA comments by PZC.

Attachment A to Planning and Zoning Commission Resolution No. 2015-048
UMED District Plan – Comment-Response Table
PZC Case No. 2015-0036

ITEM	COMMENTER	COMMENTS	STAFF RESPONSE	PZC ACTION
48	Trigg Davis, Chairman APU Board of Directors	<p>Councils, Institutional, dog reps, and natural resource folks. Positive action has already come from the ambitious implementation schedule. The plan envisions a more accessible, safer, balanced environment that will better serve the people of Alaska. I ask for your support of the <i>UMED District Plan</i>.</p> <p>I am here to talk about the APU master planning that indicates where development would occur on campus. Will get it out to the public soon. Changes include the soccer field for development as endowment lands. Pulls in development away from trails and gives public recreation area. Elmore Road area is where UMED Village could go. Trying to save lots of trails and lots of greenery. University Lake area is where additional medical will go. Everyone is enthusiastic about the village, saving greenbelt, northwest possible residential. This is a concept plan. Village area is a real bubble. We intend to adapt depending on the Northern Access road. We don't want to bury the campus in parking, the master plan can help with that. Development will support more students.</p>	<p>Agree with APU concepts for development and looking forward to the adoption of the APU master plan update. The APU master plan is consistent with the <i>UMED District Plan</i>. APU is not a public park or public land and this plan indicates how APU will develop to support their programs while being able to conserve natural areas and trails by working together.</p>	<p>No action needed by PZC.</p>
49	Barbara Karl, President of Airport Heights Community Council	<p>Airport Heights supports the <i>UMED District Plan</i> with the exception of the elements described on page 48, Item #2 for the Northern Access Road. We would like to call your attention to the design guidelines on pages 42-46. The UMED Northern Access Road needs to be brought into compliance with the design guidelines in the plan.</p>	<p>Agree will make the criteria the same in both locations.</p>	<p>No action needed by PZC.</p>

Attachment A to Planning and Zoning Commission Resolution No. 2015-048
UMED District Plan – Comment-Response Table
PZC Case No. 2015-0036

ITEM	COMMENTER	COMMENTS	STAFF RESPONSE	PZC ACTION
50	Amy Slinker, Pfeiffer Development, ULAND, LLC	ULAND, LLC will develop the APU with a multi-phase development agreement. Market will drive development including the UMED Village into a mixed-use residential, retail, coffee, food with connectivity by pedestrian, skier and biker. Revenue will help fund APU student grants. We are excited about the development. We are flexible with the road developments.	Agree with APU concepts for development and looking forward to the adoption of the APU master plan update and how that can support the UMED Village concept.	No action needed by PZC.
51	Andrew Romerdahl, Director of the Real Estate group	Recognized staff for their efforts and PAMC's inclusion on the UMED Steering Committee. 1. Asked for density transfer and amendment to commercial corridor on Tudor Road to Piper Street. Also the accommodation of density transfers within the District and to other employment centers as identified in the Comprehensive Plan (add to page 76 in Implementation.) Reasoning for the density transfer is that future developable land is scarce, and there is need to identify other employment centers for potential transfers. 2. Providence is owner of the Tudor strip center. We don't have any redevelopment plans for this center; however, long-term future redevelopment indicates office-related use. It seems premature to discuss what that can be now as a community center when we don't know what it will be.	1. Density transfer language noted above. Extension of Commercial Corridor designation noted above on page 7. 2. The <i>UMED District Plan</i> is a 7-10 year plan that will guide development in the UMED. It is important to plan the potential for redevelopment of all properties within the UMED. The Strategic Economics Case Study indicated that the Strip Mall would be a financially feasible mixed-used development that could include office, retail, and housing. This type of development is highly encouraged by <i>Anchorage 2020</i> . This type of infill would provide substantial benefits not only to PAMC but also the community.	#1: See PZC Action noted above in item #47. #2: No PZC action taken.

Attachment A to Planning and Zoning Commission Resolution No. 2015-048
UMED District Plan – Comment-Response Table
PZC Case No. 2015-0036

ITEM	COMMENTER	COMMENTS	STAFF RESPONSE	PZC ACTION
52	Tim Potter, DOWL	<p>Questioned the boundary. Reside in College Village and it wasn't included and it seems unbalanced because other neighborhoods were included. APU does have an approved master plan through Planning & Zoning and Assembly (2012). Institutions do institutional master plans for parking calculations and ability to build closer to property boundaries without having to do a plat. Parking ratio per SF. Tudor Road and Piper, PAMC owns parcels on Tudor Road, it's a gateway to and medical office would be better. Residential demand is there but highest and best use is office space. There are other employment centers where density transfers could be possible.</p> <p>Two or three areas within the plan could include the density transfer language. We need as much flexibility as possible and having that transfer is one way to do it. Plan recommends to be revisited 3-7 years, that makes it a living document. An adopted land use plan map creates some concern because the community will not want to revisit before time is up.</p> <p>Answered questions regarding PAMC parcels that are being suggested for transfer of development rights. You can change to residential/office and maybe it will become office or residential or dual use. Or, you could say okay to use as non-residential if you make that up in an equally important place or within the UMED District.</p>	<p>Density transfer language noted above. Extension of Commercial Corridor designation noted above in item #41.</p>	<p>Amendment #9: PASSED- Future <i>UMED District Plan</i> updates should include areas outside of the current boundary.</p> <p>No other PZC action taken.</p>

Attachment A to Planning and Zoning Commission Resolution No. 2015-048
UMED District Plan – Comment-Response Table
PZC Case No. 2015-0036

ITEM	COMMENTER	COMMENTS	STAFF RESPONSE	PZC ACTION
53	Commissioner Spring			Amendment #10: PASSED- Revise University Lake Drive concept as depicted on the transportation projects map to be consistent with the APU Master Plan map, which shows connection to Northern Access Road.

Attachment: Watershed & Natural Resources Advisory Commission Resolution No. 2014-03 (Item 34)

MUNICIPALITY OF ANCHORAGE
WATERSHED & NATURAL RESOURCES ADVISORY COMMISSION
RESOLUTION NO. 2014-03

**A RESOLUTION ADDRESSING DESIGN CONSIDERATIONS FOR WILDLIFE
PASSAGE IN THE NORTHERN ACCESS CORRIDOR STUDY.**

WHEREAS, the proposed Northern Access Road provides three pedestrian overpasses, but no wildlife-crossing structures and no fencing or other treatments to minimize at-grade crossings by moose; and

WHEREAS, moose currently use the wetland complex, which is to be bisected by the proposed road and will continue to do so after the road is built; and

WHEREAS, without a road-crossing structure, moose will cross the road at grade; and

WHEREAS, the project's planning team hopes to minimize moose-vehicle collisions by providing lighting and restricting vehicle speeds; and

WHEREAS, moose are hit by motor vehicles on Anchorage streets with posted speed limits of 45 mph or less, and many vehicle operators will drive faster than the posted speed; and

WHEREAS, because the curves and roundabouts are included in the road design, these could limit sight distances for vehicle operators compared to otherwise straight road sections; and

WHEREAS, the proposed road is likely to have moderate to heavy levels of traffic, especially on evenings when events are scheduled in the new arena and emergency traffic in the U-Med District; and

WHEREAS, although moose prefer overpasses to underpasses and overpasses greater than 165 feet wide, and narrower overpasses with flared ends have also proven effective; and

WHEREAS, wildlife-crossing structures are seldom effective without fencing or other means to channel animals onto the structure and minimize at-grade crossings; and

WHEREAS, research in several western states and Canadian provinces has found that boulders can be as effective as fencing at channeling ungulates such as elk or moose in some situations, and boulders are recommended as an innovative solution by the Federal Highway Administration, according to *Evaluation of the Use and Effectiveness of Wildlife Crossings*, National Cooperative Highway Research Program Report 615; and

WHEREAS, a direct comparison study of fences and boulders found that rip-rap consisting of boulders 18–24 inches in diameter laid in a swath approximately 12–20 feet wide deterred at-grade crossing by elk and could be an attractive alternative to fencing according to *Evaluation of measures to minimize wildlife-vehicle collisions and maintain permeability across highways: Arizona Route 260*, prepared for the Arizona Department of Transportation; and

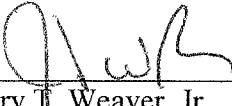
WHEREAS, boulder rip-rap is likely to reduce the growth of shrubs along the road margins that otherwise attract moose, restrict visibility, and require periodic maintenance; and

WHEREAS, data should be available on the effectiveness of boulder rip-rap at minimizing at-grade wildlife crossings on Martin Luther King Blvd.

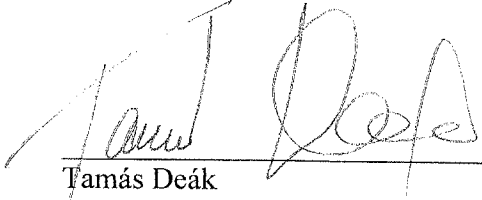
NOW, THEREFORE BE IT RESOLVED that in order to minimize unpredictable at-grade crossings by moose and subsequent moose-vehicle collisions on the new road, the Watershed and Natural Resources Advisory Commission recommends that the Alaska Department of Transportation and Public Facilities consider and evaluate the addition of the following design features:

1. Widening the proposed Northern Access Corridor's middle pedestrian overpass sufficiently to accommodate passage by moose and other wildlife: and
2. Lining the road prism with 18-24 inches diameter boulder riprap in swaths approximately 20 feet wide to channel moose across the overpass.

PASSED AND APPROVED by the Watershed & Natural Resources Advisory Commission this 25th day of June 2014.



Jerry T. Weaver, Jr.
Secretary



Tamás Deák
Chair

Attachment B to Planning and Zoning Commission Resolution No. 2015-048

