

**MUNICIPALITY OF ANCHORAGE**  
**URBAN DESIGN COMMISSION RESOLUTION NO. 2017-007**

**A RESOLUTION TO THE PLANNING AND ZONING COMMISSION RECOMMENDING  
APPROVAL OF THE PUBLIC HEARING DRAFT ANCHORAGE 2040 LAND USE PLAN.**

(PZC Case No. 2016-0127)

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WHEREAS, a typical city Comprehensive Plan incorporates a land use plan map;  
and

WHEREAS, the existing land use plan map for the Anchorage Bowl is more than  
34 years old; and

WHEREAS, the *Anchorage 2020: Anchorage Bowl Comprehensive Plan* (adopted  
2001) did not include an update to the Anchorage Bowl land use plan map and instead  
called on Neighborhood and District Plans to address and implement land use plan map  
elements for the Anchorage Bowl collectively; and

WHEREAS, over the ensuing years it became necessary for the Municipality to  
produce an updated, comprehensive Land Use Plan Map that integrates neighborhood  
and district plans on a Bowl-wide basis that incorporates and reflects current  
development trends, updated demographics and projections, and results of focused  
planning efforts related to, for instance, housing and industrial land needs; and

WHEREAS, the physical characteristics of streetscapes, public infrastructure,  
open space, and compatible infill development are integral to land use planning and  
together help determine Anchorage's future urban design and quality of life; and

WHEREAS, it is the responsibility of the Urban Design Commission to advise the  
Mayor, Anchorage Assembly, Planning and Zoning Commission, and other municipal  
entities on matters of urban design; and

WHEREAS, the municipal Planning Department produced a Community  
Discussion Draft *Anchorage Bowl Land Use Plan Map* for public comment in February  
2016, which included several elements of interest to and relevant for the Urban Design  
Commission, including recommendations for design and compatibility standards that  
address urban design features; and

WHEREAS, the Urban Design Commission reviewed the Community Discussion  
Draft of the *Anchorage 2040 Land Use Plan*, and its members provided comments to the  
Planning Department on items of the draft related to the Commission's authorities in  
regard to design features purview; and

WHEREAS, the Planning Department then produced a Public Hearing Draft  
*Anchorage 2040 Land Use Map* for public comment in September 2016, which included  
modifications and additional text based on comments from the earlier Community  
Discussion Draft; and

WHEREAS, the Urban Design Commission on November 9, 2016 reviewed the September 2016 Public Hearing Draft *Anchorage 2040 Land Use Plan*, which considered and included some of the recommendations from the Commissioners; and

WHEREAS, the *Anchorage 2040 Land Use Plan* incorporates and addresses certain urban design and neighborhood compatibility elements, which are considered essential to the long-range goals of this Plan and the public.

NOW, THEREFORE, BE IT RESOLVED by the Anchorage Urban Design Commission that:

- A. The Commission makes the following findings of fact:
  - 1. The *Anchorage 2040 Land Use Plan* is an essential element of the Comprehensive Plan and will guide land use and development standards for the next 25 years.
  - 2. The Plan includes consideration of urban design features and incorporates compatibility elements to ensure that these are factored into future infrastructure and developments guided by this Plan.
- B. The Commission recommends that the September 2016 Public Hearing Draft *Anchorage 2040 Land Use Plan* be approved by the Planning and Zoning Commission and adopted by the Anchorage Assembly as an element to the Comprehensive Plan, subject to the following comments:
  - 1. Amend the plan to include walkway connectivity to schools.
  - 2. Amend the plan to include more mandatory requirements for the development of sidewalks.
  - 3. Amend the implementation strategies of the plan to incentivize changes in zoning that are consistent with the *2040 Land Use Plan*, alleviating the cost impacts on private developers and supporting the city's goals for development.
  - 4. Amend the Downtown development characteristics on page 33 of the plan to encourage downtown developments to be no less than four stories, instead of the two stories stated in the September 2016 public hearing draft.
  - 5. Amend the first sentence under "*Design principles for relationship to surrounding neighborhoods*" on page 25 of the plan, by removing the first half of the sentence and making the sentence read, "New developments provide a transition to existing smaller scale, lower density neighborhoods."

6. Amend the plan to address the need for public parking in the Downtown and the city center areas, mandating that public parking be incorporated in order to facilitate a vibrant Downtown.

PASSED AND APPROVED by the Anchorage Urban Design Commission on this 9th day of November, 2016.

ADOPTED by the Anchorage Municipal Urban Design Commission this 14<sup>th</sup> day of June, 2017.

  
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Hal H. Hart  
Secretary

  
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Edward Leonetti  
Chair

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