

1 ANCHORAGE, ALASKA
2 AO No. 2024-XX

3
4 AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SUBSECTIONS
5 21.09.040 ZONING DISTRICTS AND 21.09.050 USE REGULATIONS TO PROVIDE
6 FOR ADDITIONAL MIXED-USE DEVELOPMENT WITHIN GIRDWOOD VALLEY
7

8 **WHEREAS**, Girdwood has an established severe shortage of workforce housing; and,
9

10 **WHEREAS**, businesses operating within Girdwood experience extreme difficulty hiring
11 and retaining staff due to the lack of workforce housing; and
12

13 **WHEREAS**, many Girdwood businesses own commercial lots which could be used as a
14 location for additional employee housing; and,
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16 **WHEREAS**, eight of Girdwood's ten commercial land use zones allow mixed-use
17 dwellings except for the gC-1 and gC-2 zones adjacent to Seward Highway which do not;
18 and,
19

20 **WHEREAS**, the Girdwood community has been engaged in extensive discussions about
21 land use, culminating in rewrite of the Girdwood Comprehensive Plan which has been
22 submitted as a Comprehensive Plan amendment, has been recommended for adoption
23 with amendments by Planning and Zoning Commission and will be scheduled for
24 Assembly action later this summer; and
25

26 **WHEREAS**, through the Girdwood Comprehensive Plan rewrite process, the Girdwood
27 community has determined that mixed-use development should be encouraged across
28 all commercial zoning, and does not support current restrictions on residential mixed-use
29 dwellings in the gC-1 and gC-2 zoning districts; and
30

31 **WHEREAS**, a comprehensive update of Girdwood Land Use code will be required after
32 adoption of the new Girdwood Comprehensive Plan, but in the meantime, there can be
33 simple regulatory changes to expand opportunities for workforce housing.
34

35 **NOW, THEREFORE, THE ANCHORAGE ASSEMBLY ORDAINS:**

36
37 **Section 1.** Anchorage Municipal Code subsection 21.09.040 is hereby amended to read
38 as follows (the remainder of the section is not affected and therefore not set out):
39

40 **21.09.040 – Zoning districts**

41 ...

42 C. *Commercial districts.*

43 ...

44 2. *Districts.*

45 ...
46

1 b. gC-2 (Girdwood Station/Seward Highway Commercial) district.

2 i. *Location.* The gC-2 district is comprised of land on the east side of Alyeska
 3 Highway, west of Dawson Street, at the intersection of the Alyeska Highway
 4 with the Seward Highway. The district fronts both highways.

5 ii. *Intent.* The gC-2 district, along with the gC-1 district, constitutes the entry to
 6 Girdwood Valley and shall be developed as part of an attractive gateway to
 7 a mountain resort community. [BECAUSE OF THE PROXIMITY TO THE
 8 SEWARD HIGHWAY, RESIDENTIAL USES ARE NOT APPROPRIATE IN
 9 THIS DISTRICT.] Landmark-quality elements are encouraged in any
 10 development visible from the highways, and the design of larger buildings
 11 shall make every effort to reduce the perception of building mass and make
 12 the building appear to be an aggregation of smaller, simple forms.

13 iii. *District-specific standards.* Building and landscape materials, such as
 14 natural wood, native trees and flowers, and local stone, shall be
 15 emphasized.

16
 17 **Section 2.** AMC Table 21.09-2 is hereby amended to read as follows (the remainder of
 18 the section is not affected and therefore not set out):
 19

Use Category	Use Type	Residential						Commercial										Ind.		Resort		Other			Definitions and Use Specific Standards	
		gR1	gR2	gR2A	gR3	gR4	gR5	gC1	gC2	gC3	gC4	gC5	gC6	gC7	gC8	gC9	gC10	gl1	gl2	gRST1	gRST2	GA	GO	GS		GW
Household Living	Dwelling, single-family detached	P	P	P	P	P	P			P	P	P	P							P	P					21.09.050 B.2.d. 21.09.080C.
	Dwelling, single-family attached	S			S		S													P	P					21.09.050 B.2.c 21.09.080D.
	Dwelling, two-family	P	P	P	P	P				P	P		P				P			P	P					21.09.050 B.2.f. 21.09.080D.
	Dwelling, townhouse	S			S		S													P	P					21.09.050 B.2.e. 21.09.080E.
	Dwelling, multiple-family (<4 dua)	P								P	P		P				P	P		P	P					21.09.050B.2.b. 21.09.080E.
	Dwelling, multiple-family (4-8 dua)	C				S	S			S	S	S	S				S	S		S	S					21.09.050B.2.b. 21.09.080E.
	Dwelling, multiple-family (>8-20 dua)					C	C			C		M	C				C	C		C	C					21.09.050B.2.b. 21.09.080E.

