

**ANCHORAGE, ALASKA**  
**AO No. 2024-\_\_\_\_\_**

1 **AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING**  
2 **ANCHORAGE MUNICIPAL CODE CHAPTER 12.70 TO UPDATE THE AREAS**  
3 **DESIGNATED AS TRANSIT-SUPPORTIVE CORRIDORS AND EXPAND**  
4 **ACCESS TO TAX INCENTIVES FOR MULTI-FAMILY AFFORDABLE AND**  
5 **WORKFORCE HOUSING.**  
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7  
8 **WHEREAS**, the Anchorage Municipal Code Section 12.70.080 defines Transit-  
9 Supportive Development Corridors to encourage transit-oriented development  
10 along key transportation routes; and

11  
12 **WHEREAS**, the Municipality of Anchorage seeks to promote sustainable urban  
13 growth, improve public transportation infrastructure, and accommodate the  
14 increasing need for accessible and efficient public transit options; and

15  
16 **WHEREAS**, the current Transit-Supportive Development Corridors map no longer  
17 reflects the evolving needs of the community, including changes in population  
18 density, employment centers, and future transit development projects; and

19  
20 **WHEREAS**, updating the Transit-Supportive Development Corridors map is  
21 necessary to align the Municipality's land use and transportation planning efforts  
22 with its long-term vision for equitable and sustainable development; and

23  
24 **WHEREAS**, updating the Transit-Supportive Development Corridors map is  
25 necessary to align the Municipality's land use and transportation planning efforts  
26 with its long-term vision for equitable and sustainable development; now therefore

27  
28 **THE ANCHORAGE ASSEMBLY ORDAINS:**

29  
30 **Section 1.** Anchorage Municipal Code section 12.70.080 is hereby amended to  
31 read as follows (*the remainder of the section is not affected and therefore not set*  
32 *out*):

33  
34 **12.70.080 Definitions**

35  
36 In this chapter:

37  
38 \*\*\* \*\*

39 *"Transit-supportive development corridor"* means those areas  
40 [DESIGNATED ON THE CURRENT ANCHORAGE LAND-USE MAP,]  
41 substantially as depicted below:

42  
43 **[Replace map with Exhibit A]**  
44

\*\*\*      \*\*\*      \*\*\*

(AO No. 2020-103, § 1, 11-4-20)

**Section 2.** The Assembly hereby petitions the Planning Department to initiate an amendment to the Anchorage Land Use Plan Map to conform that document to the changes approved in this ordinance.

**Section 3.** Pursuant to AS 29.45.050(m), notice is hereby provided that this ordinance, if adopted, or the entirety of Chapter 21.07 may be repealed by the voters through referendum.

**Section 4.** This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day  
of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Municipal Clerk



**MUNICIPALITY OF ANCHORAGE  
ASSEMBLY MEMORANDUM**

No. AM XXX-2024

Meeting Date: \_\_\_\_\_, 2024

1 **From: Assembly Member Martinez**

2  
3 **Subject: AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY**  
4 **AMENDING ANCHORAGE MUNICIPAL CODE CHAPTER 12.70 TO**  
5 **UPDATE THE AREAS DESIGNATED AS TRANSIT-SUPPORTIVE**  
6 **CORRIDORS AND EXPAND ACCESS TO TAX INCENTIVES FOR**  
7 **MULTI-FAMILY AFFORDABLE AND WORKFORCE HOUSING.**  
8

9 The proposed ordinance provides an update to the map in section 12.70.080 which  
10 designates those properties as lying within a “transit-supportive corridor” and, as  
11 such, potentially having access to the property tax exemptions authorized under  
12 chapter 12.70. Specifically, the proposed map connects the two corridors on  
13 Muldoon Road and Tudor Road into one contiguous corridor.  
14

15 Additionally, the ordinance requests the Planning Department prepare an  
16 amendment to the Anchorage Land Use Map to align it with the changes proposed  
17 herein.  
18

19 **I request your support for the ordinance.**

20  
21 Prepared by: Assembly Counsel’s Office

22  
23 Respectfully submitted: George Martinez, Assembly Member  
24 District 5, East Anchorage

# Exhibit A

## Municipality of Anchorage

