

Submitted by: Chair of the Assembly at the  
Request of the Acting Mayor

Prepared by: Planning Department

For Reading: May 26, 2009

CLERK'S OFFICE

**AMENDED AND APPROVED**

Date: 6-23-09

ANCHORAGE, ALASKA  
AO No. 2009-69

1 AN ORDINANCE AMENDING THE RECOMMENDED PLAN MAP FOR  
2 U-MED/UNIVERSITIES AND MEDICAL DISTRICT FRAMEWORK MASTER  
3 PLAN AND AMENDING ANCHORAGE MUNICIPAL CODE SECTION  
4 21.05.030A.

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5  
6 THE ANCHORAGE ASSEMBLY ORDAINS:

7  
8 **Section 1.** The recommended plan map for the *U-Med/Universities and Medical District*  
9 *Framework Master*, dated October 21, 2003, an element of the Anchorage 2020—  
10 Anchorage Bowl Comprehensive Plan, is amended as recommended by the Planning and  
11 Zoning Commission in Resolution No. 2009-015, attached hereto and incorporated herein  
12 by reference. The specific amendments to the plan map are described as follows:

13  
14 Change the development designation for the area generally located north of  
15 40<sup>th</sup> Avenue between Laurel and Folker Streets from Development Reserve  
16 to Development Priority; show the 40<sup>th</sup> Avenue connection between Lake  
17 Otis Parkway and Folker Street; remove the Wright Street alignment north  
18 of 40<sup>th</sup> Avenue **and close Wright Street at the south side of 40<sup>th</sup> Avenue;**  
19 remove the Florina Street connection between 40<sup>th</sup> and 42<sup>nd</sup> Avenues; and  
20 show the re-alignment of Piper Street to Providence Drive as shown on the  
21 modified Recommended Plan Map.

22  
23 **Section 2.** Anchorage Municipal Code section 21.05.030A. is amended as follows (*the*  
24 *remainder of the subsection is not affected and therefore not set out*):

25  
26 **21.05.030**      **Elements.**

27  
28 The comprehensive plan consists of the following elements, which are incorporated  
29 in this chapter by reference. While they may be valid planning tools, plans or other  
30 elements that are not listed below or incorporated into the comprehensive plan  
31 elsewhere in this Code are not official elements of the comprehensive plan. If  
32 elements of the comprehensive plan conflict, the element most recently adopted  
33 shall govern.

34  
35 A. Anchorage Bowl.

36  
37 \*\*\*      \*\*\*      \*\*\*

38 7. U-Med/Universities and Medical District Framework Master Plan  
39 dated October 21, 2003, and plan map amendments approved May  
40 \*\*, 2009. (AR No. 83-195; AO No. 2003-129, § 2, 10-21-03).<sup>3</sup>

41  
42 \*\*\*      \*\*\*      \*\*\*

1  
2 (AO No. 18-75; AO No. 82-49; AO No. 85-165; AO No. 2000-119(S), § 4, 2-20-  
3 01; AO No. 2001-124(S), § 2, 2-20-01; AO No. 2002-68, § 1, 4-23-02; AO No.  
4 2002-119, § 1, 9-10-02; AO No. 2003-74, § 1, 5-20-03; AO No. 2003-129, § 2, 10-  
5 21-03; AO No. 2005-115, § 3, 10-25-05; AO No. 2006-93(S-1), § 2, 12-12-06; AO  
6 No. 2007-107, § 2, 8-28-07; AO No. 2008-74, § 2, 6-24-08)

7  
8 *Editor's note:* AO No. 2001-119(S), at section 9, provides that "elements of the  
9 comprehensive plan listed in Section 21.05.030 that were originally adopted by  
10 resolution are hereby ratified and confirmed, and for the purpose of the rules stated  
11 in Section 21.05.030 for interpretation of conflicting plan elements, shall be  
12 deemed to have been adopted on the date that they were adopted by resolution" and  
13 further provides the following information corresponding to the above footnotes:  
14

15 \*\*\* \*\*

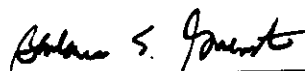
16 <sup>3</sup>Not previously listed as an express element of the Comprehensive Plan.

17  
18 **Section 3:** This ordinance shall become effective immediately upon passage and approval  
19 by the Assembly.

20  
21 PASSED AND APPROVED by the Anchorage Assembly this 23<sup>rd</sup> day of  
22 June 2009.

23  
24   
25 Chair of the Assembly  
26

27 ATTEST:

28  
29   
30  
31 Municipal Clerk  
32

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects -- General Government**

AO Number: 2009-69

Title: An Ordinance Amending the Recommended Plan Map for U-Med/Universities and Medical District Framework Master Plan and Amending Anchorage Municipal Code Section 21.05.030A. (Planning and Zoning Commission Case No. 2009-028)

Sponsor: Mayor  
 Preparing Agency: Planning Department  
 Others Impacted: None

<b>CHANGES IN EXPENDITURES AND REVENUES:</b>	<b>(In Thousands of Dollars)</b>				
	<b>FY09</b>	<b>FY10</b>	<b>FY11</b>	<b>FY12</b>	<b>FY13</b>
<b>Operating Expenditures</b>					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
<b>TOTAL DIRECT COSTS:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
<b>FUNCTION COST:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>REVENUES:</b>					
<b>CAPITAL:</b>					
<b>POSITIONS: FT/PT and Temp</b>					

**PUBLIC SECTOR ECONOMIC EFFECTS:**

Approval of this ordinance amendment provides economic benefits to both public and private sectors and to the community as a whole. The purpose of the U-Med/Universities and Medical District Framework Master Plan is to guide future growth and development in the Universities and Medical District. The amendments to the plan map reflect current and on-going development in the U-Med District, including Anchorage's principal universities and medical campuses, generally located between Tudor Road and Providence Drive and between Lake Otis and Boniface Parkways. The U-Med District is designated as a major employment center and redevelopment/mixed-use area in Anchorage 2020. The Plan facilitates new growth and supports coordinated economic development in the University and Medical District.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

In addition to the economic benefits noted above, the U-Med/Universities and Medical District Framework Master Plan will provide more certainty to private investors, developers, and residents regarding the direction of development in the U-Med District.



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 293-2009

Meeting Date: May 26, 2009

**From:** ACTING MAYOR

1 **Subject:** AN ORDINANCE AMENDING THE RECOMMENDED PLAN MAP  
2 FOR U-MED/UNIVERSITIES AND MEDICAL DISTRICT  
3 FRAMEWORK MASTER PLAN AND AMENDING ANCHORAGE  
4 MUNICIPAL CODE SECTION 21.05.030A.  
5  
6

7 This ordinance amends the plan map for the *U-Med Universities and Medical District*  
8 *Framework Master Plan (U-Med Plan)*. The U-Med Plan was adopted by the Assembly as  
9 an element of the Comprehensive Plan in October 2003 (AO 2003-129 Amended) as a tool  
10 to address future development in the U-Med District.  
11

12 The amendments to the plan map reflect current and on-going development in the U-Med  
13 District, including Anchorage's principal universities and medical campuses, generally  
14 located between Tudor Road and Providence Drive and between Lake Otis and Boniface  
15 Parkways. The U-Med District is designated as a major employment center and  
16 redevelopment/mixed-use area in *Anchorage 2020*.  
17

18 At the time the *U-Med Plan* was adopted, AO 2003-129 required a traffic study with public  
19 participation and an approved circulation plan, including other intra-district circulation  
20 options and traffic calming opportunities prior to action to extend or make additions or other  
21 significant alterations to Wright Street, Piper Street, 40th Avenue, and/or 42nd Avenue or  
22 other public rights-of-way in the general area, with the exception of Laurel Street. Since  
23 adoption of the *U-Med Plan*, development and platting activity, an amendment to the  
24 *Official Streets and Highway Plan (OS&HP)*, and several studies prepared for the  
25 Municipality addressing vehicular and pedestrian circulation for the District were adopted  
26 following expansive public input meeting the intent of AO 2003-129.  
27

28 The *Tudor Road Corridor Study* took a comprehensive look at the area transportation  
29 network and the *Tudor Area Traffic Calming Study* focused on the intra-neighborhood streets  
30 to address neighborhood livability issues that are the result of motorized and non-motorized  
31 traffic circulation.  
32

33 The Providence-Chester Creek Subdivision plat established the U-Med District tract  
34 boundaries and right-of-way reserves. Specifically, the replat eliminated the Wright Street  
35 right-of-way north of 40<sup>th</sup> Avenue and established a new corridor for an extension of Piper  
36 Street. The replat established a road reservation for an extension of 40<sup>th</sup> Avenue that would  
37 link Piper Street and Lake Otis Parkway, thereby enabling improved circulation for Wright,  
38 Laurel, and Folker Streets. The *Official Streets and Highway Plan (OS&HP)* was amended  
39 to designate Piper Street, between Tudor Road and Providence Drive, and 40<sup>th</sup> Avenue,  
40 between Lake Otis Parkway and Piper Street, as Collector I streets.  
41

1 Public Facility Site Plan for 40<sup>th</sup> Avenue Extension and Upgrade Project #06-011 links 40<sup>th</sup>  
2 Avenue between Lake Otis and Dale Street and places the roadway alignment through a  
3 large hill between Laurel and Folker Streets. The *40<sup>th</sup> Avenue Extension Lake Otis Parkway*  
4 *to Dale Street, Retaining Wall Design Study Memorandum, November 2008*, evaluated five  
5 options for retaining wall design alternatives; the north wall concept was abandoned in place  
6 constructing a 3H:1V slope, which would open up the corridor and reduce the project cost.  
7

8 The amendment changes the land use designation for Providence-Chester Creek  
9 Subdivision, Tracts C-2 and D-1, from “Development Reserve” to “Development Priority.”  
10 The original designation assumed 40<sup>th</sup> Avenue would not be extended, and thus sought to  
11 permit development while protecting the area’s natural features; however, the new road  
12 plans will alter the accessibility and usability of Tract C-2. Recognizing these changes,  
13 “Development Priority” is now the appropriate designation, which allows more flexibility to  
14 develop and access the site.  
15

16 A public hearing was held before the Planning and Zoning Commission on March 9, 2009.  
17 The Commission, the University Area Community Council, and the Mental Health Trust, a  
18 major property owner, support the amendment.  
19

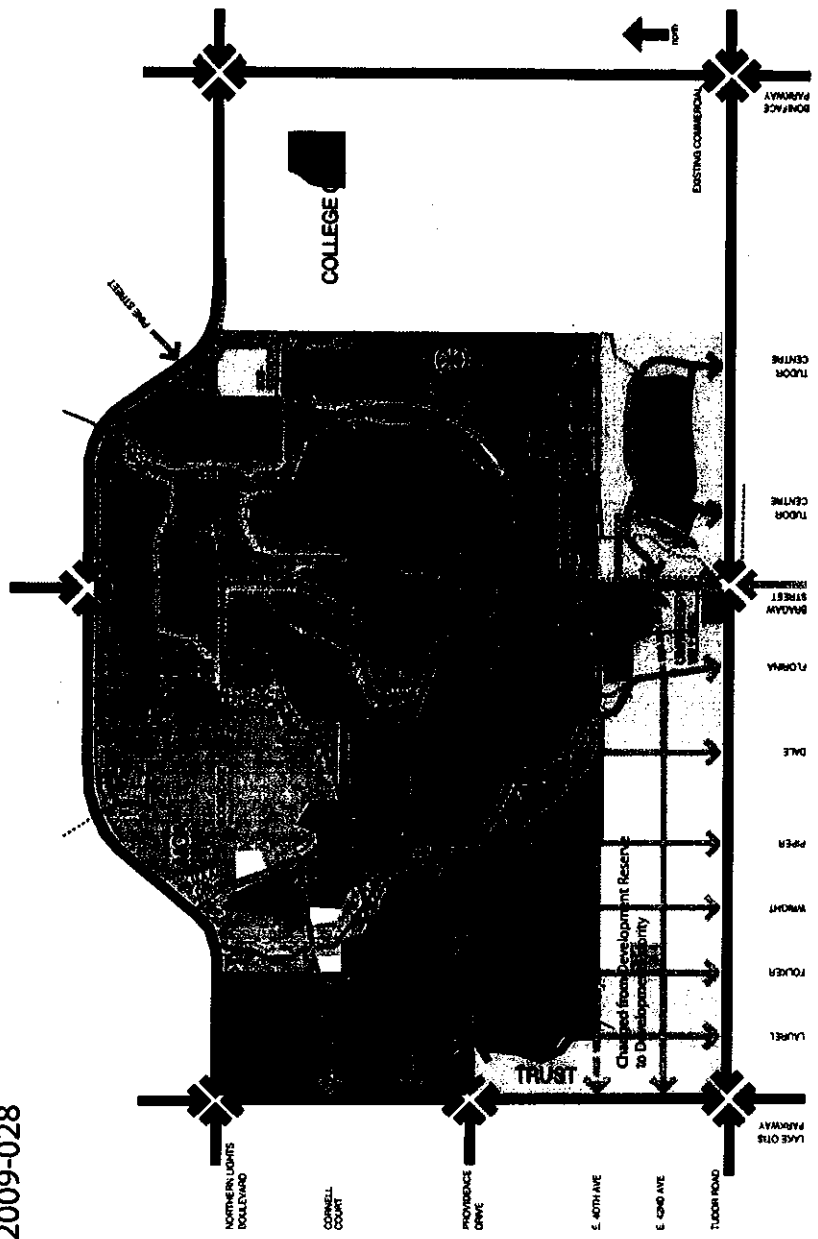
20 The *U-Med Plan* is being amended to incorporate features that have each gone through  
21 extensive public and agency review. They have been incorporated into the *Official Streets*  
22 *and Highway Plan* and other documents, platting has been involved, and changes to the  
23 circulation system are housekeeping changes to bring the plan up to date. The *U-Med Plan*  
24 has undergone extensive review over time, and these amendments are appropriate.  
25

26 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE**  
27 **AMENDING THE RECOMMENDED PLAN MAP FOR U-MED/UNIVERSITIES**  
28 **AND MEDICAL DISTRICT FRAMEWORK MASTER PLAN AND AMENDING**  
29 **ANCHORAGE MUNICIPAL CODE SECTION 21.05.030A.**  
30  
31

32 Prepared by: JoAnn Contreras, Planning Department  
33 Approved by: Tom Nelson, Director, Planning Department  
34 Concur: Mary Jane Michael, Executive Director  
35 Office of Economic and Community Development  
36 Concur: James N. Reeves, Municipal Attorney  
37 Concur: Michael K. Abbott, Municipal Manager  
38 Respectfully submitted, Matt Claman, Acting Mayor  
39

40 Attachments: 1. Proposed Amendments to U-Med Plan Map, PZC Case No. 2009-028  
41 2. Recommended Plan Map  
42 3. Planning and Zoning Commission Resolution No. 2009-015  
43 4. Planning and Zoning Commission Meeting Minutes of March 9, 2009  
44 5. Planning and Zoning Commission Staff Packet of March 9, 2009  
45 6. University Area Community Council Resolution dated March 4, 2009

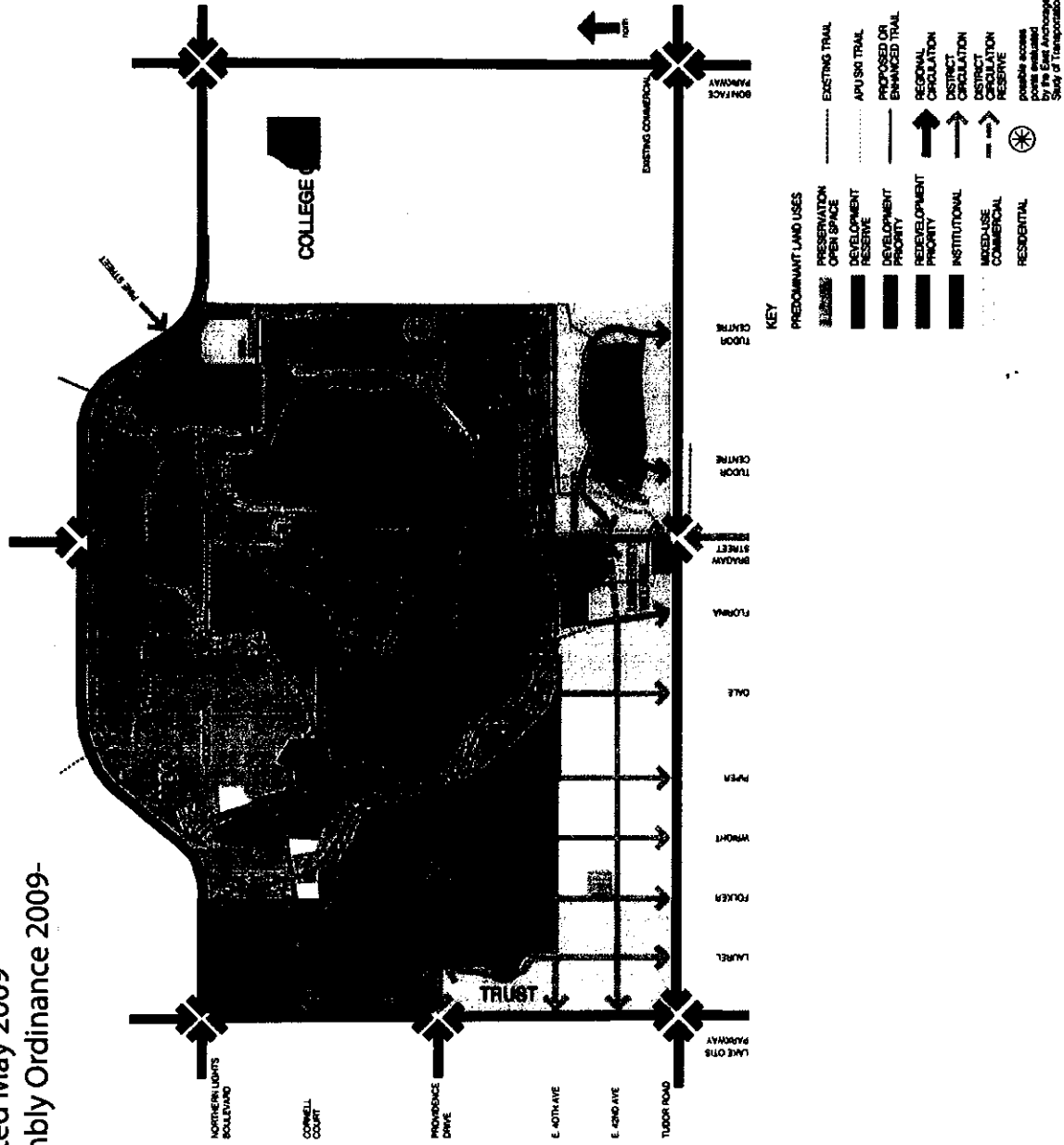
U-Med Plan Amendment  
2009-028



- AMENDMENT KEY**
- Constructed
  - - - - - New Connection
  - X X X Removed from Plan

- KEY**
- PREDOMINANT LAND USES**
- ▬ PRESERVATION
  - ▬ OPEN SPACE
  - ▬ DEVELOPMENT RESERVE
  - ▬ DEVELOPMENT PRIORITY
  - ▬ REDEVELOPMENT PRIORITY
  - ▬ INSTITUTIONAL
  - ▬ MIXED-USE COMMERCIAL
  - ▬ RESIDENTIAL
- TRAILS**
- EXISTING TRAIL
  - - - - - PROPOSED OR ENHANCED TRAIL
- CIRCULATION**
- ➔ REGIONAL CIRCULATION
  - ➔ DISTRICT CIRCULATION
  - ➔ DISTRICT CIRCULATION RESERVE
- Other Symbols:**
- ⊗ possible access by the Eastside Study of Transportation

## U-Med Plan Amendment Adopted May 2009 Assembly Ordinance 2009-



MUNICIPALITY OF ANCHORAGE

PLANNING AND ZONING COMMISSION RESOLUTION NO. 2009-015

A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE *U-MED/UNIVERSITIES AND MEDICAL DISTRICT FRAMEWORK MASTER PLAN (U-MED PLAN)* CHANGING THE DEVELOPMENT DESIGNATION FOR THE AREA GENERALLY LOCATED NORTH OF 40<sup>TH</sup> AVENUE BETWEEN LAUREL AND FOLKER STREETS FROM DEVELOPMENT RESERVE TO DEVELOPMENT PRIORITY; SHOWING THE 40<sup>TH</sup> AVENUE CONNECTION BETWEEN LAKE OTIS PARKWAY AND FOLKER STREET; REMOVING THE WRIGHT STREET ALIGNMENT NORTH OF 40<sup>TH</sup> AVENUE; REMOVING THE FLORINA STREET CONNECTION BETWEEN 40<sup>TH</sup> AND 42<sup>ND</sup> AVENUES; AND SHOWING THE RE-ALIGNMENT OF PIPER STREET TO PROVIDENCE DRIVE.

(Case No. 2009-028)

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WHEREAS, the Planning and Zoning Commission is empowered under AMC 21.05.040 to review and make recommendations on any modification to the comprehensive plan prior to Assembly action on the amendment. The plan may be reviewed when land use decisions and adopted studies and plans make changes affecting the plan; and

WHEREAS, the *U-Med Plan* was adopted by the Assembly as an element of *Anchorage 2020—Anchorage Bowl Comprehensive Plan (Anchorage 2020)* in October 2003; and

WHEREAS, since adoption of the *U-Med Plan*, development and platting activity, an amendment to the *Official Streets and Highway Plan (OS&HP)*, and several studies prepared for the Municipality affected vehicular and pedestrian circulation for the District, as follows:

1. The *Tudor Road Corridor Study*, June 2006, evaluated the transportation network in light of all the planned development and transportation improvement projects with a primary focus on the future of the universities and medical institutions in the area, while preserving the integrity of the local neighborhoods;
2. The *Tudor Area Traffic Calming Study*, May 2006, identified the 40<sup>th</sup> Avenue project as the highest priority road project in the study;
3. The *Official Streets and Highway Plan* was amended to designate Piper Street, between Tudor Road and Providence Drive, and 40<sup>th</sup> Avenue, between Lake Otis Parkway and Piper Street, as Collector I streets;
4. The Providence-Chester Creek Subdivision plat (2004-169) established the U-Med District tract boundaries and right-of-way reserves. Specifically, the replat eliminated the Wright Street right-of-way north of 40<sup>th</sup> Avenue and established a new corridor for an extension of Piper Street. The replat established a road reservation for an extension of 40<sup>th</sup> Avenue that would link Piper Street and Lake Otis Parkway, thereby enabling improved circulation for Wright, Laurel, and Folker Streets;



5. Public Facility Site Plan for 40<sup>th</sup> Avenue Extension and Upgrade Project #06-011 links 40<sup>th</sup> Avenue between Lake Otis and Dale Street;
6. *The 40<sup>th</sup> Avenue Extension Lake Otis Parkway to Dale Street, Retaining Wall Design Study* evaluated five options for retaining wall design, the north wall concept was abandoned in place constructing a 3H:1V slope, which would open up the corridor and reduce the project cost; and

WHEREAS, the amendment changes the land use designation for Providence-Chester Creek Subdivision, Tracts C-2 and D-1, from “Development Reserve” to “Development Priority.” The original designation assumed 40<sup>th</sup> Avenue would not be extended, and thus sought to permit development while protecting the area’s natural features; however, the new road plans will alter the accessibility and usability of Tract C-2. Recognizing these changes, “Development Priority” is now the appropriate designation, which allows more flexibility to develop and access the site; and

WHEREAS, notices of the proposed plan amendment were published and a public hearing was held on March 9, 2009.

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

- A. The Commission makes the following findings of fact:
  1. This action deals not with approval of a site plan, but an amendment to an existing element of the Comprehensive Plan. The *Plan* is being amended to incorporate features that have each gone through extensive public and agency review. They have been incorporated into the *Official Streets and Highway Plan* and other documents, platting has been involved, and in some respects this change is housekeeping. These changes are important in order to have consistency between planning documents. Without these changes there could be inconsistency, which could be problematic. The *U-Med Plan* has undergone extensive review over time; and these amendments are appropriate, have gone through review, and will more effectively implement the *U-Med Plan*.
  2. The University Area Community Council and the Mental Health Trust, a major property owner, support the amendment. Furthermore, the community has been vocal about avoiding impacts of through traffic on residents in the area and not extending Wright and Florina Streets, which will help to alleviate that concern. Furthermore, 40<sup>th</sup> Avenue provides an alternative to better accommodate traffic in the area.

3. Assembly requirements of AO 2003-129 for a traffic study of inter-area circulation has been met through two traffic studies adopted in 2006, modifications to the *Official Streets and Highway Plan*, and recent platting activity.
- B. The Commission recommends forwarding a recommendation of approval of the following plan amendment to the Anchorage Assembly:
1. Change the development designation for the area generally located north of 40<sup>th</sup> Avenue between Laurel and Folker Streets from development reserve to development priority.
  2. Show the 40<sup>th</sup> Avenue connection between Lake Otis Parkway and Folker Street.
  3. Remove the Wright Street alignment north of 40<sup>th</sup> Avenue.
  4. Remove the Florina Street connection between 40<sup>th</sup> and 42<sup>nd</sup> Avenues.
  5. Show the re-alignment of Piper Street to Providence Drive.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 9th day of March 2009.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 6th day of April 2009.

  
\_\_\_\_\_  
Tom Nelson  
Secretary

  
\_\_\_\_\_  
Toni M. Jones  
Chair

**PLANNING AND ZONING COMMISSION MEETING**  
**Assembly Chambers**  
**Z.J. Loussac Library**  
**3600 Denali Street**  
**Anchorage, Alaska**

**MINUTES OF**  
**March 9, 2009**  
**6:30 PM**

**A. ROLL CALL**

Present      Toni Jones, Chair  
                  Art Isham, Vice Chair  
                  Nancy Pease  
                  Bruce Phelps  
                  Connie Yoshimura  
                  Thomas Vincent Wang

Excused      William Earnhart  
                  Jim Fredrick  
                  John Weddleton

Staff            Tom Nelson  
                  Tyler Robinson  
                  JoAnn Contreras  
                  Craig Lyon

**B. MINUTES – None**

**C. SPECIAL ORDER OF BUSINESS**

**1. Disclosures**

VICE CHAIR ISHAM requested that members make disclosures regarding items on this evening's agenda. There were none.

**D. CONSENT AGENDA – None**

**E. UNFINISHED BUSINESS AND ACTIONS ON PUBLIC HEARINGS**

1. **2008-134** Municipality of Anchorage. Reconsideration of Girdwood South Townsite Master Plan - Phase 1 only.

CHAIR JONES noted that there is not a quorum for this matter in that Mr. Phelps, Mr. Wang, and Ms. Yoshimura did not attend the hearing and none had been able to listen to the tapes.

COMMISSIONER ISHAM ~~moved to postpone to April 6, 2009.~~  
COMMISSIONER WANG ~~seconded.~~

AYE: Phelps, Isham, Jones, Yoshimura, Pease, Wang  
NAY: None

PASSED

**F. REGULAR AGENDA – None**

**G. PUBLIC HEARINGS**

1. **2009-028** Municipality of Anchorage. Plan amendment to the U-Med/Universities and Medical District Framework Master Plan to change the development designation for the area generally located north of 40<sup>th</sup> Avenue, between Laurel and Folker Streets, from “Development Reserve” to “Redevelopment and Development Priority” and to modify the Plan Map to show changes in the street alignments.

Staff member JOANN CONTRERAS explained the U-Med District was a joint effort between the MOA, Alaska Mental Health Trust Authority (The Trust), Providence Alaska Medical Center, and the University of Alaska. They began in 1998 and in 2003 the *U-Med/Universities and Medical District Framework Master Plan (U-Med Plan)* was adopted by the Assembly as an element of *Anchorage 2020*. Under AMC 21.05.040, the Planning and Zoning Commission reviews any proposed modification to the Comprehensive Plan before the Assembly may act on a proposed amendment. To account for possible changes in these

factors, a process was established for plan review and re-evaluation. The plan may be reviewed when recent and proposed land use decisions and adopted studies and development plans recommended changes affecting the district plan. The purpose of the plan was to provide a policy framework to guide decisions about land use and access to accommodate the growth needs of the university, medical, and institutional areas. It was not intended to be restrictive and lock up lands in perpetuity, but was intended to accommodate sequential growth.

The U-Med Plan shows originally proposed certain street connections, but the Assembly imposed a condition that there be a circulation and traffic analysis before the streets were designated. Those analyses, the Tudor Road Corridor Study and the Tudor Area Traffic Calming Study, were reviewed by the Commission and adopted by the Assembly. A note on Plat 2004-169 required modifications of the Official Streets & Highways Plan (OS&HP) to show Piper Street and 40<sup>th</sup> Avenue as Collector I streets, and that has happened. The Commission reviewed 40<sup>th</sup> Avenue road plans and approved the plans. Originally, 40<sup>th</sup> Avenue between Piper and Folker was not going to connect through to Lake Otis, but the studies determined that connection should be made. 40<sup>th</sup> Avenue has undergone public review and is proposed for construction in 2009 and 2010. Wright Street was proposed to connect to Providence, however, the public asked that it not be extended beyond 40<sup>th</sup> Avenue. Piper Street was proposed to connect to Providence; the alignment has change and it curves and does connect to Providence. Florina Street, one block west of Elmore, was originally planned as a through street, but it will dead-end where it exists now because of the conflict with university housing and the open space greenbelt to the north.

40<sup>th</sup> Avenue connection between Laurel Street and Folker Street will significantly alter the hill when the road is constructed. Page 23 indicates the amount of fill to be removed for the street in this area. There was originally to be tall walls, but between the 65% and 95% design plans, a decision was made to eliminate a wall on the north side. A respite facility was originally proposed for that site and it was going to be built into the hill with vegetation around it; that facility has gone to a different site. There is a recommendation to change the designation of this area from "Development Reserve" to "Redevelopment and Development Priority." Both designations allow development. The intensity of development in the U-Med District has necessitated improved access and circulation in the area that dictates

the need for road connections that ultimately have come into conflict with the hill. The Administration recommends approval of the five requested amendments to the *U-Med/Universities and Medical District Framework Master Plan*.

COMMISSIONER PEASE asked for explanation of how much of the hill and tract would be affected by the construction to 40<sup>th</sup> Avenue. MS. CONTRERAS referred to page 23 of the packet. MR. ROBINSON cited attachment 5. COMMISSIONER PEASE noted that the packet mentions there will be 4.5 acres left of this tract, but she did not know the size of the tract currently. MS. CONTRERAS stated the tract is approximately 5.5 acres. The packet notes that "However, the width of the Public Use Easement (PUE) beyond the 60-foot road needed to be increased to fit the roadway, separated trail, and landscape amenities. Impacts to Tract C-2 result in a reduced parcel size to approximately 4.5 acres. The 40<sup>th</sup> Avenue road improvements will remove a significant portion of the hill (disturbing approximately 135 feet from the north boundary of the 60-foot road reserve)." There will be a total 195 feet removed, including the road reserve. COMMISSIONER PEASE asked what happens at the point 40<sup>th</sup> Avenue reaches the building at Laurel Street and 40<sup>th</sup> Avenue. MS. CONTRERAS replied that property would not be affected. The grade upon completion will be 6% in this area.

COMMISSIONER PHELPS understood that 40<sup>th</sup> Avenue has undergone significant public review, including platting. MS. CONTRERAS stated this is correct. COMMISSIONER PHELPS asked why the original recommendation regarding the requested change of the development priority was amended. MS. CONTRERAS explained that both designations allow for development; Development Reserve was initially recommended because a portion of the hill and trees would be reserved. Because of the area taken up by 40<sup>th</sup> Avenue, that situation changes, so the designation is being changed to Redevelopment and Development Priority, which still allows for development and some ability to save some of the trees. COMMISSIONER PHELPS asked whether or not there would be review for development in that area, since the intent of the Development Reserve designation was to preserve some trees. He asked if this would be addressed through site plan review. MS. CONTRERAS replied that the PLI zoning requires site plan review. COMMISSIONER PHELPS asked if there would be a review if there were not a conditional use. MS. CONTRERAS replied in the affirmative.

COMMISSIONER ISHAM understood that prior to a redesign a swath was going to be cut for 40<sup>th</sup> Avenue and then the 3:1 slope was decided upon. MS. CONTRERAS explained that there were originally to be tall retaining walls, but because of cost, a re-analysis was done and now the 3:1 slope is proposed. COMMISSIONER ISHAM understood that design would use one of the five acres. MS. CONTRERAS replied that approximately one acre would be used. COMMISSIONER ISHAM noted that hill has a stand of 50-100 year old trees. MS. CONTRERAS explained there were two areas with trees and she was uncertain if the 50-100 year old trees are on the hill. From her field review, it appears that the entire hill does have mature trees.

MR. NELSON added that when the *U-Med Plan* was being developed there was interest in retaining this parcel. Development Reserve was the classification at the time the *Plan* was done. The intent was to place development on the site without significant disturbance to the natural features in the area. This was based on the assumption that 40<sup>th</sup> Avenue would not be extended between Folker and Laurel. Subsequent to adoption of the *Plan*, the Tudor Road Corridor Study and other traffic analyses indicated the need to extend 40<sup>th</sup> Avenue to Lake Otis. This was partially because Wright Street could not be extended to Providence, and also due to changes in land use and property acquisitions that have occurred. API was originally going to relocate out of the U-Med area, but instead moved to the west of their original location. Providence bought their old location and retained the building, rather than removing it. A number of design alternatives were considered for 40<sup>th</sup> Avenue, one of which was to put retaining walls on both sides of the road as it went through the hill. The cost of that was \$2 million more than putting a retaining wall on the south side and a 3:1 slope on the north side. The approved design for 40<sup>th</sup> Avenue in this area altered the accessibility and usability of that tract of land. There was a decision that the appropriate designation is Development Priority rather than Development Reserve.

COMMISSIONER YOSHIMURA asked who owns the trees. MS. CONTRERAS replied that the hill is under ownership by The Trust. COMMISSIONER YOSHIMURA noted that the plat says the MOA shall be responsible for construction of the roadway. She asked how that occurs. MR. NELSON explained that 40<sup>th</sup> Avenue is a Class I collector and the MOA assumes responsibility for collector and arterial roadways. COMMISSIONER YOSHIMURA cited the AO where it says the cost for the project is shared by MOA, University of Alaska,

Providence, and The Trust. She asked if any of those entities, other than the MOA, paid for any of the improvements in the U-Med District. MR. NELSON replied that Providence paid a portion of the cost for Piper Street and the intersection with Tudor Road. COMMISSIONER YOSHIMURA asked for more specificity. MR. NELSON could not recall the exact dollar amount. COMMISSIONER YOSHIMURA asked what percentage of cost was borne by Providence. MR. NELSON could not say, as he could not recall the total dollar amount. COMMISSIONER YOSHIMURA noted that under the section entitled "amendment process" it indicates that the plan may be reviewed when recent and proposed land use decisions and adopted studies and plans make changes affecting the plan. She was aware there has been considerable debate whether or not comprehensive plans of this type take precedence over other land use decisions; she presumed that they do not. MR. NELSON replied that the comprehensive plan is the basis for other land use regulations. When development plans are submitted, the Department must make a determination whether it is consistent with adopted plans and policies. There could be an application for a conditional use on Tract C-2, at which time the Commission must determine that the proposed use is consistent with adopted plans and policies. If there is a land use classification that makes it inconsistent, it is difficult to approve. This amendment recognizes changed circumstances since the Plan was adopted. There is a valid reason to change the land use classification in this area to allow for development on Tract C-2.

COMMISSIONER ISHAM asked if anything prohibits 40<sup>th</sup> Avenue from going through under a Development Reserve designation. MS. CONTRERAS replied that 40<sup>th</sup> Avenue would still go through under that designation.

COMMISSIONER YOSHIMURA asked what is the reason for the change in classification. MS. CONTRERAS replied that the original intent of the designation was that the road would not go through and the natural feature of the hill and the mature trees would not be overly impacted. With the changes in the road design and the significant loss of much of the hill, the current design is no longer pertinent and the new designation better describes development potential.

COMMISSIONER PHELPS stated there is a substantive effect in this change to the classification because under Development Priority there is an intention for some type of development. If a conditional use were submitted for that particular parcel, it would meet the intent of the



comprehensive plan. If a plan were submitted for a Development Reserve, there would be potential inconsistency. MR. NELSON stated that the Development Reserve designation was put in place when the Plan was developed, in order to preserve the hill and associated vegetation. When 40<sup>th</sup> Avenue goes through, approximately one-quarter of the hill will be removed, as well as access to the hill. The remaining segment of the hill will have more challenging access. The intent is to acknowledge the difficulty in using the remnant of the hill and that the features intended to be protected no longer exist as a result of building 40<sup>th</sup> Avenue.

COMMISSIONER PEASE asked if the Traffic Calming Study gave enough focus to 40<sup>th</sup> Avenue and Wright Street to meet AO 2003-129 that said there would be a traffic study with public participation to specifically address Wright Street and 40<sup>th</sup> Avenue and intra district circulation options. MS. CONTRERAS replied that the study does meet the AO the Assembly adopted the studies.

The public hearing was opened.

TIM SPERNAK, representing the AMHTA Land Office, voiced support for the proposal. He noted that Tract C-2 is part of a 14-acre tract that was subdivided into a 5.5-acre and a 9-acre tract where current API is situated. The Trust has five properties in this area; one is zoned B-3, one is vacant, one is zoned I-1, and Tract C-2 that was 5.5 acres will be 4.5 acres. There is 47,000 SF of roadway that will reduce the size of Tract C-2. The Trust Land Office (TLO) supports the amendment.

COMMISSIONER ISHAM understood that the TLO supports 40<sup>th</sup> Avenue going through this area. MR. SPERNAK stated that the MOA has made this determination, and it would enhance the development of the property. There are these impacts from the extension of 40<sup>th</sup> Avenue. There will be an 18,000 SF take at the OPA building; there is another property to the east leased to a developer through a long-term ground lease that will lose 16,000 SF, and there will be a taking of 47,000 SF from Tract C-2. There is still access to Tract C-2 through the campus of API and McLaughlin Youth Center and from the circuitous street behind the new OPA building. COMMISSIONER ISHAM asked why the road would not be built as originally planned without encumbering more property. MR. SPERNAK stated that the acre is a straight cut through this area. There would be a 47,000 SF loss regardless. The Trust supports sloping rather than a retaining wall, which would be higher than the one at St. Mary's Episcopal Church at Lake Otis and Tudor. He explained that there were engineering questions about the use of the property behind

the wall. PM&E supported the proposed new plan as well. There is also cost savings and the project was not sufficiently funded to permit the retaining walls. The lowest cost alternative for both the MOA and The Trust was to permit the slope on the north side.

COMMISSIONER PEASE asked what is the value of the 47,000 SF that will become roadway. MR. SPERNAK replied that it is being appraised. There are takings along the road alignment from Lake Otis to Piper Street on both sides of the centerline. All of those are being appraised. COMMISSIONER PEASE asked if the \$2.7 million cost of a retaining wall has been weighed against the cost of the land being taken. MR. NELSON understood that \$2.7 million is the estimated cost of the second retaining wall on the north side between Laurel Street and Folker Street. COMMISSIONER PEASE presumed there is no knowledge of what savings is achieved by the proposed plan. MR. SPERNAK clarified that there is no additional land being taken with the new design. The take is the same, but the design is different. MR. NELSON agreed that the MOA has to buy the 60 feet of right-of-way regardless. There will be an easement outside of the right-of-way. The vast portion of the cost is for the 60 feet right-of-way. COMMISSIONER PEASE noted there is no final comparison of cost. MR. NELSON stated the cost of the original plan is \$2.7 million more for a wall. CHAIR JONES noted that this road is part of adopted plans and it has to conform to the already approved transportation plans and studies. MR. NELSON remarked that there has been substantial vetting of extending 40<sup>th</sup> Avenue and the Assembly has approved that road. Funding has been raised for the road and construction is slated to begin this year. The intent here is to amend the *U-Med Plan* to show the changes in the road system in the area, and to change the land use classification of Tract C-2. COMMISSIONER PEASE stated the design either supports or does not support the land use designation change. She has heard the design is all but adopted. MR. NELSON indicated this is correct.

CHAIR JONES recalled that when work was being done in the U-Med area, both facilities and roadways, there was community concern about through traffic. Many of those concerns were on 42<sup>nd</sup> Avenue, which is primarily residential. 40<sup>th</sup> Avenue is an alternative to that road and provides more direct access. Traffic using 42<sup>nd</sup> Avenue would pass residences on a road where there are no sidewalks and children are walking on the streets. MR. NELSON agreed that 40<sup>th</sup> Avenue is an alternative access to 42<sup>nd</sup> Avenue, which is a local residential street. MS. CONTRERAS noted that she has spoken with the Tudor Community Council and University Area Community Council and the latter has approved a resolution in support of this amendment.

COMMISSIONER PHELPS noted the Commission is not making a decision on design of a street, but on an amendment to the *Plan*. There will be an opportunity to look at the impact of this design on the parcel when the site plan is before the Commission. He asked if this land is owned by The Trust. MR. SPERNAK replied in the affirmative. COMMISSIONER PHELPS disclosed that as a DNR employee he becomes involved in a variety of issues related to The Trust, but is not involved in this issue.

COMMISSIONER YOSHIMURA understood that the 60-foot right-of-way belongs to The Trust. MR. SPERNAK replied in the affirmative. COMMISSIONER YOSHIMURA understood the MOA is going to buy the 47,000 SF from The Trust and build the road. MR. SPERNAK indicated this is correct, as well as from other parcels along 40<sup>th</sup> Avenue. COMMISSIONER YOSHIMURA assumed most of that land is zoned high density residential. MR. SPERNAK replied that the two parcels leased to developers are zoned B-3 and Tract C-2 is zoned PLI. He clarified that this is not a rezone; it is an overlay plan amendment. Providence and API will also lose land. COMMISSIONER YOSHIMURA understood that the cost of the road is the cost of the road construction and acquisition. MR. SPERNAK replied in the affirmative.

The public hearing was closed.

COMMISSIONER PHELPS moved to for approval of an amendment to the *U-Med/Universities and Medical District Framework Master Plan*, to reflect: 1) to change the development designation for the area generally located north of 40<sup>th</sup> Avenue between Laurel and Folker Streets from Development Reserve to Development Priority; 2) to show the 40<sup>th</sup> Avenue connection between Lake Otis Parkway and Folker Street; 3) to remove the Wright Street alignment north of 40<sup>th</sup> Avenue; 4) to remove the Florina Street connection between 40<sup>th</sup> and 42<sup>nd</sup> Avenues; and 5) to show the re-alignment of Piper Street to Providence Drive. COMMISSIONER ISHAM seconded.

COMMISSIONER PHELPS found that this action deals not with approval of a site plan for a road, but an amendment to an existing plan. The *Plan* is being amended to incorporate features that have each gone through extensive public and agency review. They have been incorporated into the OS&HP and other documents, platting has been involved, and in some respects this change is housekeeping. These changes are important in order to have consistency between planning documents. Without this change there could be inconsistency, which could be problematic. The *U-Med Plan* has undergone

extensive review over time and these amendments are appropriate and have gone through review and will more effectively implement the *Plan*.

COMMISSIONER ISHAM supported the motion, noting that he was pleased to know the Commission would see the road design again.

COMMISSIONER PEASE supported the motion and added that the Assembly requirements of AO 2003-129 for a traffic study of inter-area circulation has been met through the two Tudor Road traffic studies adopted in 2006. She noted that the costs were not clearly presented to the Commission and are not an integral part of the decision being made. The University Area Community Council supports this amendment and the Mental Health Trust, a major property owner, supports this amendment. Furthermore, the community has been vocal about avoiding impacts of through traffic on residences in the area and the vacation of Wright Street and Florina Street help to alleviate that concern and 40<sup>th</sup> Avenue provides an alternative to channel the traffic.

AYE: Phelps, Isham, Jones, Yoshimura, Pease, Wang

NAY: None

PASSED

~~2. 2009-052 Municipality of Anchorage. AMATS Project  
Ranking Criteria and Nominations~~

~~CHAIR JONES noted the Commission was sitting as the Citizens Advisory Committee (CAC) to AMATS for this matter.~~

~~Staff member CRAIG LYON explained that AMATS is tasked with allocating Federal Highways Administration (FHWA) monies that come to Anchorage. AMATS generally deals with the Long-Range Transportation Plan (LRTP), a 20-year plan, and the Transportation Improvement Program (TIP), which is a 4-year plan. The TIP is fiscally constrained in its compilation. This evening the CAC is reviewing the ranking criteria used to rank and score the projects in the TIP. The Commission has been supplied with the Roadway, Transportation Enhancement, and CMAQ criteria for review. The Citizens Air Quality Advisory Committee (CAQAC) will review the CMAQ criteria, so the focus of the CAC is the Roadway and Transportation Enhancement criteria. CHAIR JONES stated that the CAQAC would be reviewing the CMAQ criteria on March 23, 2009. MR. LYON noted that Commissioner Weddleton supplied written comments on the criteria~~

# Municipality of Anchorage

Attachment 5

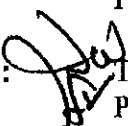
## MEMORANDUM


G.1.


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**DATE:** March 9, 2009

**TO:** Planning and Zoning Commission

**THRU:**  Tom Nelson, Director  
Planning Department

**THRU:**  Tyler Robinson  
Physical Planning Manager

**FROM:**  JoAnn Contreras, Senior Planner  
Physical Planning Division

**SUBJECT:** Case No. 2009-028, *Amendment to the U-Med/Universities and Medical District Framework Master Plan*

### AMENDMENT REQUEST

This is an amendment to modify the *U-Med/Universities and Medical District Framework Master Plan (U-Med Plan)*. This amendment changes the development designation from Development Reserve to Development Priority for the area generally located north of 40<sup>th</sup> Avenue between Laurel and Folker Streets. The amendment also recommends showing the 40<sup>th</sup> Avenue connection between Lake Otis Parkway and Piper Street; removal of the Wright Street alignment north of 40<sup>th</sup> Avenue; removal of the Florina Street connection between 40<sup>th</sup> and 42<sup>nd</sup> Avenues; and re-alignment of Piper Street to Providence Drive to reflect current development. (See Maps, Attachment 1.)

The amendment is in conformance with Plat 2004-169, Note 11 (Attachment 2), triggered by the 40<sup>th</sup> Avenue extension project between Lake Otis Parkway and Dale Street and is consistent with the periodic review process. The 40<sup>th</sup> Avenue project is a result of several studies and an expansive public review process. The Administration requests this amendment to facilitate the completion of the Municipality's 40<sup>th</sup> Avenue Extension and future development of Tracts C-2 and a portion of D-1, Providence-Chester Creek Subdivision, and to reflect current development.

### AMENDMENT PROCESS

The *U-Med Plan* was adopted by the Assembly as an element of *Anchorage 2020—Anchorage Bowl Comprehensive Plan (Anchorage 2020)* in October 2003. (See Attachment 3, AO 2003-129). Under AMC 21.05.040, the Planning and Zoning Commission reviews any proposed modification to the Comprehensive Plan before the Assembly may act on a proposed

amendment. The Comprehensive Plan and its elements were developed around a given set of community attitudes and economic and demographic data and trends. To account for possible changes in these factors, a process was established for plan review and re-evaluation. The plan may be reviewed when recent and proposed land use decisions and adopted studies and plans make changes affecting the plan.

## **BACKGROUND/SURROUNDING AREA**

The U-Med District is designated as a major employment center and redevelopment/mixed-use area in *Anchorage 2020*. The *U-Med Plan* was adopted as a tool to address future development in the area. The plan calls out for the connection of all streets to others at both ends to create a flexible grid. Since adoption of the *U-Med Plan*, several studies were prepared for the Municipality that made recommendations on vehicular and pedestrian circulation for the District. The *Tudor Road Corridor Study, June 2006*, evaluated the transportation network in light of all the planned development and transportation improvement projects with a primary focus on the future of the universities and medical institutions in the area, while preserving the integrity of the local neighborhoods. Results of that study included a recommendation for additional road and pedestrian connectivity between Tudor Road and Providence Drive, including consideration of extending 40<sup>th</sup> Avenue from Piper Street to Lake Otis Parkway with connections to local streets. Another recommendation was to implement the *Tudor Area Traffic Calming Study, May 2006* recommendations, which also identified the 40<sup>th</sup> Avenue project as the highest priority road project in the study. Florina Street connection between 40<sup>th</sup> and 42<sup>nd</sup> Avenues was dropped during discussion of this plan to avoid disturbance of the open space buffer provided along the south boundary of the university housing.

Replating of the area north of 40<sup>th</sup> Avenue created an opportunity to refine and modify the plan recommendations to be more consistent with proposed development. The Providence-Chester Creek Subdivision plat (2004-169) established the U-Med District tract boundaries and right-of-way reserves. Specifically, the replat eliminated the Wright Street right-of-way north of 40<sup>th</sup> Avenue and established a new corridor for an extension of Piper Street, which has been constructed. The replat also included a road reservation for an extension of 40<sup>th</sup> Avenue that would link Piper Street and Lake Otis Parkway, thereby enabling improved circulation for Wright, Laurel, and Folker Streets.

In addition, to fulfill a plat note requirement, the Municipality was directed to initiate an amendment to the *Official Streets and Highway Plan (OS&HP)* to designate 40<sup>th</sup> Avenue as a collector street between Lake Otis Parkway and Piper Street, and to initiate an amendment to the *U-Med Plan* to bring it into conformance with the plat. The OS&HP was amended and shows both 40<sup>th</sup> Avenue and Piper Street as collector I designations. The *Long Range Transportation Plan (LRTP)* also shows 40<sup>th</sup> Avenue as a significant connection to mitigate traffic growth in the U-Med District.

The U-Med District has experienced significant development since Assembly adoption of the Plan. Providence Hospital has refurbished the former Alaska Psychiatric Institute (API); API has constructed and is operating a new facility west of the former API facility; Providence Alaska Medical (Providence) has constructed a large parking garage with a connection to the Alaska Heart Institute and Cancer Center building, located east of Piper Street and north of 40<sup>th</sup> Avenue. Providence has plans for Medical Office Building #3 (MOB 3) and additional office and parking structures to the west of Piper Street and north of 40<sup>th</sup> Avenue.

The University of Alaska Anchorage has expanded with the new health science, nursing, and engineering buildings, along with a new library and additional structured parking. UAA has additional undeveloped area available for expansion and is currently reviewing other development options. In the past few years, Alaska Pacific University (APU) has constructed new dormitories, is in the process of constructing a hotel, and is working to update its master plan.

Alaska Mental Health Trust Authority (AMHTA) owns a number of parcels in the U-Med District with zoning ranging from B-3 and R-O to PLI. The Trust has ground leased two of its parcels to private developers since the Plan was adopted. Newer buildings are the OPA Building fronting Lake Otis Parkway and a medical building on Laurel Street. Both of these buildings front the new 40<sup>th</sup> Avenue improvements to be constructed in 2009. The Trust also owns a 7.5-acre parcel at the southeast corner of Providence Drive and Lake Otis Parkway zoned B-3. The Trust owns Tract C-2, a 5.5-acre tract zoned PLI, located to the east. To the north of Tract C-2 is the McLaughlin Youth Center (MYC), located on Tract D-1 and also zoned PLI. MYC is seeking to update its 20-Year Master Site Plan, which is scheduled before the Commission in April.

In 2007 during Capital Improvement Project (CIP) review, the Assembly approved \$500,000 in funding for a northern access study from Elmore Road/Providence Drive intersection north to Northern Lights Boulevard to address regional access concerns. The Legislature has also approved \$2 million in funding to support the Northern Access Study. DOWL HKM is currently under Alaska Department of Transportation and Public Facilities (ADOTPF) contract to complete the study.

## **DISCUSSION**

The purpose of the *U-Med Plan* is to identify and reconcile the objectives and priorities of the institutional, residential, commercial, and natural environmental interests in and adjacent to the District. The plan evaluates the district's existing land use patterns and natural features, examines the interface between local and regional circulation systems, and makes recommendations for future development.

The Commission approval of the public facility site plan for the 40<sup>th</sup> Avenue Extension and Upgrade Project #06-011 in March 2008 to construct 40<sup>th</sup> Avenue between Lake Otis Parkway and Dale Street placed the roadway alignment through a large hill between Laurel and Folker Streets (see Attachment 4, PZC Resolution No. 2008-018). The *40<sup>th</sup> Avenue Extension Lake Otis Parkway to Dale Street, Retaining Wall Design Study Memorandum, November 2008*, evaluated five options for retaining wall design alternatives for both sides of the roadway at an estimated cost of \$1,981,800. Between the 65 percent and the 95 percent completion stage, the north wall concept was abandoned in place of constructing a 3H:1V slope (see Attachment 5), which would open up the corridor and reduce the project cost. However, the width of the Public Use Easement (PUE) beyond the 60-foot road reserve needed to be increased to fit the roadway, separated trail, and landscape amenities. Impacts to Tract C-2 result in a reduced parcel size to approximately 4.5 acres. The 40<sup>th</sup> Avenue road improvements will remove a significant portion of the hill (disturbing approximately 135 feet from the north boundary of the 60-foot road reserve). The remaining portion of the hill will be topographically challenged for access and development.

The intensity of development in the U-Med District and the need for improved access and circulation in the area dictated the need for road connections, which ultimately have come into conflict with preservation of the hill. In addition to recommending changes to the *U-Med Plan* to reflect updated road plans and improvements, this amendment would change the designation of Tracts C-2 and D-1 from Development Reserve to Development Priority. Both designations allow for development, but Development Priority is the designation for land that has already been developed, or is ready to receive development. Such lands are typically already served by streets, utilities, and other infrastructure. Development Priority requires that consideration be given to incorporating features of the surrounding natural environment, such as retention of mature trees. However, this amendment recognizes that the hill will undergo significant alteration to accommodate the 40th Avenue extension, which will likely create greater opportunities to develop on Tracts C-2 and D-1 in the future. It is noted that AMC 21.40.020 conditional use standards would apply to development of Tracts C-2 and D-1 if the remainder of the hill were to be developed. Furthermore, the PLI zoning district is intended to include areas of significant open space and requires Planning and Zoning Commission site plan review and approval for all uses.

## **RECOMMENDATION**

The Administration recommends approval of an amendment to the *U-Med/Universities and Medical District Framework Master Plan*, to reflect current development as below:

1. To change the development designation for the area generally located north of 40<sup>th</sup> Avenue between Laurel and Folker Streets from Development Reserve to Development Priority;



2. To show the 40<sup>th</sup> Avenue connection between Lake Otis Parkway and Folker Street;
3. To remove the Wright Street alignment north of 40<sup>th</sup> Avenue;
4. To remove the Florina Street connection between 40<sup>th</sup> and 42<sup>nd</sup> Avenues; and
5. To show the re-alignment of Piper Street to Providence Drive.

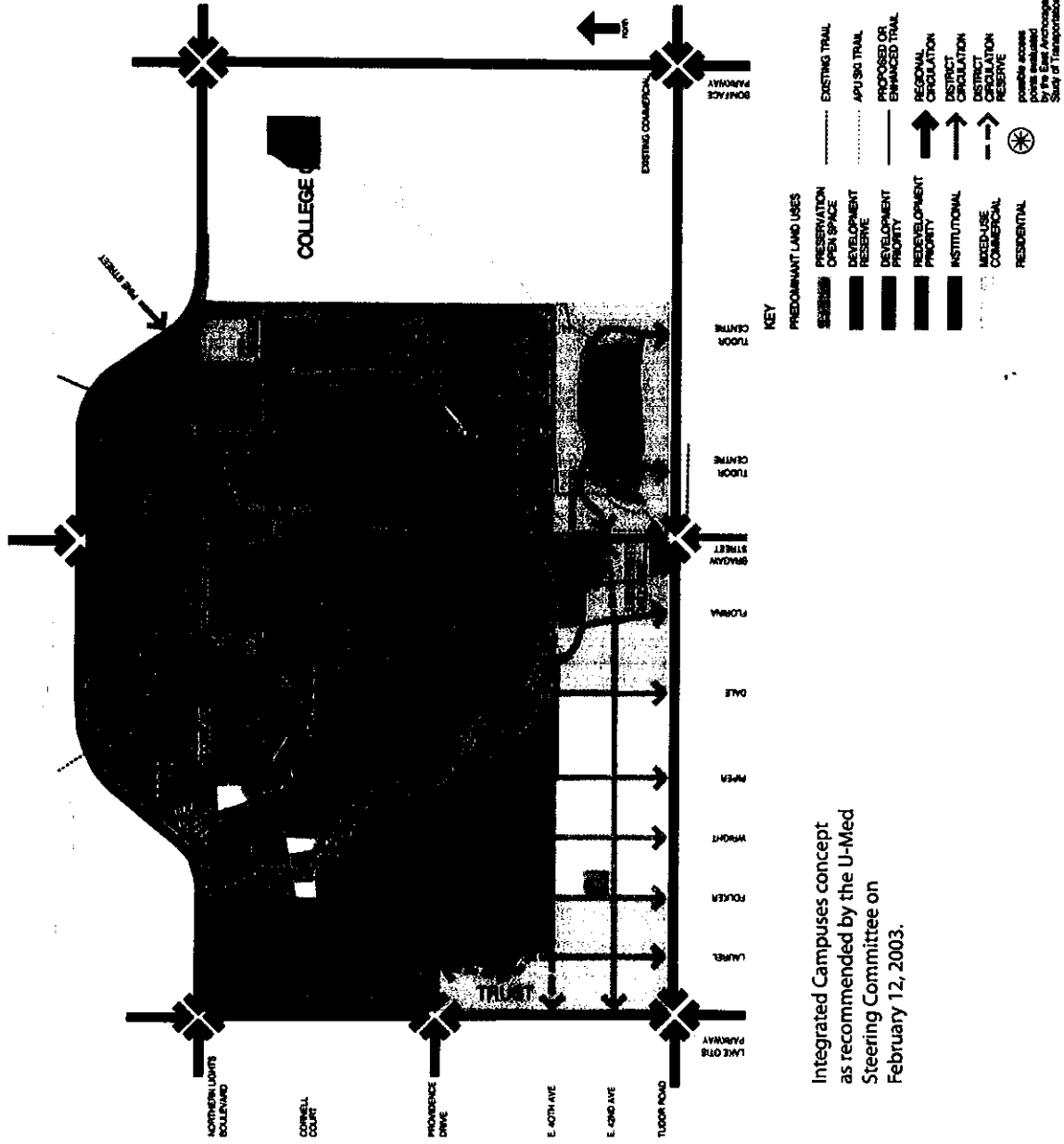
- Attachments:
1. 2009-028 Map Packet:
    - Existing U-Med Plan Map
    - Proposed U-Med Plan Amendment Map
    - Aerial Map
    - Topo Map
  2. Plat 2004-169, Note 11
  3. AO 2003-129 (Amended), Approval of U-Med Plan
  4. Planning and Zoning Commission Resolution No. 2008-018 (with PZC Case Map)
  5. 40<sup>th</sup> Avenue Slope Cross-section
  6. Comments Received

# **Attachment 1**

## **Maps**

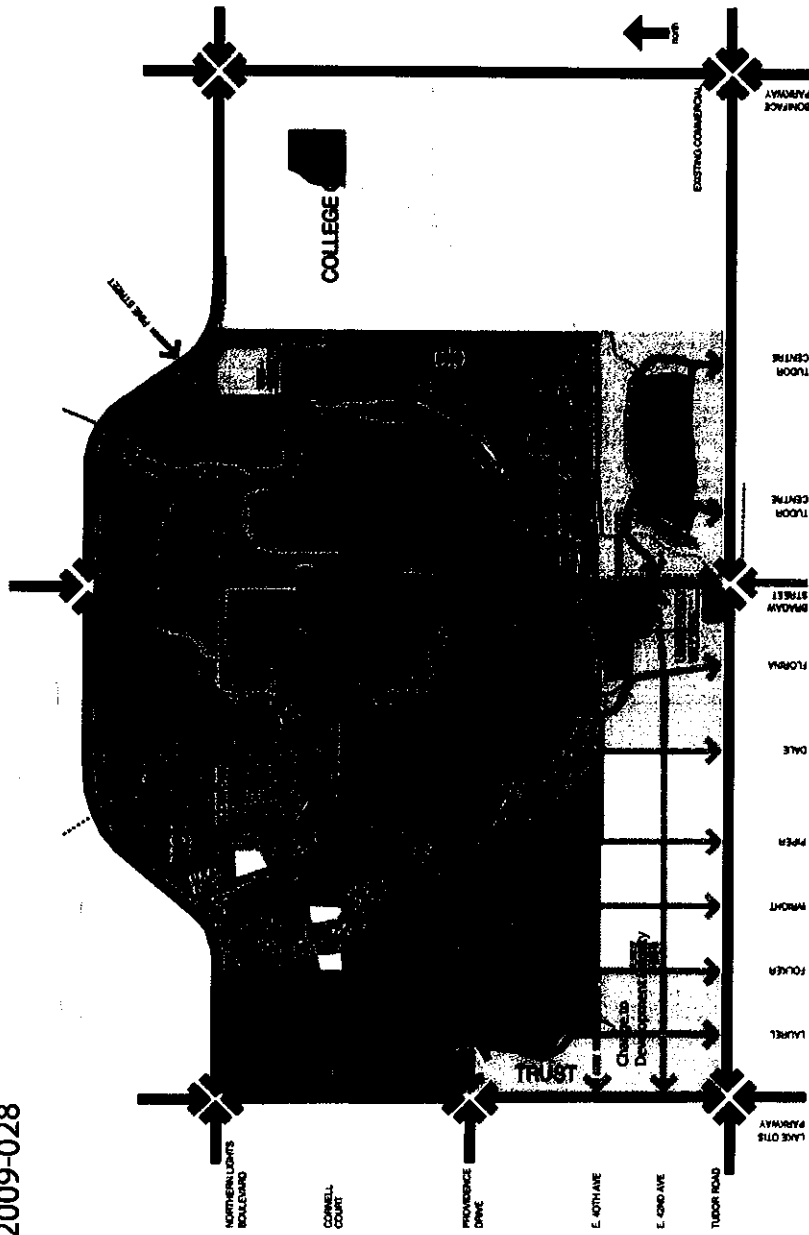
- Existing U-Med Plan Map
- Proposed U-Med Plan Amendment Map
- Aerial Map
- Topo Map

# Existing U-Med Plan Map



Integrated Campuses concept  
as recommended by the U-Med  
Steering Committee on  
February 12, 2003.

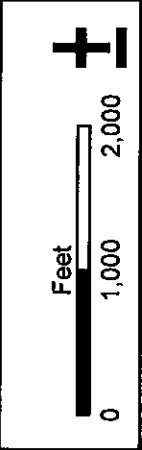
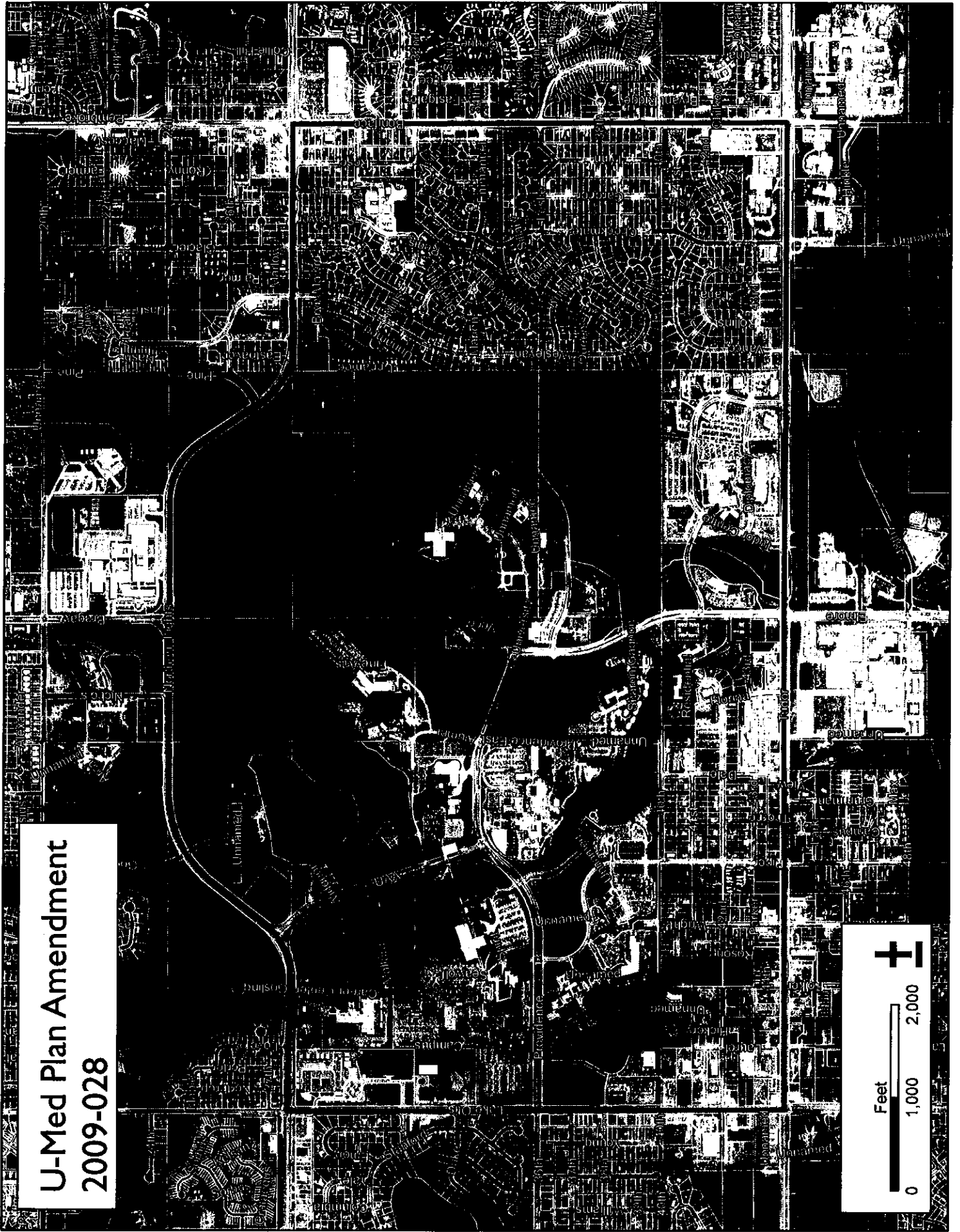
# U-Med Plan Amendment 2009-028



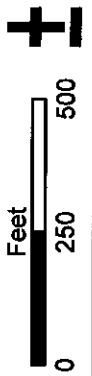
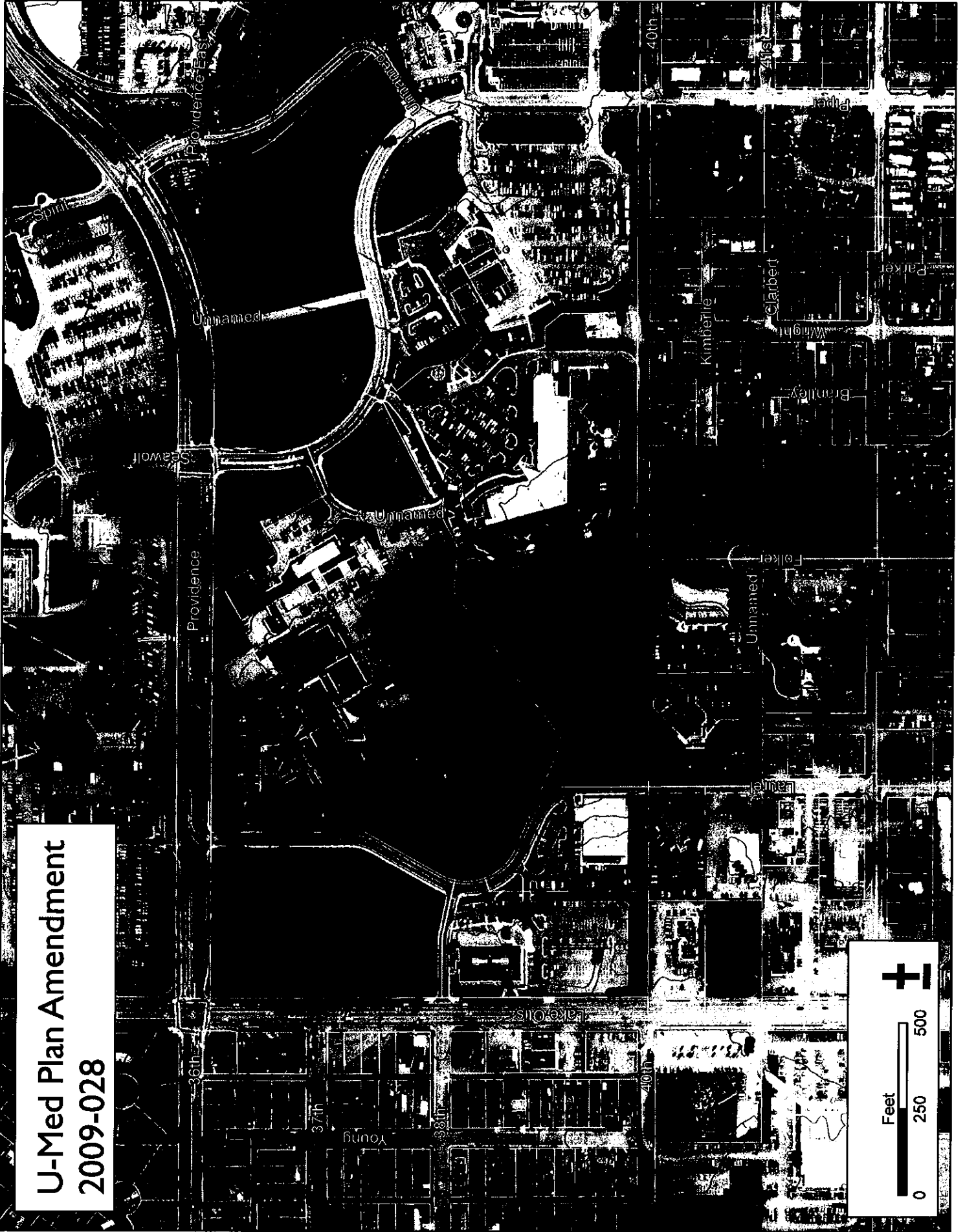
- AMENDMENT KEY**
- █ Constructed
  - █ New Connection
  - X X Removed from Plan

- KEY**
- PREDOMINANT LAND USES**
- ▨ PRESERVATION OPEN SPACE
  - █ DEVELOPMENT RESERVE
  - █ DEVELOPMENT PRIORITY
  - █ REDEVELOPMENT PRIORITY
  - █ INSTITUTIONAL
  - █ MIXED-USE COMMERCIAL
  - █ RESIDENTIAL
- EXISTING TRAIL**
- ⋯ APU SKI TRAIL
  - ⋯ PROPOSED OR ENHANCED TRAIL
- REGIONAL CIRCULATION**
- ➔ DISTRICT CIRCULATION
  - ➔ DISTRICT CIRCULATION RESERVE
- Possible access for the East Archbridge Study of Transportation**
- ⊗

**U-Med Plan Amendment  
2009-028**



**U-Med Plan Amendment  
2009-028**



# **Attachment 2**

## **Plat 2004-169**

Note 11

Providence-Chester Creek Subdivision

10. THE TEMPORARY TRAIL EASEMENT SHALL BE AUTOMATICALLY VACATED UPON ACCEPTANCE BY PRIVATE DEVELOPMENT SERVICES, MUNICIPALITY OF ANCHORAGE, OF THE 8 FOOT WIDE SEPARATED PATHWAY ON THE WEST SIDE OF PIPER STREET BETWEEN 40TH AVENUE AND PROVIDENCE DRIVE, WHICH IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SITE PLAN REVIEW APPROVED BY THE PLANNING AND ZONING COMMISSION ON 12 JULY 2004.



11. A 60-FOOT WIDE ROAD RESERVE SHALL BE LOCATED ALONG THE SOUTH BOUNDARY LINE OF TRACT C-2 TO PROVIDE FOR A FUTURE CONNECTION OF THE 40TH AVENUE RIGHT-OF-WAY FROM FOLKER STREET TO THE LAUREL STREET AREA. THE MUNICIPALITY SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THIS ROADWAY. PRIOR TO CONSTRUCTION OF THIS PORTION OF THE ROADWAY, THE MUNICIPALITY SHALL COMPENSATE THE TRACT C-2 OWNER OR OWNERS FOR THE ASSOCIATED RIGHT OF WAY. THE MUNICIPALITY SHALL INITIATE AN AMENDMENT TO DESIGNATE THIS STREET AS A COLLECTOR ON THE OFFICIAL STREETS AND HIGHWAYS PLAN, AND INITIATE AN AMENDMENT TO THE UNIVERSITIES AND MEDICAL DISTRICT FRAMEWORK MASTER PLAN. IN THE EVENT THAT ROADWAY IS NOT ACQUIRED WITHIN 10 YEARS OF THE PLAT BEING RECORDED, THE RESERVE WILL BE CONSIDERED "VACATED" WITHOUT FURTHER ACTION NECESSARY BY ANY OF THE AFFECTED PARTIES.

12. EASEMENTS VACATED BY THIS PLAT ARE: A 60' ROAD RESERVE, A 30' WATER LINE EASEMENT, 2 - 10' T&E EASEMENTS, A 20' T&E EASEMENT, A 80' ACCESS, SANITARY SEWER, WATER EASEMENT & ROAD RESERVE, AND A 30' SANITARY SEWER EASEMENT, ALL WITHIN TRACT A, MHTL SUBDIVISION (PLAT NO. 2002-28); A 40' ACCESS EASEMENT, A 30' WATER EASEMENT, AND A 30' SANITARY SEWER EASEMENT, ALL WITHIN TRACT D, MHTL SUBDIVISION (PLAT NO. 2002-28); A 10' T&E EASEMENT AND A 20' UTILITY, T&E EASEMENT, ALL WITHIN TRACT 1, PROVIDENCE HOSPITAL SITE (PLAT NO. 86-40); A 30' SANITARY SEWER EASEMENT WITHIN TR. A, UNIVERSITY OF ALASKA (PLAT NO. 86-40); A 50' RIGHT OF WAY EASEMENT PER ASLS 79-12 (PLAT NO. 80-143).

13. 60' SEWER & WATER EASEMENT PER PLAT NO. 66-86 IS ALSO LABELED AS A 30' SEWER ESMT. ON THE NORTHERLY SIDE AND 30' WATER ESMT. ON THE SOUTHERLY SIDE. IT IS BEING MODIFIED BY THIS PLAT TO COMBINE BOTH EASEMENTS AS ONE COMMON EASEMENT.

14. 30' STORM SEWER EASEMENT PER PLAT NO. 2002-28 HAS BEEN MODIFIED BY THIS PLAT. THE WESTERLY SIDE OF THE EASEMENT CENTERED ON THE STORM DRAIN PIPE IS EXTENDED TO THE BOUNDARY OF TRACT D-1. THE EASTERLY SIDE OF THE EASEMENT REMAINS 15' IN WIDTH.

15. TYPES A AND B WETLANDS BOUNDARIES SHOWN ON THIS PLAT ARE APPROXIMATE IN LOCATION.

LOCATED WITHIN THE N 1/2 & S 1/2 SEC. 28, T13N, R3W, S.M. AK

PLAT OF  
PROVIDENCE-CHESTER CREEK SUBDIVISION

TRACTS A, B, C-1, C-2, D-1, AND D-2

A 120.204 ACRE RESUBDIVISION OF TRACTS A, C AND D, MHTL SUBDIVISION (PLAT NO. 2002-28), PROVIDENCE HOSPITAL SITE, TRACT 1 AND UNIVERSITY OF ALASKA, TRACT A (PLAT NO. 86-40), AND THAT PORTION OF THE SE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 13 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, LYING SOUTHEASTERLY OF PROVIDENCE AVENUE AS SHOWN ON THE PLAT OF GOOSE LAKE AREA (PLAT NO. 86-86), RECORDS OF THE ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA INCLUDING EASEMENT VACATIONS PER RESOLUTION NO. 2004-14

LOCATED WITHIN  
THE N 1/2 & S 1/2, SEC. 28, T13N, R3W, S.M. AK



4040 B STREET, ANCHORAGE, ALASKA 99503 PH. (907) 562-2000 FAX (907) 563-3853

DWN: KET/CR	CHK: KET	DATE: 12-18-04	DOWL FILE NO:
SCALE: AS SHOWN	W.O. D58599C	CASE: S-11249	<b>147-63A</b>
GRID: 1634, 1635, 1734, 1735	C-P: FAT 03-09791		<b>SHEET</b>
F.R: 1328, 1508, 1848, 1874	DNR FILE NO: PPF 20040050		<b>1 OF 5</b>



# **Attachment 3**

## **AO 2003-129 (Amended)**

Approval of U-Med Plan

CLERK'S OFFICE  
**AMENDED AND APPROVED**  
Date: 10-21-03

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Planning Department  
For reading: September 23, 2003

Anchorage, Alaska  
AO 2003-129 (Amended)

**AN ORDINANCE ADOPTING THE U-MED/UNIVERSITIES AND MEDICAL DISTRICT FRAMEWORK MASTER PLAN AS AN ELEMENT OF THE ANCHORAGE 2020—ANCHORAGE BOWL COMPREHENSIVE PLAN AND AMENDING CHAPTER 21.05 OF THE ANCHORAGE MUNICIPAL CODE.**  
(Planning and Zoning Commission Case 2003-100)

**THE ANCHORAGE ASSEMBLY ORDAINS**

Section 1. The *U-Med/Universities and Medical District Framework Master Plan*, Draft dated May 2003, is adopted as recommended by the Planning and Zoning Commission in Resolution No. 2003-057 as an element of the Anchorage 2020-Anchorage Bowl Comprehensive Plan, replacing the 1983 Goose Lake Plan, with the following modification:


- A. The extensions of Wright Street and Piper Street between East 40<sup>th</sup> Avenue and Providence Drive shall remain on the Recommended Plan Map as shown in the May 2003 Final Draft.
- B. Before any action to extend or make additions or other significant alterations to Wright Street, Piper Street, 40<sup>th</sup> Avenue, and/or 42<sup>nd</sup> Avenue or other public rights-of-way in the general area, with the exception of Laurel Street, there shall be a traffic study with public participation and an approved circulation plan adopted. Such a plan shall also include other intra-district circulation options and traffic calming opportunities.

Section 2. AMC 21.05.030 is amended by replacing subsection 21.05.030.A.7 to read as follows:

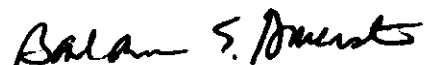
7. U-Med/Universities and Medical District Framework Master Plan dated [effective date of this ordinance.]

Section 3. This ordinance shall become effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 21<sup>st</sup> day of October, 2003.

  
Chair

ATTEST:

  
Municipal Clerk



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

AM No. 725-2003

Meeting Date: September 23, 2003

From: Mayor

Subject: *U-Med/Universities and Medical District Framework Master Plan*

1 The U-Med District Framework Master Plan has been accomplished through a collaborative effort that  
2 began in 1998, when the Municipality and several institutions in the U-Med District began a unique  
3 public/private partnership to prepare a master development plan for the District. The document is  
4 described as a Framework Master Plan because it is intended to accommodate the growth needs of its  
5 constituent institutions and other interests without specifically directing the configuration of individual  
6 developments. The Plan provides a policy framework to coordinate ongoing public and private decisions  
7 about land use, major facility siting, circulation and parking, residential and commercial development,  
8 public recreational facilities and open space conservation, and public amenities. *Anchorage 2020*  
9 designates the U-Med District as a major employment center and recommends a master plan as a tool to  
10 address future development in that area. Once adopted by the Assembly, the master plan will replace the  
11 1983 *Goose Lake Plan* and become an element of the *Anchorage 2020/Anchorage Bowl Comprehensive*  
12 *Plan*.

13  
14 A "Final Draft U-Med/Universities & Medical District Framework Master Plan" was completed in July  
15 2000. Recommendations, particularly District circulation, assumed relocation of the Alaska Psychiatric  
16 Institute (API) from the U-Med area. Public review and approval of the master plan was delayed when  
17 the decision was made not to move API, but to build a new facility on the resubdivided property, which  
18 affected circulation options presented in the draft master plan. That situation, along with other changing  
19 circumstances in the U-Med District, required a review and update of the assumptions and  
20 recommendations in the 2000 draft. The Municipality contracted with ZGF Architects, Inc., who  
21 prepared the first draft, to update and complete the plan. The cost for the project has been shared by the  
22 Municipality, the University of Alaska Anchorage, Providence Alaska Medical Center, and the Alaska  
23 Mental Health Trust Land Office.

24  
25 As part of the plan update process, the Project Steering Committee was reconvened in December 2002.  
26 The Committee included representatives of institutions and other interests in the District, as well as  
27 municipal staff. The Committee met three times before agreeing on a final draft recommended plan in  
28 April 2003. Two community meetings were also held during this time. U-Med District planning efforts  
29 were also coordinated, to the extent possible, with other planning projects in the area, e.g., the East  
30 Anchorage Study of Transportation (EAST) and the 3500 Tudor Road Master Plan Update.


31  
32 The Public Review Draft of the Plan was published in May 2003. It was distributed to Committee  
33 members, area community councils, concerned citizens, and reviewing agencies. Notice of the draft plan  
34 and public hearing was sent to property owners within the U-Med District. The draft document has also  
35 been available on line for review with a project e-mail address. Many comments received focused on  
36 traffic and access issues, including the need for additional access to the District from the north. An issue-  
37 response summary was prepared to address these concerns. (See attached Planning and Zoning  
38 Commission packet.)  
39

2 A public hearing on the draft Plan was held before the Planning and Zoning Commission on July 14,  
3 2003. The meeting minutes and the Commission's resolution with findings and recommendations are  
4 attached. The Commission generally supported the Plan with one significant exception. Citing the need  
5 for further study, the Commission voted to delete the recommended future extensions of two existing  
6 streets, Wright and Piper, north from East 40<sup>th</sup> Avenue to Providence Drive. The Plan is recommending  
7 these, and other missing linkages in the existing street network, to help improve access into and out of the  
8 District. It is not the intent to create new cut-through routes for regional traffic. One of the objectives of  
9 the Plan is that traffic with neither origin nor destination within the District be discouraged.

10 The Plan also is not recommending immediate construction of these linkages, and the actual alignment  
11 and construction of the Wright and Piper extensions will likely be determined by future development on  
12 property north of East 40<sup>th</sup> Avenue. However, not including the Wright and Piper extensions in the Plan  
13 may preclude or make it difficult to provide any new connection to Providence Drive in the future. It is  
14 important to retain both streets in the Plan as options, especially when much of the area between East 40<sup>th</sup>  
15 Avenue and Tudor Road is in transition and will likely experience significant change over the next 20  
16 years as anticipated redevelopment occurs. This area is designated for redevelopment and mixed-use in  
17 *Anchorage 2020*, a designation supported by the U-Med Plan, so improvement and expansion of the  
18 existing street network is critical. Connections to Providence Drive, as well as Tudor Road, Bragaw  
19 Street and Lake Otis Parkway, will help improve overall District circulation. A Tudor Road corridor  
20 study is proposed as part of Plan implementation to address the development potential and traffic needs  
21 on the north and south sides of Tudor Road, and the corresponding access management strategies.

22  
23 The Administration supports the recommendations of the Planning and Zoning Commission with the  
24 exception of modifying the Recommended Plan Map to remove the extensions of Wright Street and Piper  
25 Street from East 40<sup>th</sup> Avenue to Providence Drive.

Concurred by



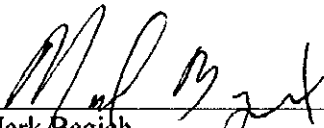
Denis C. LeBlanc  
Municipal Manager

Concurred by:



Mary Jane Michael, Director  
Office of Economic and Community Development

Respectfully submitted:



Mark Begich  
Mayor

Prepared by:



Susan R. Fison, Acting Director  
Planning Department

Attachments: U-MED/Universities and Medical District Framework Master Plan/May, 2003  
Planning and Zoning Commission Resolution No. 2003-057  
Planning and Zoning Commission Minutes – July 14, 2003  
Planning and Zoning Commission Staff Packets – July 14, 2003

# **Attachment 4**

## **PZC Resolution No. 2008-018**

Public Facility Site Plan  
for the  
40<sup>th</sup> Avenue Extension and Upgrade Project  
(PZC case map included)

**MUNICIPALITY OF ANCHORAGE**

**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2003-057**

A RESOLUTION RECOMMENDING TO THE MUNICIPAL ASSEMBLY APPROVAL AND ADOPTION OF THE U-MED/UNIVERSITIES AND MEDICAL DISTRICT FRAMEWORK MASTER PLAN (MAY 2003) WITH AMENDMENTS AS AN ELEMENT OF *ANCHORAGE 2020--ANCHORAGE BOWL COMPREHENSIVE PLAN*.

(Case 2003-100)

---

WHEREAS, the Planning and Zoning Commission is empowered under AMC 21.05.040 to review and make recommendations to the Assembly for any proposed modification to the Comprehensive Plan before the Assembly may act on the proposed modification; and

WHEREAS, the U-Med District is designated as a major employment center and redevelopment/mixed use-area in *Anchorage 2020—Anchorage Bowl Comprehensive Plan*, and adoption of a U-Med District Plan is recommended as a tool for addressing future development in the area; and

WHEREAS, the Municipality partnered with the University of Alaska Anchorage, Providence Alaska Medical Center, and the Mental Health Trust Land Office to contract with ZGF Architects, Inc., and subconsultant Kittelson and Associates, Inc., to prepare the draft U-Med/Universities and Medical District Framework Master Plan; and

WHEREAS, the U-Med District Framework Master Plan provides a policy framework to guide decisions about land use and access within the District, by accommodating the growth needs of its constituent institutions and other interests without specifying the configuration that each is to follow; and

WHEREAS, the draft document was circulated and available for community review and a public hearing was held before the Planning and Zoning Commission; and

WHEREAS, prior to the public hearing, the Commission held a worksession with project consultants and staff to review and discuss the Plan and its recommendations.


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

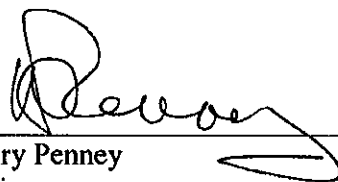
- A. The Commission makes the following findings of fact:
  1. Preparation of the U-Med District Master Plan, beginning in 1998, has involved representatives of District constituents, and other interests in the community.
  2. Each of the major institutions in the District has its own plan and mission, and the intent of the U-Med District Master Plan is to provide guidance for development, not restrict it or lock up land in perpetuity.

3. The intent of the Preservation Open Space designation in the Plan is to sustain large blocks of contiguous natural land for both habitat and recreation purposes, and the Commission finds that “primary wetlands” to be permanently protected should be defined as Class A wetlands shown on page 15 of the Plan.
4. The Plan establishes a framework for future development in the U-Med District and while there are opportunities for economic growth, there are also concerns about how traffic enters, leaves, and circulates within the District.
5. There is a need for additional access to the U-Med District, particularly from the north or east, and this can be addressed during the update of the Long-Range Transportation Plan and/or 5-year review of the U-Med District Master Plan.
6. Plan amendments have been submitted to the Commission by the Planning Department to address the recommendations of the East Anchorage Study of Transportation (EAST) and community concerns regarding additional access to the District from the north.
7. There are concerns about the impacts of additional traffic traveling through residential neighborhoods on Wright Street and Piper Street to connect with Providence Drive, and the extension of Dale Street north along the edge of the Chester Creek Greenbelt could be considered as an access alternative.
8. The Wright Street extension from East 40<sup>th</sup> Avenue to Providence Drive is a road reserve easement on a recorded plat, and a petition was submitted by neighborhood residents to remove all reference to this extension from the Plan. Construction of this road extension is not expected in the near-term as the old API facility will have to be removed first. By plat note, the road easement is automatically vacated if the U-Med District Plan is not adopted by the Assembly by March 8, 2004, if the road easement is not included in the adopted Plan, or if the road is not constructed within 10 years of Plan adoption by the Assembly.
9. A Folker Street extension to Providence Drive is no longer possible because of the new location of the API facility, and Laurel Street will be extended to Providence Drive as a private route through the Mental Health Trust property.
10. The Commission has approved development requests in the U-Med District without benefit of a master plan in place and this situation argues for the idea that, if plans are being developed, nothing should be done inside the boundaries of those planning areas until the plans are approved.
11. The Commission majority (5) finds no justification for new access from Tudor Road to Providence Drive at this time and supports an amendment to delete reference to new access south to north from Tudor Road between Bragaw Street and Lake Otis Parkway, except for Laurel Street where it traverses Mental Health Trust property, until such time as an appropriate traffic study or circulation plan has been completed, subject to public hearing, and adopted.

12. The Commission minority (2) opposing the amendment referenced in Finding #11 finds that showing street connectivity in the Plan is important, as well as the need to facilitate emergency access, and traffic calming measures on local streets can benefit neighborhoods by reducing or eliminating cut-through traffic. The minority also finds the amendment introduces a large issue without the opportunity to discuss possible ramifications with project consultants and staff.
  13. The Commission finds the Plan text should be amended, where appropriate, to incorporate the response to Issue 2, Tudor Road Access Impacts, contained on page 2 of the July 14, 2003, U-Med/Universities and Medical District Framework Master Plan Issue/Response and Addendum submitted by the Planning Department.
- B. The Commission recommends to the Assembly approval of the U-Med/Universities and Medical District Framework Master Plan (May 2003) with the following amendments:
1. Text and graphic amendments submitted by the Planning Department in Executive Summary, pages I, IV, V, VII and VIII; and Plan pages 16, 31, 34, 36, 37, 39, and 45.
  2. Text amendments in Executive Summary, page VII, and Plan text page 37, as follows: "Primary wetlands are the Class A wetlands defined on page 15."
  3. Text amendment on Plan page 30, District Circulation, to incorporate the response to Issue 2, entitled "Tudor Road Access Impacts," contained on page 2 of the July 14, 2003, U-Med/Universities and Medical District Framework Master Plan Issue/Response and Addendum submitted by the Planning Department.
  4. Delete reference to new access south to north from Tudor Road between Bragaw Street and Lake Otis Parkway, except for Laurel Street where it traverses Mental Health Trust property, until such time as an appropriate traffic study or circulation plan has been completed, subject to public hearing, and adopted. (Delete the extensions of Wright Street and Piper Street between East 40<sup>th</sup> Avenue and Providence Drive from the Recommended Plan Map.)

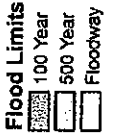
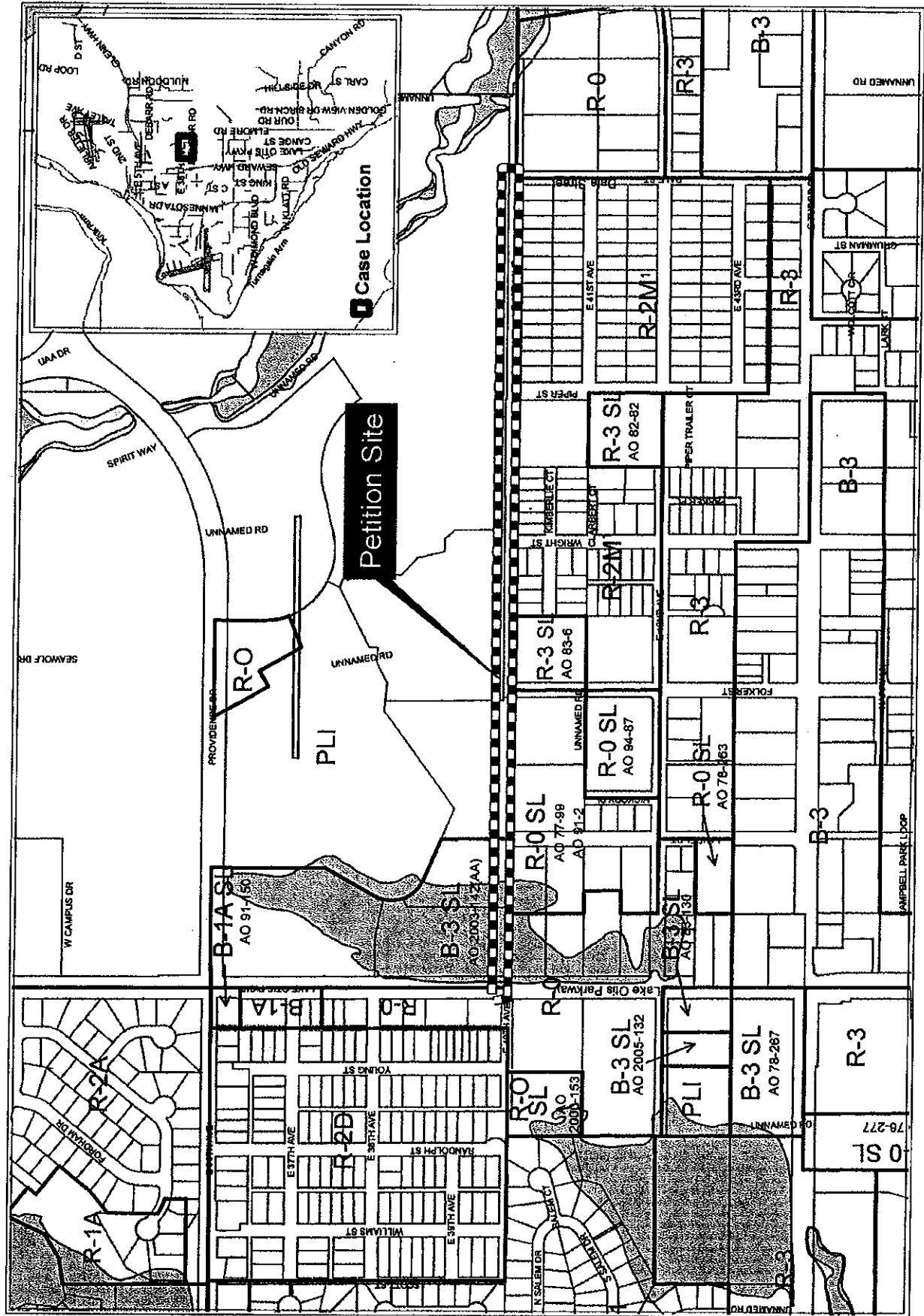
PASSED AND APPROVED by the Anchorage Planning and Zoning Commission this 14<sup>th</sup> day of July 2003.

  
\_\_\_\_\_  
Susan R. Fison  
Secretary

  
\_\_\_\_\_  
Henry Penney  
Chair



2008-034



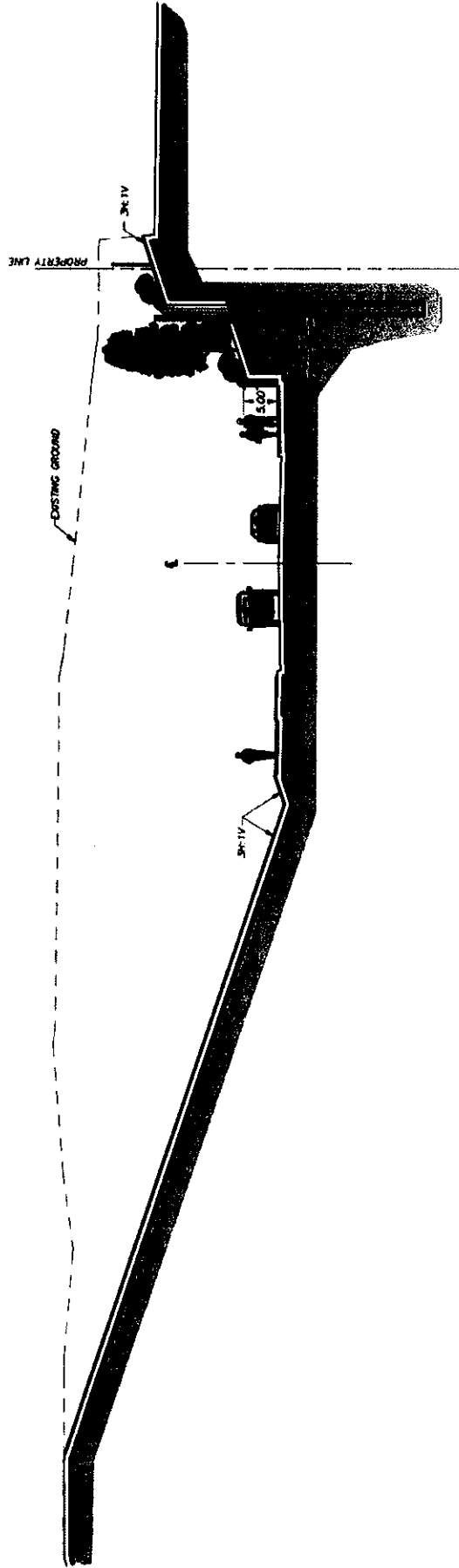
Municipality of Anchorage  
Planning Department  
Date: January 30, 2008

# **Attachment 5**

## **40<sup>th</sup> Avenue Slope**

Cross-section

204  
200  
196  
192  
188  
184  
180  
176  
172  
168  
164



204  
200  
196  
192  
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# **Attachment 6**

## **Comments Received**



**Municipality of Anchorage**  
Project Management & Engineering Department



**Comments to Miscellaneous Planning and Zoning Applications**

**RECEIVED**

**DATE:** February 9, 2009

FEB 09 2009

**TO:** Jerry Weaver, Platting Officer

Municipality of Anchorage  
Zoning Division

**FROM:** Sharen Walsh, P.E. – Private Development - Plan Review Engineer

**SUBJECT:** Comments for Planning & Zoning Commission Public Hearing date:  
February 25, 2009

**Case No. 2009-028--** Plan Amendment to the U-Med/Universities and Medical District Framework master Plan to change development designation for hilly area north of 40<sup>th</sup> and between Laurel and Folker Streets.

PM&E's Private Development Division notes that this redesignation is associated with the 40<sup>th</sup> Avenue extension project which is being managed by PM&E's Roads and Drainage Division.

PM&E/PD has no objection to the redesignation; however, we note that new development actions taken within the hilly area will be subject to review to assure that surrounding and/or downhill properties will not be adversely impacted by changes in grading and drainage patterns.

# Zoning and Platting Cases On-line

**View Case Comments**

[Submit a Comment](#)

**\*\* These comments were submitted by citizens and are part of the public record for the cases \*\***

**Questions?** If you have questions regarding a case, please contact Zoning at 907-343-7942 or Platting & Variances at 907-343-7942.

**RECEIVED**

1. **Select a Case:** 2009-028

[View Comments](#)

MAR 07 2009

2. **View Comments:**

Municipality of Anchorage  
Zoning Division

**Case Num:** 2009-028  
Plan Amendment for the University-Medical District

**Site Address:** N/A

**Location:** Plan amendment to the U-Med/Universities and Medical District Framework Master Plan to change the development designation for the area generally located north of 40th Avenue, between Laurel and Folker Streets from "Development Reserve" to "Redevelopment and Development Priority."

[Details](#) | [Staff Report](#) | [submit a comment](#)

## Public Comments

**3/1/09**

E. Frances Seater  
4041 Wright Street  
Anchorage AK 99508

Residents of Wright Street vehemently oppose opening Wright Street to the new 40th AVE. extension. This will ruin our quiet cul-de-sac neighborhood by increasing motor vehicle traffic (only 150 cars, annually, per DOWL) to 5% of that or more from 42nd AVE. Our children, who play on the quiet neighborhood street will risk being hit by cars and the crime rate will increase dramatically, as it did in the 80's when the road was temporarily open. Anchorage Rescue Mission residents will flood our neighborhood. Count us out of the 5 million dollars being spent on the 40th AVE. extension (traffic calming project, NOT for us) and keep Wright Street a Dead End street, because this costs and the negative impact is not needed!

## Attachment 6

TO: MOA Planning: Zoning & Platting Division  
Acting Mayor Matt Claman  
JoAnn Contreras, Senior Planner, Municipality of Anchorage

FROM: Robert McClung, President, University Area Community Council

SUBJECT: U-Med Plan Redesignation

At the UACC general membership meeting of March 4, 2009, JoAnn Contreras spoke on the 40<sup>th</sup> Avenue construction and the requested change of the U-Med Plan designation of "Development Reserve" to "Redevelopment and Development Priority".

Members of UACC made the following motion in support of the proposed designation with the caveat that appropriate measures would be made not to disturb or cease disruption of any archeological significant discovers unless investigated by archeological experts.

UACC March 4, 2009 Motion Passed

*The UACC supports the designation of the U-Med plan from Development Reserve" to "Redevelopment and Development Priority".*

We ask that you consider our motion as you make decisions in the best interests of the UACC and the community of Anchorage as a whole. Please contact me if you have any questions.

Signed: March 4, 2009  
Robert McClung, President

**Content ID:** 007692

**Type:** Ordinance - AO

**Title:** AN ORDINANCE AMENDING THE RECOMMENDED PLAN MAP FOR U-MED/UNIVERSITIES AND MEDICAL DISTRICT FRAMEWORK MASTER PLAN AND AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.05.030A

**Author:** perrysu

**Initiating Dept:** Planning

**Description:** Ordinance Amending the Recommended Plan Map for U-Med/Universities and Medical District Framework Master Plan and Amending AMC Section 21.05.030A.

**Keywords:** U-Med Plan Amendment

**Date Prepared:** 4/30/09 3:39 PM

**Assembly Meeting Date:** 5/26/09

**Public Hearing Date:** 6/9/09

<b>Workflow Name</b>	<b>Action Date</b>	<b>Action</b>	<b>User</b>	<b>Security Group</b>	<b>Content ID</b>
Clerk_Admin_SubWorkflow	5/15/09 10:47 AM	Exit	Joy Maglaqui	Public	007692
MuniMgrCoord_SubWorkflow	5/15/09 10:47 AM	Approve	Joy Maglaqui	Public	007692
MuniManager_SubWorkflow	5/15/09 10:47 AM	Approve	Joy Maglaqui	Public	007692
Legal_SubWorkflow	5/4/09 3:19 PM	Approve	Rhonda Westover	Public	007692
Finance_SubWorkflow	5/1/09 7:38 PM	Approve	Sharon Weddleton	Public	007692
OMB_SubWorkflow	5/1/09 12:36 PM	Approve	phillipswj	Public	007692
ECD_SubWorkflow	5/1/09 8:41 AM	Approve	Tawny Klebesadel	Public	007692
Planning_SubWorkflow	5/1/09 8:30 AM	Approve	Tom Nelson	Public	007692
AllOrdinanceWorkflow	4/30/09 3:45 PM	Checkin	Susan Perry	Public	007692