

DOWNTOWN COMMUNITY COUNCIL  
RESOLUTION NO. 2020-XX

A RESOLUTION RECOMMENDING ANCHORAGE PLANNING AND ZONING COMMISSION APPROVAL OF THE 6<sup>TH</sup> AVENUE MIXED-USE REDEVELOPMENT PROJECT CONDITIONAL USE PERMIT, INCLUDING (1) A PARKING GARAGE WITH MORE THAN 50 SPACES, (2) A BUS TERMINAL, AND (3) A MARQUEE.

(Planning and Zoning Commission Case No. 2020-XXXX)

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WHEREAS, the *Anchorage 2020: Anchorage Bowl Comprehensive Plan* goals, policies, and strategies state that (1) “medium and high-density residential development, as well as commercial mixed use, is encouraged in aging and underutilized areas within and adjacent to Major Employment Centers,” (2) “an efficient transportation system that offers affordable, viable choices among various modes of travel that serve all parts of the community,” (3) “All new commercial development shall be located and designed to contribute to improving Anchorage’s overall land use efficiency and compatibility, traffic flow, transit use, pedestrian access, and appearance...in order to use existing commercial land more efficiently, redevelopment, conversion, and reuse of underutilized commercial areas shall be encouraged” and (4) “Infill in developed areas and redeveloping are desirable to changing housing demands, to revitalize older neighborhoods, to better use existing public infrastructure and to foster the development of transit corridors”; and

WHEREAS, the *Downtown Comprehensive Plan (2007)* goals and strategies state (1) “Celebrate Anchorage’s diversity by offering amenities, goods, attractions and services that appeal to persons of varying ages, backgrounds and incomes,” (2) “Ensure that the ground floors of all buildings and sidewalk treatment engage pedestrians and create an active, inviting, urban experience with a comfortable, safe and vibrant pedestrian environment year-round,” (3) “Increase the intensity of Anchorage’s Downtown Core,” (4) “Expand retail services to serve residents and tourists year-round, (5) “Increase Downtown’s hotel supply and occupancy rates,” and “Seamlessly connect parking garages to pedestrian-friendly streets and transit systems”; and

WHEREAS, the 6<sup>th</sup> Avenue Mixed-Use Redevelopment project (project) embodies and directly implements the vision and goals of the Anchorage 2020 Comprehensive Plan and Downtown Comprehensive Plan by creating a higher-density, mixed-use building that features a hotel, residential apartments, first-floor retail, a restaurant, off-street parking, a reconfigured bus terminal, heated sidewalks and an overhead marquee for pedestrian cover; and

WHEREAS, the 6<sup>th</sup> Avenue Mixed Use Redevelopment Project will provide 60% local jobs during construction; \$600, 000 a year on average in municipal property tax and \$1.7 million a year on average in bed tax revenue; and

WHEREAS, approving the project is in the best interest of economic, business, tourism, and housing development Downtown and meets the needs and desires of Downtown Community Council businesses and residents;

NOW, THEREFORE, THE DOWNTOWN COMMUNITY COUNCIL RESOLVES:

1. The Community Council has received a presentation on the 6<sup>th</sup> Avenue Mixed-Use Redevelopment Project and finds that it aligns with the values, interests, and goals of the Downtown Community.
2. The Community Council recommends Planning and Zoning Commission approval of a Conditional Use Permit for the proposed 6<sup>th</sup> Avenue Mixed-Use Redevelopment project.

This resolution is effective immediately upon passage.

PASSED AND APPROVED by the Downtown Community Council on \_\_\_\_\_, 2020

\_\_\_\_\_  
Silvia Villamedes, President/Chair  
Downtown Community Council

Votes For: \_\_\_\_\_

Votes Against: \_\_\_\_\_

Abstain: \_\_\_\_\_