

Midtown Community Council – Goals and Objectives for Midtown District Plan

The Midtown Community Council (MTCC) asks that the following Goals and Objectives be incorporated into the Midtown District Plan (MTDP).

Furthermore, the MTCC advocates for the subsequent update of the zoning regulations for Midtown, similar to the process established for the Downtown District Plan.

Primary Goal:

Enhance Midtown’s status as Anchorage’s premier commercial center by: creating a safe clean environment, maintaining thriving commercial spaces, and introducing new vibrant housing.

Supporting Goal: Cultivate an environment to foster Midtown business prosperity.

1. Objective: Mitigate crime within the Midtown District Plan Area
 - Actionable Items:
 - Strengthen crime prevention laws to augment the efforts of the Anchorage Police Department and deter criminal activities.
 - Implement and enforce stricter regulations concerning panhandling, loitering, and vandalism.
2. Objective: Eliminate camping within the MTDP area.
 - Actionable Items:
 - Make camping within the MTDP area illegal.
3. Objective: Limit the number of Social Services buildings within the Midtown District Plan Area.
 - Actionable Item:
 - Change Title 21 “use regulations” so that within the MTDP area, the following uses have more stringent Use-Specific Standards: Correctional Community Residential Center, Habilitative Care Facility – Small, Medium, Large, Transitional Living Facility, Homeless and Transient Shelter and Social Service Facility.
4. Objective: Limit the number of Liquor and Marijuana Stores in the MTDP area.
 - Actionable Item:
 - Change Title 21 “Alcohol-Special Land Use Permit” and “Marijuana-Special Land Use Permit” sections so that within the MTDP area, liquor and marijuana stores have more stringent parameters and greater enforcement fines.
5. Objective: Analyze and Right-size Midtown Traffic Needs.
 - Actionable Items:
 - Identify which traffic corridors should remain the same to maintain ease of ingress and egress for individual properties and the MDP area.
 - Identify which traffic corridors should be transformed to better facilitate midtown residential housing.

6. Objective: Maintain Property Rights

○ Actionable Item:

- Ensure current property rights are not reduced in the MTDP.

Supporting Goal: Reduce impediments to midtown residential development.

7. Objective: Reduce Title 21 Impediments to Midtown Residential Development

○ Actionable Items:

- Upzone all zoning districts to either B-3 or R-4, R-4A within the MTDP area.
- Suspend "District Specific Standards" for B-3, R-4, and R-4A within the MTDP area.
- Suspend "Standards for Mixed-Use Development in the B-3 District" within the MTDP area.
- Increase "by-right" Maximum Height of Structures to 75ft for B-3, R-4 and R-4A within the MTDP area.
- Reduce and create exemptions from Landscaping set backs L1, L2, and L3 within the MTDP area.
- Eliminate Residential Design Standards within the MTDP area.

8. Objective: Create incentives for residential development in the MTDP area.

○ Actionable Items:

- Create 20-year property tax abatement for new residential development.
- MOA provide "off-site" infrastructure improvements for new residential development.

9. Objective: Develop a catalyst residential development at the former "archive" site on Denali and 40th Avenue.

○ Actionable Items:

- Limit uses on the site to principally residential with a small amount of commercial space.
- The following uses would not be permitted on the site: correctional community residential center, habilitative care facility small/medium/large, transitional living facility, homeless and transient shelter, and social services facility.