



1057 W Fireweed Lane
Anchorage, Alaska 99503

Midtown Community Council – Vision, Goals, Objectives and Action Items for the Midtown District Plan

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

Although the MTCC views all the action items listed below as important and desires all to be incorporated into the MTDP, highlighted below in **RED** are a few action items the MTCC views as “low hanging fruit” that should be immediately pursued within the first couple of years of plan implementation.

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

VISION

Midtown grows its premier commercial center by creating a safe, clean environment where thriving commercial spaces blend with new residential development, creating exciting spaces.

Goal 1 (Safety & Crime): Create a safe environment in which people and businesses can thrive.

Objective 1: Safety and property crime prevention are prioritized.

- **ACTION 1:** Strengthen within the Midtown area crime prevention laws to help alleviate panhandling, loitering, vandalism, property crime, and illegal street parking.

Objective 2: Establish tools to mitigate crime and homelessness within Midtown.

- **ACTION 2:** Eliminate all overnight camping, including street camping, within Midtown.

Objective 3: Have more 24-7 commercial businesses that provide more eyes on the street.

- **ACTION 3:** Create an incentive program to bring new businesses into the Midtown District that may provide 24-7 operations.

Objective 4: Maintain property rights.

- **ACTION 4:** Continue to work to ensure current property rights are not reduced through zoning action, land use code, and any other land use plans or actions.

Objective 5: Outdoor private and public spaces where the community can gather are encouraged.

- ACTION 5: Create provisions within the Midtown Core Area that encourage restaurants, entertainment spaces and shopping venues to use outdoor spaces.

Goal 2 (Economy): Midtown transforms into a robust mixed-use destination

Objective 6: Create a mix of uses that create an exciting live, work, play environment.

- ACTION 6: Exempt Title 21 provisions that prevent mixed-use development.

Objective 7: Convert surplus commercial space to residential.

- ACTION 7: Identify and change barriers to commercial-to-residential conversions within Titles 21 and 23.

Objective 8: Provide missing infrastructure that will help support housing and redevelopment projects.

- ACTION 8: Advocate for infrastructure sufficient to support new residential construction within the Midtown area.

Objective 9: The “Core Midtown Area” will be strengthened by limiting activities and uses that might negatively impact the area.

- ACTION 9: Create more stringent “use-specific standards” within the Midtown Core Area for the following uses: Correctional Community Residential Center, Habilitative Care Facility (Small, Medium, Large), Transitional Living Facility, Homeless and Transient Shelter and Social Service Facility.
- ACTION 10: Create more stringent parameters and greater enforcement fines within the Midtown Core Area for Alcohol-Special Land Use Permits and Marijuana-Special Land Use Permits.

Objective 10: Provide incentives for new housing opportunities.

- ACTION 11: Implement a 20-year property tax abatement for new housing within Midtown.
- ACTION 12: Identify and exempt Title 21 land use policies that disincentivize new Midtown housing.

Goal 3 (Sense of Place): Midtown has a clearly identified Sense of Place

Objective 11: Analyze Midtown Traffic Needs

- ACTION 13: Identify which traffic corridors should remain the same to maintain ease of ingress and egress for individual properties and the MTDP area.
- ACTION 14: Identify which traffic corridors should be transformed to better facilitate Midtown residential housing.
- ACTION 15: Establish limitations on road projects by requiring an economic impact analysis for each project and greater consensus with the community council.

Objective 12: Better activate Cuddy Park through enhanced safety, more public activities, and an adjacent catalyst residential development.

- **ACTION 16:** Create a Cuddy Park master plan to encourage greater public use through festivals, markets, recreation, and general use.
- ACTION 17: Establish incentives to encourage a catalyst residential housing development at the “archive” site.
- ACTION 18: Limit uses on the “archive” site by only allowing a small amount of commercial space and not permitting the following uses: correctional community residential center, habilitative care facility (Small/Medium/Large), transitional living facility, homeless and transient shelter, and social services facility.