

September 15, 2005

Mr. Tom Nelson
Planning Director
Municipality of Anchorage
P.O. Box 196650
Anchorage, AK 99519

The TRUST
LAND OFFICE

VIA FAX: 343-7927

RECEIVED

SEP 19 2005

RE: Anchorage 2020 Land Use Map

Dear Mr. Nelson:

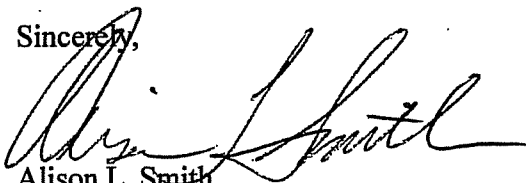
COMMUNITY PLANNING
AND DEVELOPMENT

Thank you for the opportunity to comment on the draft Land Use Map portion of implementation of the Anchorage 2020 Comprehensive Plan. The Trust Land Office manages Alaska Mental Health Trust Lands on behalf of the Alaska Mental Health Trust Authority (Trust). As you are aware, The Trust owns land in the Anchorage Bowl at the intersections of Bragaw Street and Northern Lights Boulevard, and Lake Otis Parkway and Providence Drive, downtown at 7th & L Streets, and above Potter Creek on the southern Hillside. Following are our comments on the draft Land Use Map as it pertains to Trust lands.

1. The Hillside parcel is identified in the category "Other Area that Functions as Park, Recreation and Natural Resource" on the Generalized Land Use Plan Map. Please redesignate the parcel to the same "Residential" category as the adjoining private land. Trust land is managed similar to private land, and in this case the adjoining private lands are in residential status.
2. The Trust's property at Bragaw and Northern Lights contains existing uses by non-profit organizations such as The ARC, Assets and Salvation Army, but the nine acre parcel east of Nichols Street, next to the intersection, is currently undeveloped. The properties along Bragaw to the north of the Trust's land are designated low intensity office and commercial on the draft Commercial Intensity Map and draft Generalized Land Use Plan Map respectively. The Community Facilities Map identifies The Trust's land in a "School and Community Institutional" classification which is too restrictive given the overall neighborhood. The appropriate land use designation for the Trust's land would contain two potential general uses, one being community facility, and the other being a commercial/mixed-use center, with a more specific designation of neighborhood center. Please allow for more flexibility in the development of the area through designation with both types of uses. If a double classification is not available, then please contact me to discuss alternatives before proceeding with the final maps.

One other minor comment is that the roads are difficult to see colored in white. We suggest that you color the roads in black. Thank you for your time and consideration of our comments. Please feel free to contact me at 269-8421 or alisons@dnr.state.ak.us if you have any questions.

Sincerely,



Alison L. Smith
Senior Resource Manager

cc: Wendy Woolf, Acting Executive Director
Jeff Jessee, Chief Executive Director, Trust Authority