

Frequently Asked Questions

1. What is the *Anchorage 2040 Land Use Plan (2040 LUP)*?

The *2040 LUP* is a companion policy document to *Anchorage 2020* that lays out the community's preferences for land use for the next 23 years and provides policies and actions to implement these plans. The *2040 LUP* provides a framework to guide future growth and development. The *2040 LUP* incorporates recent District and Neighborhood plans, economic and population forecasts, and the results of recent housing, industrial, and commercial lands studies in order to accommodate growth through the year 2040.

2. What is the *Anchorage 2040 Land Use Plan Map*?

It's more than a map! The *Anchorage 2040 Land Use Plan Map* (Plan Map) is a part of the *2040 LUP*. It utilizes color-coded land use designations to show land use preferences which illustrate the community's vision for future land use.

3. What does the Plan Map do, and why do we need to update it?

The Plan Map provides overall policy direction for land development, rezonings, and capital improvements. The official Land Use Plan Map for the Anchorage Bowl is 35 years old. A new city land use plan map is needed to guide growth, to help achieve the vision of *Anchorage 2020* and respond to current issues and needs in specific areas of the Bowl. Neighborhoods have developed specific land use plans of their own, and the municipal land use ordinance (Title 21) has changed. We must also adapt to the challenges of affordable housing, the economy, employment, and transportation demands and changes. The Plan Map helps address these issues by identifying locations for various housing types, businesses, recreation and employment for the growing population.

4. What is Anchorage's Comprehensive Plan?

Our comprehensive plan, *Anchorage 2020: Anchorage Bowl Comprehensive Plan*, also called "*Anchorage 2020*," is the plan the community adopted in 2001 to manage future growth in the Anchorage Bowl. It guides development according to the community's goals, concentrating growth through infill, redevelopment, and mixed use in certain areas of town while enhancing neighborhoods, providing access to trails, and preserving parks and open space. It did not include a land use plan map.

5. What is the Preferred Scenario for growth established by *Anchorage 2020*?

In *Anchorage 2020*, the community, through broad consensus, selected a Preferred Scenario for future growth. The community's Preferred Scenario blends the most popular features of four original scenarios. Its features include urban growth, neighborhood diversity and enhancement, parks, recreation and open space, while maintaining Anchorage's natural setting. The plan guides housing and jobs to designated "*Anchorage 2020* policy areas."

- **Major employment centers** will become the most intensely developed areas of the Municipality, with the highest concentrations of office employment, supporting retail and commercial uses, and institutions.
- **Redevelopment/mixed use areas** near all major employment centers will have residential redevelopment at medium and high densities to enable more people to live close to work.
- **Town centers** will function as the focus of community activity for smaller subareas of Anchorage with retail shopping and services, public facilities and medium density residential uses.
- **Neighborhood commercial centers** are less intense neighborhood-oriented commercial nodes that will fill in the gaps between the larger town centers.

- **Industrial reserves** will ensure that strategically located industrial land is available for industrial uses that help drive the economy.
- **Transit-supportive development corridors** tie major elements of the Preferred Scenario together. Most of the town centers are linked to one or more major employment centers by transit supportive development corridors. As Anchorage offers more frequent transit service, builds more walkable streets, and develops more concentrated residential and commercial activity in selected areas, growth in traffic is expected to slow and the need for large parking lots is expected to decrease.

6. How do we achieve the goals of *Anchorage 2020* and the *2040 LUP*?

Together we reach the goals of *Anchorage 2020* through capital improvement projects, land use decisions, ordinance changes, rezonings, private sector investments, community initiatives, and other municipal programs and services.

7. How is the Land Use Plan Map different from the Zoning Map?

The Land Use Plan Map is a part of the comprehensive plan. It provides long-range, high-level policy guidance for a broad range of city decisions about public investment, programs, development incentives, land use code, as well as other municipal plans. Even though it doesn't actually change zoning, it provides policy direction regarding future changes to the zoning map, i.e., "rezonings." The zoning map regulates the use and development of property. Its zoning districts are described in the city's zoning ordinance, Title 21. Each zoning district has specific requirements to help reach the community's land use goals. Rezoning are initiated by property owners or, occasionally, by the Municipality.

8. What does "mixed use" mean?

Mixed-use development combines two or more of the primary types of land uses (residential, commercial, cultural, institutional, and industrial) within the same building, site, or district. In a mixed-use development the various functions are physically and functionally integrated and provide clear pedestrian connections between uses. Mixed use is a more efficient use of land in urban centers.

9. What do "infill" and "redevelopment" mean?

Infill is new development on vacant parcels in an already developed area. Redevelopment converts existing building sites or underutilized parcels to a more intensive use. More of Anchorage's future growth is expected to be through infill and redevelopment.

10. How did the community develop the *Anchorage 2040 Land Use Plan*?

The *2040 LUP* was developed through an intensive personal interactive process, with more than 150 meetings and consultations with community councils, agencies, professional organizations, and community members. A project webpage on the municipal website was used to publish the various iterations of the Plan and Map, and the map components as well as the Issue/Response Summary, and the two versions of the Plan issued for public comment. The public comment period for the February 2016 Community Discussion Draft was from February 29 to June 13, 2016. Public Comments were also solicited on the September 2016 Public Hearing Draft. The Planning and Zoning Commission held a Public Hearing on PZC Case No. 2016-0127 on October 17, 2016, and then deliberated on the Public Hearing Draft at 13 of its meetings between November 2016 and June 5, 2017.

11. How much is Anchorage expected to grow by 2040?

Over the next 23 years the Anchorage Bowl is forecast to grow at an average annual population growth rate of 0.8%; and add as many as 47,000 more people, and 21,000 more households. The Municipality is projected to add up to 44,000 jobs.