

SPENARD / MIDTOWN / TURNAGAIN FOCUSED GROUP QUESTIONS

APRIL 22, 2016, Spenard Rec Center

Spenard / Midtown Map

This section of the Anchorage Bowl has quite a few mobile home parks, which may over time be redeveloped. There are numerous other opportunities for new development and redevelopment within this planning area. And Spenard Road is evolving into a regional destination section of the Bowl. How much mixed use commercial versus residential should be allowed in these areas? How can we provide for a lot of housing and revitalize neighborhoods? The community has stated through past planning processes that they would like to see Mixed-Use development with commercial, retail, and housing. Smaller affordable and workforce housing, increased transit service, retention of trails and new connections, and open space areas are essential to future growth. The following questions pertain to the maps included in this email and will be discussed at length during the Focused Group Meeting April 22 at 5:30 PM at the Spenard Rec Center.

We will provide photographs of a variety of commercial and residential housing development that can assist you in making your comments at the meeting.

Specific areas of focus that need your consideration, analysis and comment in the Land Use Plan Map review process include:

1. The Kathy O Mobile Home Park, Chugach Way, and Fish Creek Greenway supportive corridor – this provides redevelopment and new housing opportunities. How much density is appropriate and what else is needed to make it work?
2. Cook Inlet Housing's properties in that same area, the Penguin Mobile Home park, and the "Spenard Triangle" area—the B-3 neighborhood between Minnesota and Spenard, north of 36th Avenue. What is needed here to successfully evolve the area to higher housing densities and to revitalize the Spenard frontage?
3. The South Park mobile home park area and land use designations along the Northern Lights/Benson corridor between C Street and Spenard. Is the LUPM recommendation appropriate or feasible?
4. The Main Street Corridor concept on Spenard, Arctic, Fireweed: is this appropriate, what should be the intensity and character of development here? Does the middle section of Spenard Road need refurbishing like the north and south ends, and if so when?
5. What kind of housing, uses, and amenities should happen in the neighborhood south of Chugach Way? What are the current problems and needs there? Do connections need to be enhanced to areas to the north and to Spenard?
6. What should be the types and character of new infill housing in western Midtown/Spenard? What kinds of amenities, retail, and services are needed?

