

UMED DISTRICT / NORTHWAY CENTER AREA FOCUSED GROUP QUESTIONS – APRIL 5, 2016

There are opportunities for new development and redevelopment within these planning areas. The community has stated during the UMED District and East Anchorage District planning processes that they would like to see mixed-use development with commercial, retail, and housing; smaller affordable and workforce housing; increased transit service; and retention of trails and open space areas along the Chester Creek Corridor. The following questions pertain to the two maps included in this email and will be discussed at length during the **Focused Group Meeting on 4/14/16 at 5:30 p.m.** The two maps included with this email are sub-sets of the draft Land Use Plan Map published for public comment on February 29, 2016.

We will provide photographs of a variety of commercial and residential housing development options at the meeting to also assist you in making some of your comments or recommendations.

UMED – Lake Otis – Tudor

The draft Land Use Plan Map is considering the following areas for different types of housing and mixed-use development: What could occur in areas that interface between major roadways and the interior neighborhoods; and what natural areas could be retained as part of the Chester Creek Watershed?

1. Neighborhoods west of Lake Otis: The neighborhood character includes some traditional urban grid block development.
 - a. Are there opportunities for compact housing, multifamily along Lake Otis?
 - b. Could the mixed office, retail, and medical development along Lake Otis also include housing?
2. Neighborhood south of UMED: This area is mostly a residential multifamily and mixed-use neighborhood. This neighborhood has been designated to increase in intensity on the draft map east of Piper.
 - a. Does a high intensity urban residential designation west of Piper Street fit as this area transitions and is redeveloped?
 - b. Should there be mixed-use residential along Piper Street with office, medical, and retail?
3. Could the Campbell Park Neighborhood south of Tudor Road on Piper Street be developed with increased housing density?
4. 3500 Tudor Road includes the ASD bus facility – should this be relocated and a new Mixed-use development with housing, retail, and commercial office be developed to help provide needed housing potentially for UMED employees and students?
5. UAA and APU – Is it appropriate to show a natural area overlay on top of UAA and APU properties? This area will develop over time to meet the organizational missions of UAA and APU. How should this watershed area be planned?

Airport Heights – Bragaw – Northway Town Center

The draft Land Use Plan Map is considering changes to the following areas to incorporate higher density housing, new commercial, and mixed-use development.

1. Airport Heights and Russian Jack neighborhoods: Each has a Traditional Neighborhood Design appropriately zoned the way that these neighborhoods have developed.
 - a. Could there be additional housing built in the R-2M zoned area on the east end of Airport Heights to accommodate higher-density housing?
2. AK Regional Hospital in an institutional anchor connecting with the Northway Mall Town Center Area.
 - a. Merrill Field Airport is proposing the use of their property east of Stika Street as medical office development that could support the hospital? What character and uses could be allowed in a new development?
3. Northway Town Center: What kinds of amenities and pedestrian facilities are needed to make this function better as a town center?
 - a. How far southeast of the Northway Town Center could the “town center” area extend? Could this be as far as Costco?
 - b. A Transit Supportive Development Corridor is proposed in this area that would bring additional higher intensity development. What should be included in that Transit Supportive Development?
4. Mobile Home Parks: There are three mobile home parks in this area. Mobile home parks are an important housing option for our community. However, over time some mobile home parks have transitioned to higher density development to accommodate additional housing and other services.
 - a. What ideas, if any, do you have for the potential redevelopment of the three mobile home parks?
 - b. It is very important to find ways to provide affordable and market rate housing in Anchorage. Could the redevelopment of mobile home parks help to provide the affordable and market rate housing that we need?
 - c. What kinds of housing; how much housing; and how much housing or mixed-use development could occur?
 - d. Where would displaced residents go?
 - e. Should the existing mobile homes be replaced with compact single family housing to allow existing residents to transition into a different type of housing option?
5. Alaska Mental Health Trust property at Bragaw Street and Northern Lights Boulevard:
 - a. What type of uses, what types of housing, how tall could the buildings be, how much housing?
 - b. Is there the potential to do some creek restoration as part of the Chester Creek watershed and greenbelt as a part of a future project?
 - c. Would it be possible for Primrose Place or other local N-S streets to transition into local-serving bicycle/pedestrian, and/or a transit route to potentially take pressure off of Bragaw?