

Section 1 Introduction

This Volume II of the Anchorage Industrial Land Assessment report characterizes the existing and potential industrial lands in Anchorage and Chugiak-Eagle River, their location and distribution, and the predominant industrial and commercial activities today. This industrial inventory updates and refines the land supply analysis from a previous Anchorage Industrial Land Assessment, completed in 2009, to provide updated information designed to help inform decisions regarding what industrial lands should be retained – where and how much. Volume II does the following:

1. Inventories current land use activities on industrial lands, including utility and transportation related uses; and
2. Estimates the remaining industrial land supply available for future industrial development.

Its findings enable Volume I of the Anchorage Industrial Land Assessment to match the industrial land supply with a forecast of projected industrial land demand, out to a planning horizon of year 2035.

This update to the Industrial Land Assessment was recommended by the Anchorage Commercial Lands Assessment, a study about non-industrial commercial land needs completed in 2012. The results of this industrial assessment will advise other municipal planning efforts being undertaken, such as revisions to the *Anchorage Bowl Land Use Plan Map*, and area-specific plans. The study will also help inform decisions on municipal policies, regulations, and strategies that seek to balance the needs of industrial with other essential land uses (e.g., residential, commercial, and institutional).

Volume II begins with a brief introduction to the geographic study area in Section 1. Section 2 provides a background about the local historical and geographic context for industrial development, the reasons why industrial land is considered in municipal land use planning, and the role of industrial activities in the local land use system.

Section 3 explains the methodology for the industrial use inventory and for estimating land supply and its capacity to accommodate future industrial development in context of pressures from other competing uses.

Section 4 inventories and categorizes Anchorage’s industrial land uses. It identifies the production, distribution, and repair uses that make up Anchorage’s industrial sector, as well as non-industrial uses on industrial-zoned lands; and it discusses the spatial organization and locational characteristics of these uses.

Section 5 provides a quantitative accounting and qualitative description of Anchorage’s supply of land for future industrial development, and the spatial

distribution of the industrial land supply in the overall context of the community. This includes lands in the Anchorage Bowl, Chugiak-Eagle River, and elsewhere. This land inventory examines major landholdings in the Municipality that are not currently designated for industrial use but are subject to speculation regarding their potential to contribute future industrial land supply.

Additional data and other information from the lands assessment process is provided in the appendices. Further information about the new land-based classification system that the Planning Division used to update the industrial lands inventory, including a dictionary of use types and guide to field coding, comprises Volume III of the Anchorage Industrial Land Assessment.

Volume II helps fulfill the objective of the Industrial Land Assessment project to build a stronger common understanding of Anchorage's industrial lands and industrial sectors. It is a source of information for public officials, planners, real estate developers, economic development specialists, owners of industrial firms, and potential investors in local industry, and the general public. The report in Volume I of the Industrial Land Assessment considers the findings of this inventory in projecting future industrial land demand, matching the projected demand with available supply, and suggests industrial land strategies that could reconcile industrial needs within the available land supply.

The movement to inform an industrial land strategy for Anchorage comes in the context of other needs for land by residential, commercial, and institutional uses. The Industrial Land Assessment follows equivalent land assessments for residential and commercial sectors, which were completed in 2012. In addition to balancing and reconciling these land needs, the industrial study can support efforts to bring about a better understanding of the industrial uses in context of the overall land use system, including compatibility and contribution to the local economy.

Geographic Study Area

The Industrial Lands Inventory examines existing industrial lands as well as lands subject to speculation about future industrial potential in the Municipality. Its study area includes the Anchorage Bowl and Chugiak-Eagle River, as well as the other major landholdings in the Municipality that according to some observers may, at least in some part, have future industrial potential. Therefore, the study area encompasses the industrial zoning districts, areas designated for industrial use in the Comprehensive Plan, non-industrial zoning district areas that have a concentration of industrial uses, and, lastly, undeveloped landholdings that are not currently zoned or designated for industrial use but which have been the subject of ongoing speculation about their future industrial potential.

Turnagain Arm and Girdwood are not included because their limited and distant industrial land base appears unlikely to accommodate industrial demand beyond the needs of their own communities.

Present industrial zoning districts in the Anchorage Bowl and Chugiak-Eagle River include primarily the I-1 Light Industrial district and I-2 Heavy Industrial zoning districts. Smaller areas are zoned MI Marine Industrial around Anchorage's Port, and I-3 Rural Industrial¹ in Chugiak. Other districts include parts of the PC Planned Community district, and some Public Lands and Institutions (PLI) and Transition (T) zoned lands devoted to airports, ports, railroad, or public utility activities of industrial character.

The study area also includes special study areas not currently zoned industrial, such as Fire Island, Joint Base Elmendorf-Richardson (JBER), Ted Stevens Anchorage International Airport (TSAIA) lands, the landholdings of CIRI, Eklutna, Inc. Native Village Corporation, and other areas for which questions have arisen among observers about availability for industrial development. The study seeks to provide answers about the extent and likelihood of availability of these lands for industrial development within the 20-year planning horizon of this land assessment. Regardless whether any part of these large landholdings are found to have tracts that could potentially be put to industrial use, this review of their potential will inform the overall assessment of industrial land supply, and to further inform planners and the public about some of the functions, operational constraints, and land needs of major landholding entities in the Municipality from TSAIA, to JBER, to Eklutna Village.

Lastly, the study area includes commercially zoned areas that adjoin and interact with industrially zoned activities. These include, for example, the B-3 areas that mingle with I-1 and I-2 zones in and around the Abbott Road and 88th Avenue area, portions of the Ship Creek Alaska Railroad Terminal Reserve that are zoned PC (Planned Community) or MC (Marine Commercial), and B-3 (General Business) zoned portions of the Old Seward Highway corridor in central-south Anchorage that intersperse with industrial properties along the corridor. This coverage provides context around the industrially zoned areas, captures inventory data for industrial uses located in these B-3 districts, and addresses any buildable lands in the vicinity of existing industrial areas.

¹The new Title 21 land use regulations change the acronym for Rural Industrial District to CE-I-3.

Anchorage Industrial Lands Assessment Study Area

-  Study Area Boundary
-  JBER lands also studied

