

## 2. INTRODUCTION

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### Background

The MOA is in the process of creating a new, updated land use code, which is referred to as “Title 21.” The Title 21 rewrite will include a revision to zoning classifications and other policies and regulations meant to guide growth and development in the MOA over the foreseeable future. The EPS Team was retained by the AEDC and MOA to prepare this Industrial Land Assessment (ILA), which will help inform the Title 21 rewrite process and the selection of land use policies affecting the core industrial areas of the MOA, and industrial development in general.

While issues related to the demand and supply of industrial land have been analyzed in previous studies, this ILA is unique in its focused look at industrial land, and its geographic coverage including the Anchorage Bowl and developed areas to the north including Eagle River, Chugiak, Birchwood, and Eklutna (Study Area, see next page).

These are some of the key questions and issues evaluated by the ILA:

- How much vacant or underutilized industrial acreage exists in the MOA Study Area?
- What types and amounts of industrial land are required through 2030?
- Does the existing land inventory provide meaningful opportunities for future industrial development?
- Should the MOA restrict the usage of industrial lands solely to industrial development?

### Project Description

The EPS Team’s ILA includes a qualitative and quantitative approach to analyzing development trends, employment projections, and industrial development capacity in the Anchorage Bowl and outlying areas to determine whether an over- or under-supply of industrial land exists, and considers implications for long-term land use planning in the region.

The ILA includes an estimate of the industrial land which would be demanded by 2030, based on employment and development trends and projections. This demand estimate was weighed against an evaluation of the size, location, and quality of Anchorage’s industrial land supply. Based on supply and demand conditions, a detailed implementation program recommends strategies to enhance the efficiency of industrial land at strategic locations through redevelopment and other policy options.

Figure 1:  
Observation Perimeter - Project Perimeter



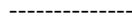
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Observation Perimeter



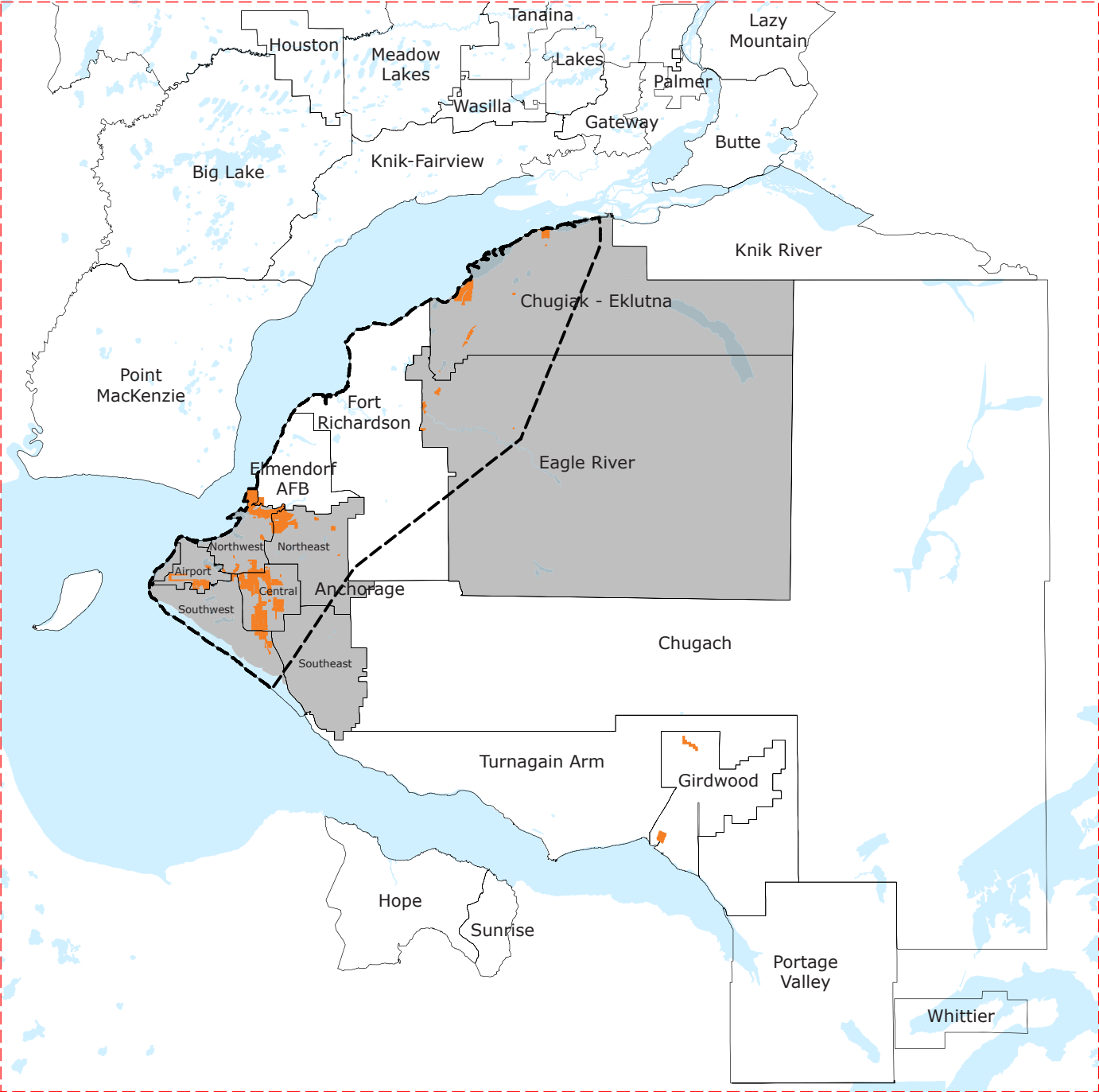
Project Perimeter



Industrial Parcels in MOA



Figure 2:  
Study Subareas in Regional Context



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Observation Perimeter



Project Perimeter



Industrial Parcels in MOA



Study Subareas



## **Report Organization**

This report is organized as follows:

- **Chapter 3:** A description of the current economic and real estate context for future industrial growth in the Study Area,
- **Chapter 4:** An assessment of the future demand for industrial space,
- **Chapter 5:** An assessment of the current industrial development supply in the Study Area,
- **Chapter 6:** A comparison of industrial land supply and demand,
- **Appendix A:** Detailed calculations associated with the analysis of industrial land demand.
- **Appendix B:** A detailed description of the methodology used to derive the GIS and Computer Assisted Mass Analysis (CAMA) used to analyze Industrial Supply.
- **Appendix C:** Description of methodology used to derive employment projections which are the basis of the Industrial Land Demand Analysis.

