

# *Anchorage 2040 Land Use Plan*

A Supplement to Anchorage 2020 - Anchorage Bowl Comprehensive Plan



## Appendix F: Comment / Issue - Response Summary

For Planning and Zoning Commission  
Recommended Draft 2040 LUP, dated June 5, 2017

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Anchorage 2040 Land Use Plan (2040 LUP) Appendix F: **Comment and Issue Response Summary**

Recommendations in Response to Comments and Issues Raised Regarding the September 2016 Public Hearing Draft and February 29, 2016  
Community Discussion Draft 2040 LUP

**Reflects June 5, 2017 Planning and Zoning Commission Deliberations and Approval**

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## Purpose

This Comment and Issue Response Summary documents the responses to comments raised by the public, stakeholders, industry experts, and government agencies about the 2040 LUP. It addresses comments about the September 2016 Public Hearing Draft as well as a number of issues raised about the February 29, 2016 Community Discussion Draft. It summarizes each issue, provides staff response and recommendations, and documents the action by the Planning and Zoning Commission.

Many issue-responses resulted in recommended changes to the September 2016 Public Hearing Draft plan. The changes to the Public Hearing Draft approved by PZC in this Comment and Issue Response Summary provide the basis for the June 5, 2017 Planning and Zoning Commission Recommended Draft 2040 LUP.

## Organization

The body of this document is organized as an issue-response table. Parts 1 – 9 of the table respond primarily to issues which relate to land use policies or that may have Bowl-wide implications for future growth. Parts 10 – 14 respond to site-specific comments. Parts 10 – 14 are arranged into the five geographic Planning Subareas of the Anchorage Bowl established in the *Anchorage 2020: Anchorage Bowl Comprehensive Plan*—Northwest, Northeast, Central, Southwest, and Southeast. See map at right.

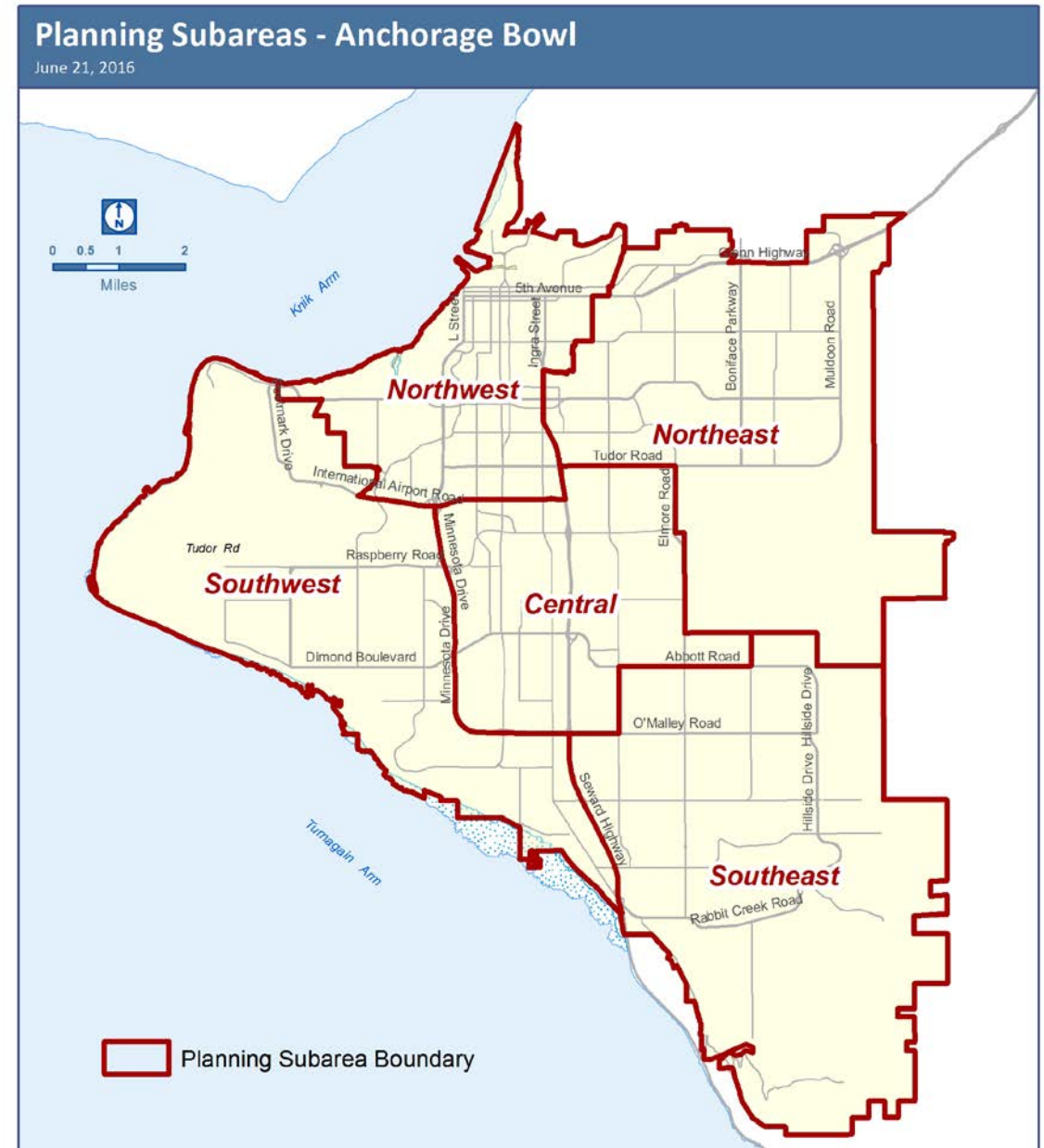
Issue-response maps supplement some of the site-specific issue items. They show the locations of issue areas discussed in this paper and the recommended land use designations for these areas. The maps are provided after the table.

All page number references in the table are to the September 2016 Public Hearing Draft.

## Sources of Comments

The table responds to comments submitted in writing to the Planning Department, or raised at public meetings or the PZC public hearing, as of November 1, 2016. It also responds to consultation meetings that Planning staff held with agencies, experts, and stakeholders. Finally, it responds to Planning staff analyses. The names of commenters for each issue are listed at the end of the issue statement in the table.

An index of individuals and organizations that raised the issues is provided on page 17 below after the table of contents. See **2040 LUP Appendix E** for the written comments.



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## Detailed Table of Contents for Issue Items

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Sept. 2016 Public Hearing Draft Plan?  
(c = yes, change; blank = no change)

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<b>Part 0: Cosmetic Improvements and Technical Edits</b>				
0-a.	Suggested Technical Edits and Corrections	23	c	c
0-b.	Confusion about the Project Name and Scope in Feb. 29, 2016 Draft	24		
0-c.	Challenges in Seeking and Finding Information in the Plan	24	c	
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0-e.	Reinvestment Focus Area and other Strategies/Actions Example Image	26	c	
0-f.	Glossary	27		
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<b>Part 1: Anchorage Bowl-wide Land Use Policy</b>				
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1-a. Suppl. #1	Housing Capacity Tables 1 – 3	31		
1-a. Suppl. #2	Commercial Land Capacity Tables 1 – 5	35		
1-a. Suppl. #3	Industrial Land Capacity Tables 1 – 5	39		
1-b.	Public Facility Land Needs. School site needs and Park Needs	43	c	c
1-c.	Relationship to Anchorage 2020 Policy Map	50	c	
1-d.	References to Neighborhood and District Plans on the 2040 LUP	51		
1-e.	Public Information and Involvement in Infill Development	52	c	

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Item #	Comment or Issue	Page	Plan Document	Land Use Plan Map
1-f.	Documentation of the Public Involvement Process and the Basis for Land Use Planning	53	c	
1-g.	Relationship to Other Comprehensive Plan Elements and Facility/Operational Plans	54	c	
1-h.	Clarity of Goal 1 Language	55	c	
1-i.	Relationship to Neighborhood Plans in Policy #1.4	56	c	
1-i. addendum	What happens if LUP and area-specific plans' implementation zones don't match	57	c	
1-j.	Clarity of Policy #4.1 Language	59	c	
1-k.	Growth through Infill/Redevelopment in the Bowl Versus in Chugiak-Eagle River/MSB	60	c	
1-l.	Acquire Additional Land for Urban Development	61	c	
1-m.	Relationship of Plan to Zoning: Clarification to Page 5	64	c	
1-n.	Elaboration on How Growth and change Map Shows Changes from Area-specific Plans	65	c	
1-o.	Too many Land Use Categories	66		
1-p.	Transit Supportive Development Feature Should Not Increase Density; Should Coordinate with Other Plans; Should be Researched for Feasibility before identifying specific Corridors	67		
<b>Part 2: Centers and Mixed-use Development</b>				
2-a.	Neighborhood Centers' Implementation Zoning	69		
2-b.	More Small Neighborhood Commercial Districts	69		
2-b. addendum	More Small Neighborhood Commercial Uses in Residential Districts	70	c	

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Item #	Comment or Issue	Page	Plan Document	Land Use Plan Map
2-b. addend. #2	Medium density Mixed-Use Residential Zone (R-3A) as Available Implementation Zone in Town Centers	72	c	
2-c.	How Regional Commercial Centers Connect to Nearby Neighborhoods	72	c	
2-d.	Transfer of Development Rights for Implementation	73	c	
2-e.	Creek Setbacks, Routes, and Requests for Extensions of Greenway Supported Development (GSD) Corridors	74	c	c
2-e. supplement	Tracked-changes Amendment Language for Greenway Supported Development	77	c	
2-e. addendum	Clarification of a Fairview Comment Requesting an Extension of Greenway Supported Development (GSD) Corridors to North Fork Chester Creek	80	c	
2-f.	Elevate "Place making" and its Related Strategies to a Higher Profile in the Plan	81	c	
2-g.	Mixed-Use Urban Villages	87		
2-h.	Efficient Use of Commercial Lands	87		
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2-m.	List of Uses Applicable to RO Areas within Commercial Corridors Designation	93	c	
2-n.	Mixed-Use UMED Villages and Institutional Master Planning	93	c	
<b>Part 3: Open Space and Public Lands</b>				
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3-b.	Airport Expansion Alternative	96	c	c

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3-b. addendum	Turnagain Community Council (TCC) Follow-Up Comments on Revised Airport Growth Alternative (as requested by PZC)	102	c	
3-b. addend. #2	Airport expansion Alternative – Follow-up Comment by Parks and Recreation Commission	105		
3-c.	Airport Land Trade – Additional Text	106		
3-d.	Turnagain Bog	107	c	
3-d. addendum	Turnagain Bog – Specific Amendment Language	107	c	
3-e.	Anchorage Coastal Wildlife Refuge (ACWR)	108		c
3-f.	Implementation of Greenway Supported Development	109	c	
3-f. addendum	Greenway Supported Development Connections to Other Trails	110	c	
3-g.	Earthquake-Induced Seismic Ground Failure Hazard	110	c	
3-h.	Goal 8 language	111	c	
3-h. addendum	Goal 8 Importance	112	c	
3-i.	Preservation of Hillside Stream Protection Setbacks	112		
3-j. (moved)	HUD Fair Housing (moved to become issue item 5-a.)	112		
3-k.	Dedication of Parklands as Part of Housekeeping Rezoning	113		
3-l.	Municipal Non-dedicated Open Space Inventory and Purposing	113		
3-m.	Municipal Wetlands Bank	113		
3-n.	Space for Food Production	114	c	
3-o.	Open Space No-Net-Loss/Protection	114		



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Item #	Comment or Issue	Page	Plan Document	Land Use Plan Map
3-p.	Watersheds, Riparian Areas, and Green Infrastructure	115	c	
3-q.	Incentives for Open Space Tracts in New Subdivisions and Redevelopments	116		
3-r.	Airport Rezoning	116		
3-s.	DELETED	116		
3-t.	Merrill Field Lands west of Sitka Street including "Sitka Street Park"	117		
<b>Part 4: Infrastructure and Transportation Network</b>				
4-a.	Preservation of Street System Function for Mobility	118	c	
4-a. addendum	Need for Area-specific Transportation Improvements—Follow-up from Issue 4-a.	121	c	
4-a. addend. #2	Individual Sites with More Severe Roadway Level of Service (LOS) Deficiencies; Ensure Improvements Prior to Growth?	122	c	
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4-c.	Consistency and Coordination with Transportation Plans	125	c	
4-d.	<u>Multimodal</u> Transportation Investments as a Prerequisite to Growth through Higher Densities	126	c	
4-d. addendum	Municipal Ownership of Select Arterials to Support Implementation of Complete Streets and TSDC Policies	129	c	
4-e.	Trail connections within and between Neighborhoods, community Institutions, and Commercial Centers	131	c	
4-f.	Commuter Rail Stations	131		
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4-g.	New Transit Supportive Development Corridor on Northern Lights Boulevard	135		

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4-g. addendum	New Transit Supportive Development corridor on Northern Lights Boulevard	136		
4-h.	Removal of Transit Supportive Development Corridor on Jewel Lake Road	136	c	c
4-i.	Airport Compatibility Overlay Zone	137	c	
4-j.	Importance of Intermodal Transportation Facilities	137	c	
4-k.	Depiction of Seward-to-Glenn Highway Connection and Other Potential Major Street Connection Projects	138	c	
4-l.	State Transportation Improvements Program (STIP)	140	c	
4-m.	Parking, Driveway, and Traffic Impact Standards for Development Projects	140	c	
4-n.	Anchorage 2020 Transportation policy References on page 2	142	c	
4-o.	New Transit Supportive Development Corridor on A / C Couplet in Midtown	143	c	c
<b>Part 5: Infill Housing in Neighborhoods</b>				
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5-b.	Proposed Density Versus Achieved and Attainable Densities	147	c	
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5-d.	Requests to Reclassify Manufactured Home Community Sites to Commercial	160	c	
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5-h.	Mixed-Income Housing / Balanced Neighborhoods	166	c	

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5-i.	Accessory Dwelling Units (ADUs) Quantitative Goals and Actions	168	c	
5-j.	The Large Lot Residential Density in the HDP	170	c	
5-k.	Implementation Zones Listed for Only "Certain Areas"	171	c	
5-l.	Religious Institution Lands—Designations to reflect Housing Potential	172	c	
5-m.	Compatible Infill Housing Goal AND Adopting Neighborhood Infill Compatibility Policies and Standards Before Allowing Denser Development	172	c	
<b>Part 6: Residential Reclassifications</b>				
Reserved	(Part 6 was not used during the PZC review process)	174		
<b>Part 7: Reclassification between Industrial and Non-industrial Lands</b>				
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7-b.	South C Street	176		
7-c.	Fairweather Site on NE Corner of C Street and 100 <sup>th</sup>	178		
7-d.	Heavy Industrial Establishment on NW Corner of King and 100 <sup>th</sup>	179		
7-e.	NE Corner of Dowling and Petersburg	181		c
<b>Part 8: Implementation Strategies and Funding</b>				
8-a.	Action Checklist Prioritization/Action Plan	182	c	
8-b.	Enhanced Rezoning Implementation Strategy	185	c	

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8-b. suppl. #2	2040 LUP and Zoning District Cross-reference Table (DRAFT)	193	c	
8-c.	Reinvestment Focus Area (RFA) Implementation Process	194	c	
8-c. addendum	RFA Implementation Process – Agency Lead	195	c	
8-d.	Other Opportunity Sites Outside of RFAs	196	c	
8-e.	Housing Financing and Affordability Tools – Location Efficient Mortgages and AHFC Financing Program for Mixed-Use Development	197	c	
8-f.	Innovation Districts	198		
8-g.	Hillside Conservation Subdivision Ordinance	199	c	
8-h.	Stream Protection Setbacks Ordinance	200		
8-i.	Financing Utility Upgrades through Low Interest Rate Bonds	200	c	
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8-l.	Infrastructure Asset Inventory Report –Who Leads?	206		
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8-n.	RESERVED	207		
8-o.	Clarified Small Area Plan Strategy	207	c	
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8-q.	Consolidation of Small lots	208	c	

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Item #	Comment or Issue	Page	Plan Document	Land Use Plan Map
8-r.	Permit Waivers and Reductions Action	209	c	
8-s.	RESERVED (no placeholder shown)	n/a		
8-t.	Medium Density Residential Mixed-Use Zoning Tool in Action 2-6: An R-3A District	210	c	
8-u.	Design Criteria Manual	211		
8-v.	Partnerships and Sign-off by Responsible Agencies	211	c	
<b>Part 9: Miscellaneous Items Regarding Development Patterns</b>				
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9-b.	Design Principle for Transitions	215	c	
9-c.	Neighborhood Buffering, Appropriate Intensity of Development Adjacent to Industrial Uses Related to Airport and Military Facilities	216	c	
9-d.	RESERVED	217		
9-e.	Traditional Neighborhood Design	217	c	
9-f.	Enhancements to Terms Depicting Missing Middle Housing Types	218	c	
<b>Part 10: Site Specific – Northwest Subarea</b>				
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10-b.	Gambell Street as Main Street Corridor	222	c	
10-c.	Bootleggers Cove and Inlet View Housing Densities	223		
10-d.	Housing Density / Mixed-Use in Spenard/Chugach Way/36 <sup>th</sup> Ave. Area.	223		c
10-d. addend. 1	Fish Creek Parcel	225	c	c

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Item #	Comment or Issue	Page	Plan Document	Land Use Plan Map
10-d. addend. 2	Area Between Spenard and Minnesota South of 31 <sup>st</sup>	225		c
10-d. addend. 3	Chugach Way Area Street Capacity	226		
10-e.	Northwood Park Subdivision-Forest Park Drive	227		c
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10-f. addendum	Housing Need in Northern Lights-Benson and Midtown/Spenard Generally	232		c
10-g.	Forest Park Manufactured Home Park	232		
10-h.	Fish Creek Neighborhood Correction	234		c
10-i.	Spenard Residential Mixed-Use	234		c
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10-k.	Northwood Industrial NW of Minnesota / International	236		c
10-l.	Windemere Subdivision SE of Tudor/Minnesota	237		
10-l. addendum	Windemere Implementation Concerns	238	c	
10-m.	"Arctic Heights/SOMO" District Potential	241		
10-n.	Downtown - Ship Creek Industrial/Residential Mixed-Use Margins	242		c
10-o.	Focus New Higher Density Downtown Area Housing in the Downtown Core and in Parts of Fairview	245		c
10-p.	Difference Between 2040 Land Use Plan and Government Hill Neighborhood Plan	247		
<b>Part 11: Site Specific – Northeast Subarea</b>				
11-a.	NW Corner of Tudor Road and Piper Street	248		c
11-b.	15-acre Merrill Field Property Between Sitka Street and SW Corner DeBarr and Lake Otis	250	c	



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Item #	Comment or Issue	Page	Plan Document	Land Use Plan Map
11-c.	Geographic Extent of Northway Town Center	252	c	c
11-d.	Mental Health Trust and PLI Lands NW of Northern Lights and Bragaw Intersection	254	c	c
11-e.	Glenn Muldoon Mobile Home Community	255		
11-f.	Municipal Snow Dump Site on CIRI Land east of the Alaska Native Heritage Center	256		
11-g.	Medium Density Residential west of Lake Otis on E. 24th	256		
11-h.	Residential Lots in the SE corner of Orca and 15 <sup>th</sup> Avenue; Sitka Street Park	258		
11-h. #2	R-2M Neighborhood NW of Northern Lights / Boniface Intersection	258		c
11-h. #2 adden.	R-2M Neighborhood NE of Northern Lights / Boniface Intersection	259		
11-i.	Northern Lights / Boniface Neighborhood Center	259		c
11-i. addendum	Anchorage School District HQ and Charter School SE of Northern Lights/Boniface Intersection	260		c
11-j.	Helen Louise McDowell Sanctuary Parcels Missed on Grape Place	261		c
11-k.	Zamarello Fill Site Northwest of Lake Otis/Tudor	261		c
11-l.	Neighborhoods along east side of Lake Otis between Northern Lights and Tudor: Green Acres Subdivision and College Village Addition #1 Subdivision	263		
11-m.	Tudor Road Mixed-Use Town Center and Corridor South of UMED	264	c	c
11-n.	Mountain View Neighborhood Reclassifications	268		c
11-o.	Glenn Highway/Boniface Reclassifications in APZ-1	270		
<b>Part 12: Site Specific – Central Subarea</b>				
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Item #	Comment or Issue	Page	Plan Document	Land Use Plan Map
12-b.	Heavy Industrial next to Residential Neighborhoods	271		c
12-c.	R-3/R-2A Zoned Lot North of Waldron Lake	272		c
12-c. addend.	St. Mary's Church Vacant Land at SW Corner of Lake Otis and Tudor	273		c
12-d.	RESERVED	273		
12-e.	"Missing Middle" Housing Opportunity on Lake Otis South of Campbell Creek	273		c
12-f.	R-3 Zoned District in Independence Park	274		c
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13-b.	Airport Zoning District Buffering	276	c	
13-c.	CIRI Parcel on Inside Curve of Minnesota Drive	277		
13-d.	Small Area Master Plan for South C Street/Minnesota Area	278		
13-e.	Municipal Snow Storage Facility on TSAIA Airport Lands East of Connors Bog	278	c	c
13-f.	Industrial Designation on Houses Northwest of Dimond/Minnesota Interchange	279		c
13-g.	Kincaid Estates South End	279		c
13-h.	Dimond/Sand Lake Neighborhood Center	280		c
13-i.	Jewel Lake Transit Corridor – Residential Density	280		c
13-j.	Jewel Lake Town Center	281	c	
13-k.	Homestead Parcel South of Jewel Lake/Dimond	281		

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Item #	Comment or Issue	Page	Plan Document	Land Use Plan Map
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<b>Part 14: Site Specific – Southeast Subarea</b>				
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14-c.	Neighborhood North of DeArmoun Road between Mainsail and Arboretum	283		
14-d.	Missed Open Space Tracts on Hillside including Near Prator Road	284		c
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14-g.	Housing Opportunity Sites on Lower O’Malley Road	286		
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## Index of Agencies, Organizations, and Individuals that Raised Issues Identified in the Issue-Response Table (DRAFT in Final Revision)

### Non-municipal Agencies and Organizations (named in alphabetical order)

Alaska (SOA), Department of Fish and Game.....	3b, 3b supplement
Alaska (SOA), Department of Natural Resources, The Trust land Office.....	2e, 11d
Alaska (SOA), DOT&PF, Division of Program Development.....	1a, 2c, 4a, 4a addendum, 4b, 4b, 4c, 4d, 4e, 4j, 4k, 4l, 10a, 10b, 8v
Alaska (SOA) DOT&PF, Planning and Program Development.....	0a
Alaska (SOA) DOT&PF, Ted Stevens Anchorage International Airport.....	13e
Alaska Center for the Environment.....	.##
Alaska Industrial Development and Export Authority.....	10-j
Alaska Mental Health Trust Authority – Trust Land office.....	2e, 11d
Alaska Railroad Corporation.....	4f, 4f addendum
Alaska Regional Hospital.....	11c
Anchorage Chamber of Commerce.....	1a, 1l, 2h, 8b, 8i addendum, 8q, 8u
Anchorage Citizens Coalition .....	2f, 4a addendum, 4d, 4f, 4f addendum, 4j, 4n, 5b, 5c, 5d, 5l
Anchorage Community Development Authority.....	8c addendum, 8k
Anchorage Economic Development Corporation Live Work Play Committee.....	8b, 8c, 8b supplement #2, 8l, 8m
Bettisworth North.....	2e
Building Owners and Managers Association.....	1o, 2h.5b
Carr-Gottstein Properties.....	2e, 8i addendum

Chugach Electric Association.....8v

Cook Inlet Housing Authority .....4m, 8b,10d, 10d addendum #1, 10d addendum #2

Cook Inlet Region, Inc.....1b, 5d

CIRI Land Development Company.....11e 11f, 13c, 13d

Debenham Properties, Greenland LLC .....1b, 10d,10-f, 5d

Dimond Center Mall.....4f, 4f addendum

DOWL Engineering .....1b, 5d, 7b, 7c, 7d, 7e, 8b, 8b supplement #2, 8c, 8f, 8m, 10a, 11a, 11c

Fairview Business Association.....5a

Friends of the Anchorage Coastal Wildlife Refuge.....

Habitat for Humanity.....1a, 3j,5a, 8e

Joint Base Elmendorf-Richardson.....9c

Penland MHC Management Company.....5d,11c

Penland MHC residents' representative.....5d, 11c

RIM Architects.....

University of Alaska-Anchorage, Facilities & Campus Services.....2e, 23 supplement, 3a

**Municipality of Anchorage (MOA) Departments and Commissions (in alphabetical order)**

Anchorage Water and Wastewater Utility.....

Geotechnical Advisory Commission.....3g, 4j

Office of Economic & Community Development (OECD).....8a, 8c addendum

Parks and Recreation Commission.....0g,3b addendum #2



Parks and Recreation Department.....0a

Planning Department – Anchorage Metropolitan Area Transportation Solutions (AMATS) / Transportation Planning Division.....0a, 0f,, 4a, 4c, 4d, 4f, 4j, 4k, 4l, 4n, 8a, 8v, 9a

Planning Department – Current Planning Division.....1i addendum, 1b, 1c, 2f, 5b, 5e, 8a, 8b, 8b supplement #2, 8c, 8o, 8q, 8t, 12a, 13b

Planning Department – Long-Range Planning Division.....0a, 0b, 0e, 1e, 1m, 1n, 2b addendum #2, 2f, 2i, 2m, 2n, 4a addendum #2, 5l, 7a, 8a, 8c addendum, 8d, 8j, 8k, 8r, 8t, 9f, 10h, 10i, 10k 10l, 10m, 10n, 10o, 11h #2, 11i, 11j, 11k, 11n, 12b, 12e, 12f, 12g, 13f, 13g, 13h, 13i, 13j, 13k, 14e, 14g, 14h

Public Transportation Department .....0a, 1o, 1m,1p, 1g,1a, 1k, 8v, 9a, 11m

Public Works Department.....8a

Project Management & Engineering Department .....4k, 8v

Real Estate Department / Heritage Land Bank (RED/HLB) .....0g,10n, 11m, 13a

Traffic Engineering Department..... 0b, 2l, 4a, 4a addendum, 4k, 4m, 8a, 8v, 11b

Urban Design Commission.....0b, 2j, 2k, 4e, 8b, 9b

Watershed and Natural Resources Commission.....3f,

**Community Councils (alphabetical order)**

Abbott Loop Community Council.....2a, 2b

Airport Heights Community Council.....11c

Campbell Park Community Council.....11m

Fairview Community Council.....1a, 1p, 2e, 2e addendum, 2i, 4c, 4d,4d addendum, 4j,4k,4m, 5a, 5i, 8e, 8f, 9c, 9e,10b,10b, 11h

Government Hill Community Council.....10p

Huffman-O’Malley Community Council.....1d, 1e, 1i, 3m, 3p, 4m, 5l, 5m, 8o

Mountain View Community Council.....4d, 4k

Northeast Community Council.....5h

Rabbit Creek Community Council.....1d, 1e, 1i, 3e, 3k, 3l, 3m, 3p, 5j, 14a, 14d, 14f

Russian Jack Park Community Council.....11c

South Addition Community Council.....4d, 5b, 5c, 5l, 9d, 10o, 13e

Spenard Community Council.....2e, 3p,

Turnagain Community Council.....2e, 3a, 3b, 3b addendum, 3c, 3d, 3d addendum, 3e, 3s, 4i, 9e, 10e, 10g

University Area Community Council.....11a

**General Public (alphabetical order)**

Anderson, Seth.....2b, 2b addendum, 2e, 2f, 2g, 3f addendum, 3h addendum, 2e, 4e, 5b, 5c, 5e, 5f, 5k, 5l, 14c, 8b supplement #2, 8c, 8i, 14c

Andregg, Judith.....11m

Arnold, Teresa.....5b, 5c, 5d

Carnahan, Mara.....5b, 5c

Constant, Chris.....5a

Danner, Jackie.....10e

Devenport, Dael.....5b, 5c, 5l

Dusel, Janie.....14d

Forest Park Drive – 19 signatures of Property Owners.....10e, 10g

Goforth J. Penelope.....5b, 5c

Havelock, John.....5b, 5c

Holmes, Dianne.....1d, 5d, 5j, 8g, 14a, 14b

Holubik, Genevieve.....2e supplement. 5g, 5b, 5l, 9a, 9b, 9c

Isaacs, Marnie and Jon.....	10e
Kempen, Allen.....	4k
Klein, SJ.....	1p, 4k
Korpi, Jacquelyn.....	5b, 5c
Langdon, Mary G. ....	5b, 5c
McLeod, Andree.....	11l
Marshall, Jordan and Susan.....	10e
Morgenthaler, Boyd.....	
Pease, Nancy.....	1a, 1e, 1g,1h, 1i, 1j, 2h, 3h, 3i, 3l, 3m, 3o, 3p, 3q, 3r, 4d, 4j, 5d, 5j, 7b, 8g, 8h
Pelto, David.....	11m
Popp, Bill.....	8j
Ramsey, Sandra.....	5b, 5c
Schoelhorn, Janine.....	5b, 5c
Solano-Walkinshaw, Patrick.....	3n
Steele, Tim.....	9d
Sullivan, Moira.....	10m
Thurber, John.....	5b, 5c
Traber, Fred.....	1e, 1f
Veltre, Kathryn.....	1e, 1f, 5b, 5c
Ulmann, Christian.....	10c
Waddoup, Claire, HAND Commission.....	5a

Wentworth, Cynthia.....4f 4f addendum  
White, Gregg.....10g  
Wilber, Michelle.....5b, 5c  
Wood, Kristi.....5h, 5h addendum

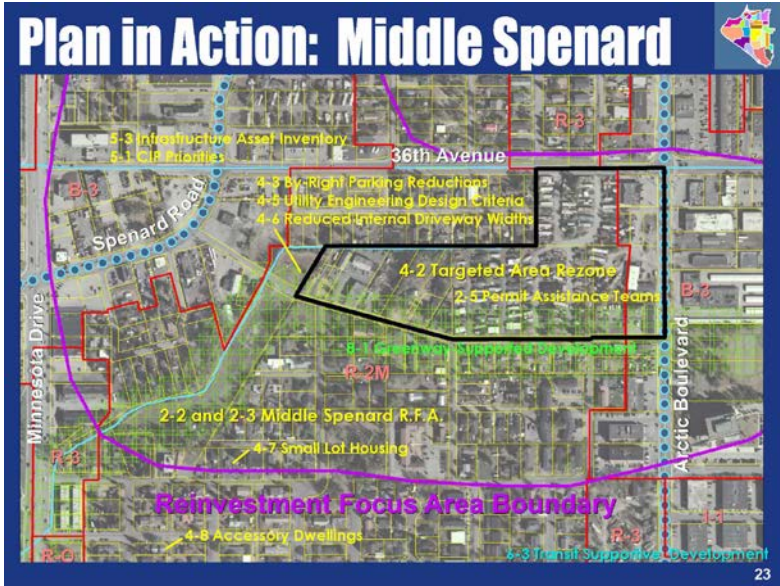
## Comment – Issue Response Table

Item #	Comment or Issue	Response and Recommendation	PZC Action
Part 0: Cosmetic Improvements and Technical Edits			
0-a.	<p><b>Suggested Technical Edits and Corrections.</b> There is a variety of typo corrections, fact checks, and other grammar or technical edit suggestions. <i>(Various individuals, organizations, and agencies)</i></p> <p>The plan should provide more and better visual examples of the uses, places, and developments that the text describes. Specific comments were mostly about some of the housing photos. Multiple agency commenters requested changes to the plans diagram on page 3. <i>(Various individuals, organizations, and agencies such as Public Transportation team’s observations from public meetings; Parks Dept., DOT&amp;PF, Planning Department Transportation and Long-Range Divisions)</i></p>	<p><b>Response:</b> Although this comment-response table does not point out most individual fact checks, general technical edits, grammar, clarifications, and typo corrections provided in response to the draft plan, the project team expresses appreciation to all who pointed out typos, grammar, and clarified language. Basic edits were done to create the entire Public Hearing Draft. Thanks to all.</p> <p>The project team is consolidating a list of recommended technical edits, corrections, and clarifications to the Public Hearing Draft LUP. The list of technical edits will be attached to the final version of this issue-response table as Appendix E to the Plan. Many of the technical edits document the department’s response to specific comments by the public. Some are listings of changes/corrections to make to some of the planning factors’ informational maps in the Appendix A atlas.</p> <p><b>Photos and Diagrams:</b> Planning staff acknowledges the benefit of improved and additional photos / illustrations. It is evident from public interactions that these would make the plan’s concepts and recommendations easier to understand.</p> <p>Visuals are important; because of time and resource limitations. Some photos in the draft are placeholder images anticipating a better graph or photo. These include some of the graphs in section 1.2; some of the housing photos of single-family, two-family, and compact “missing middle” housing types; and a couple of the centers and corridors photos. Other photo locations on pages 25, 31, and 32 are blank placeholders for a photo. There are also sections in which there is an intent to add a photo or diagram, such as parts of section 1.1, a diagram illustrating the range of housing structure types in each of the residential land use categories, and a work program diagram in section 3.</p> <p>The photo captions at times include unnecessary text about the photo while not always clarifying which development characteristics the photo is supposed to exemplify for the land use being described. Photo numbering is unnecessary information that clutters and adds length.</p> <p><b>Recommendations:</b> Direct Planning staff to make technical edits, cosmetic improvements, and non-substantive clarifications to the Public Hearing Draft 2040 LUP. This also includes info corrections, misspellings, and typos, and language needing non-substantive clarification to the Public Hearing Draft. Planning staff will document the technical corrections including the photos and diagram edits at the end of the final version of this table going to the public and Assembly.</p>	<p><b>YES</b> <b>(3-13-17)</b></p>

Item #	Comment or Issue	Response and Recommendation	PZC Action
0-b.	<p><b>Confusion about the Project Name and Scope in the February 29 Community Discussion Draft.</b> The public process revealed that the former name of the project, “Land Use Plan Map”, was vague and confusing. This plan is not a map but in fact a plan including an “atlas” of maps and new policies. It was not clear to some audiences that it refers to future desired uses, not an inventory or blueprint of existing uses. Several independent reviewers suggested or preferred “Anchorage 2040 Land Use Plan”. (<i>Urban Design Commission, Municipal Traffic Engineer, Planning staff, various members of the public.</i>)</p>	<p><b>Response:</b> The Department acknowledges the confusion and need for more clarity.</p> <p><b>Recommendations:</b> The Plan name was changed in the Public Hearing Draft to:</p> <p style="text-align: center;"><u><b>Anchorage 2040 Land Use Plan</b></u> <u><i>A Supplement to the Anchorage 2020 Comprehensive Plan</i></u></p> <p>Adding the prefix “Anchorage 2040” communicates the future focus, a plan for action, and the length of the planning timeframe. Removing “Map” from the title clarifies it is more than a map, it is a plan.</p> <p>The subtitle alludes to how it relates to the Anchorage 2020, with the text in the plan narrative providing the full story.</p> <p>No further changes.</p>	<p style="text-align: center;"><b>YES</b> <b>(11-14-16)</b></p>
0-c.	<p><b>Challenges Seeking and Finding Information in the Plan.</b> Various members of the public and agencies have indicated it is difficult to find which section of the plan document covers a topic or piece of information needed by the reader. For example, there are several sections that cover distinct aspects of implementation zoning and rezones. In other cases, reviewers have commented they could not find the definition for Greenway Supported Corridors or other features for which there are definitions. Also, in response to questions from Planning and Zoning Commissioners asking which zoning districts were intended to implement each Land Use Designation, Planning staff provided the PZC on October 17 with working draft cross-reference table between the 2040 LUP land use designations and potential implementation zoning districts. (<i>various commenters</i>)</p>	<p><b>Response:</b> Most documents should include both a table of contents and an index to terms and subjects covered in the document. The draft TOC seems to be informative on many subjects but could be expanded. The document does not yet provide an index.</p> <p>The table of contents should balance the need to be concise with and the need to provide enough detail to show where key topics are covered. The Public Hearing Draft table of contents does provide enough detail to point the reader to the individual land use designations and growth supporting features, but it does not indicate where some topics are covered such as a general discussion of implementation zoning.</p> <p>The department staff acknowledges that an index, to be provided at the end of the plan document, could aid the search for topics by users, and which could cross reference to implementation zones.</p> <p><b>Recommendations:</b> Make the following improvements to the draft plan:</p> <ol style="list-style-type: none"> <li>1. Amend the <u>table of contents</u> to add a second-level section sub-headings for Section 1 and other sections, as already provided for the land use designations in Section 2 and the Essential Strategies in Section 3. Enhance the formatting so that the main TOC remains 2 pages long.</li> <li>2. Amend the overview on page vii to more effectively highlight topics of interest to readers under each Section 1, 2, 3, so that the reader might also utilize the overview as a quick reference guide to some key topics in the plan, such as a pointer to the area-specific plans or land use designations.</li> <li>3. Include cross-references in the narrative sections of the plan to other parts of the plan that discuss the same topic. For example, Section 1.1 introduces the basic relationship between a plan and implementation zoning, Section 2.1 provides specific information about how land use designations</li> </ol>	<p style="text-align: center;"><b>YES</b> <b>(12-05-16)</b></p>



Item #	Comment or Issue	Response and Recommendation	PZC Action
		<p>relate to individual zoning districts, Section 3.1 discusses zoning as an implementation tool. Insert cross-references where appropriate between some of these sections.</p> <p>4. For the final adopted plan, add an <u>index</u> to the end of the final adopted plan document, which includes an alphabetical reference to topics and terms discussed in the plan. <del>Include a final formatted version of the October 17 working draft index table which cross-references the 2040 Land Use Designations and Potential Implementation Zones. The working draft table was provided for the October 17 public Hearing.</del></p> <p>5. Complete formatting the page headers to identify and color-code each section of the plan, similar to the Anchorage 2020 plan.</p>	
0-d.	<p><b>Visibility and Titles for Main Goal Statements.</b> The plan focuses on many issues of key interest to the public however it needs to communicate that more clearly. The main goal statements need to pop out more and express their topic intuitively right at first glance. A header or other visual cue could help readers know what the goal is generally about before they read the text of the goal. <i>(Planning Department Long-Range Planning Division)</i></p>	<p><b>Response:</b> The February 29, 2016, Community Discussion Draft plan provided each of the 10 goals with succinct topical header phrases. While that draft lacked strong goal statements, it was easier for readers to quickly grasp the 10 main goals of the plan.</p> <p>The Public Hearing Draft makes progress by providing a goal statement highlighted in a shade filled box. The goal statement could be made to stand out more vividly through a more visual background color and by restoring the header phrases from the February 29, 2016, Community Discussion Draft. Public response to these was positive. Staff recalls no negative comments regarding the headers.</p> <p>Restoring the title phrases from the February 29, 2016 draft plan would enhance the accessibility, clarity, and ease of navigation among the 10 goals in Section 1.3. These headers help readers quickly ascertain the topic of each Goal, and can be reinserted without changing the goal statement. They help users to refer back to whichever goal they intend to re-read.</p> <p><b>Recommendations:</b> Add the following topic title phrases to the top of the 10 goal statements. These are largely simplified versions of the February 29, 2016, draft title phrases.</p> <ul style="list-style-type: none"> <li>Goal 1: Plan for Growth and Livability</li> <li>Goal 2: Infill and Redevelopment</li> <li>Goal 3: Centers and Corridors</li> <li>Goal 4: Neighborhood Housing</li> <li>Goal 5: Infrastructure–Land Use</li> <li>Goal 6: Accessible Land Use</li> <li>Goal 7: Compatible Land Use</li> <li>Goal 8: Open Space and Greenways</li> </ul>	<p><b>YES</b> <b>(2-6-17)</b></p>

Item #	Comment or Issue	Response and Recommendation	PZC Action
		Goal 9: Industrial Land Goal 10: Anchor Institutions	
<b>0-e.</b>	<p><b>Reinvestment Focus Area and Other Strategies/Actions Example Image.</b> Planning Department presented an annotated map image of how an example Reinvestment Focus Area (RFA) priority area would work at the October 2016 Assembly/PZC work session. The image of the area was overlaid with Action Items from the 2040 LUP Actions Checklist that would implement the plan “on the ground.” It was intended to help people unfamiliar with some of the Strategies concepts connect those to on-the-ground improvements and revitalization examples. The slide seemed to help communicate what a RFA does. A version of this map could help illustrate the Plan.  <i>(Planning Department – Long-Range Planning Division)</i></p>	<p><b>Response:</b> Including this map image into the plan could make Strategy 3.2. of the LUP narrative clearer and more readable, and help users understand the ways in which the 2040 LUP Actions will implement the RFA strategy to improve an area of town. Community decisions to implement this RFA could impact the timing of other redevelopment efforts from elsewhere. This map should also assist with garnering community support, understanding the RFA process, and allocating public resources and prioritizing commitments to redevelopment. The Action items associated with this RFA all have timeframes for implementation.</p> <p><b>Recommendations:</b> Amend Section 3.2, page 54, within or following the Strategy #2 RFA discussion, by inserting a revised and enhanced version of the October 2016 work session image shown below. The improved version will be two columns in width, and documented with the technical amendments and photos described in issue 0-a. The version will be edited for greater simplicity.. Staff to revise the graphic for consistency with the revised targeted area rezone boundaries and other revisions to the plan’s Actions as established by the Planning and Zoning Commission.</p> 	<p><b>YES, with edit shown in grey highlights (3-13-17)</b></p> <p>Commission requested a clarification to the recommendation that the final graphic will reflect the revised targeted area rezone boundaries and other revisions to the actions as established by the Planning and Zoning Commission.</p>

Item #	Comment or Issue	Response and Recommendation	PZC Action
0-f.	<p><b>Glossary.</b> Consider adding a Glossary of key terms at the end of the plan or as an appendix. <i>(Planning Department Transportation Planning Division-AMATS)</i></p>	<p><b>Response:</b> Comments from transportation planners suggest a need for definitions of some terms used in land use planning, to clarify the intent of the land use plan in relation to similar terms used in the transportation planning field.</p> <p>It has been the intent of the project team to explore creating a glossary of terms and definitions to help readers. Creating a glossary will require staff time that will include researching glossaries already adopted in other elements of the <i>Anchorage 2020 Comprehensive Plan</i>, and comparison to other municipal documents such as Title 21. The project scope, budget, and timeframe prohibit making a glossary, however staff supports the addition of a glossary to the LUP within a 1-3 year timeframe.</p> <p><b>Recommendations:</b> No changes at this time.</p>	<p><b>YES</b> <b>(2-6-17)</b></p>
0-g.	<p><b>Municipal Land Management Clarifications.</b> Parks and Recreation commissioners requested that staff check with the municipal Real Estate Dept. about some of the wording on p. 52 of the PHD addressing land acquisition and preparation strategies. Real Estate Dept. reviewed the section for the third time in the project and provided further clarifications. <i>(Parks and Recreation Commission; Municipal Real Estate Department)</i></p>	<p><b>Response:</b> The municipal Real Estate Department has undertaken two reviews of the draft 2040 LUP language, each of which has helped clarify the sections related to RED/HLB programs and responsibilities. This is the third review, at Parks request, and provides further corrections and clarifications. Planning staff supports all of the recommended changes, which are provided below.</p> <p><b>Recommendations:</b> Amend the middle column of page 52 as follows. Change “can” to “may” in the second sentence of paragraph 2. Amend paragraphs 3, 5, and 6 as follows:</p> <p>The Heritage Land Bank (HLB) and Real Estate Services (<u>RES</u>) are Divisions of the Real Estate Department (<u>RED</u>). The HLB manages municipally owned real estate property <u>in the HLB inventory.</u> <del>and RES administers the tax-foreclosure process and manages real estate property in the general municipal inventory.</del></p> <p>HLB is creating a wetland mitigation banking <u>instrument program</u> where conservation easements are employed to preserve natural areas.</p> <p>The <u>RED in conjunction with other agencies</u> <del>two divisions in the Real Estate Department or other authority</del> may administer Brownfield remediation programs that clean up and prepare contaminated <del>vacant</del> parcels constrained by cleanup costs.</p>	<p><b>YES</b> <b>(2-6-17)</b></p> <p>Commissioner Robinson requested staff to confirm with Real Estate Department if the MOA uses the acronym “RED”. Planning staff did so as follow up. HLB staff confirmed RED is in fact their acronym used to describe their overall dept. over HLB and RES, although it is less widely known.</p>

Item #	Comment or Issue	Response and Recommendation	PZC Action
0-h.	<p><b>Errata in June 5, 2017 PZC Packet Materials.</b> There are several errors in some of the attachments representing the tentative PZC Actions from the issue-response table:</p> <ul style="list-style-type: none"> <li>• The June 5 revised oversized Land Use Plan Map is missing a change to a land use designation that PZC approved.</li> <li>• Several Actions in the revised Actions Checklist Table were not re-numbered properly.</li> <li>• The boundaries of several action areas shown on the June 5 revised Actions Map should be clarified.</li> </ul>	<p><b>Response:</b> This issue-response item identifies and documents corrections needed to several of the June 5, 2017 packet items for PZC.</p> <p><b>Recommendations:</b> Make the following corrections to the June 5, 2017 PZC packet materials so that they accurately reflect the Commission’s tentative actions in the Issue-Response Table:</p> <ol style="list-style-type: none"> <li>1. Correct the June 5, 2017 revised draft Land Use Plan Map to reflect the PZC Action in issue-response item 11-n to change the land use designation of the east end of the Mountain View Drive corridor from Commercial Corridor to Light Industrial/Commercial. <u>Also correct the property on SE corner of Northern Lights and Boniface containing ASD headquarters to “Neighborhood Center”, per issue-response item 11-i. addendum.</u> Staff to make any other needed corrections to the LUPM to reflect the PZC Actions in the issue-response table.</li> <li>2. Correct the June 5, 2017 revised draft Actions Map to more accurately reflect the new Small Area Plan for Northway Town Center area, as recommended in issue-response item 11-c and depicted on issue-response map 11-c. Staff to make any other needed corrections to the Actions Map to reflect the PZC Actions in the issue-response table.</li> <li>3. Staff to review and correct the June 5, 2015 Growth and Change Map to ensure it reflects the PZC Actions in the issue-response table.</li> <li>4. Correct the numbering of Actions 9-6 through 9-11 on pages 12-13 in the June 5, 2017 revised draft Actions Checklist Table. Renumber Action 9-6 to 9-5, and renumber the subsequent items accordingly. 9-7 becomes 9-6, etc. Correct all references to these Actions in the Actions Checklist Table. Change Action 9-7 to read “9-6” in the Optimal Work Flow diagram (in year 2020, top row), and delete the existing 9-6 from where it appears after Action 8-#. Staff to make any other corrections to Actions Checklist numbering, including changing 9-10 to 9-9 in third row, year 2020.</li> </ol>	<p><b>YES</b> <b>(6-5-17)</b></p> <p>Commissioners pointed out the need for correcting the land use designation on the the ASD headquarters site. See underlined language in recommendation #1 at left.</p>

Item #	Comment or Issue	Response and Recommendation	PZC Action
<b>Part 1: Anchorage Bowl-wide Land Use Policy</b>			
<b>1-a.</b>	<p><b>Residential, Industrial, and Commercial Land Supply.</b> Generally, how will the 2040 LUP help alleviate shortages in residential, commercial, and industrial land? (<i>Anchorage Chamber of Commerce; Fairview Community Council; Public Transportation Department; Transportation Planning Division; PZC Commissioner Spring</i>)</p> <p><u>Specific comments follow:</u></p> <p>The shortage of housing stock is affecting businesses and bold action is needed to facilitate more housing. Also it is important to preserve an industrial land base in Anchorage to provide for future development. (<i>Anchorage Chamber of Commerce</i>)</p> <p>The Midtown City Center area and its vicinity does not seem to have adequate amounts of housing. Also, properties in Spenard Road area should not be reclassified to a non-residential use until the housing capacity and demand forecast shows the housing need has been met. (<i>Spenard Community Council</i>)</p> <p>Address questions and concerns raised by South Addition residents before allocating housing density. (<i>South Addition Community Council</i>)</p> <p>The LUP should couple its reclassifications of industrial to commercial with a ‘no-net-loss’ policy showing other lands moved to industrial lands to offset the loss, preferably consolidating industrial land supply in areas near the port, railroad, and airport, including PLI and T zoned lands. (<i>Anchorage Chamber of Commerce</i>)</p> <p>The Actions under Goal 7 “Industrial Land Prioritization” in the Actions Checklist seems to prioritize commercial use more than industrial. The actions of this section</p>	<p><b>Response:</b> Final analysis results of the public hearing draft 2040 LUP housing and land capacity are intended to inform the Commission regarding the 2040 LUP performance in meeting the forecast demand for housing and jobs. It helps provide a basis for Department and Commission recommendations in response to a number of issues in this document.</p> <p><u>Housing.</u> See Housing Capacity Tables 2 and 3 in issue 1-a Supplement #1 below. Table 2 compares the housing capacity of 2040 LUP with housing demand by housing type, based on the 2012 Housing Market Analysis methodology.</p> <p>The public hearing draft 2040 LUP alleviates some but not all of the deficit between the future housing capacity of the land and the forecast housing need by 2040. The 2040 LUP helps alleviate the deficit by reclassifying some lands to allow more housing than under current zoning. The analysis also reflects that implementation of the 2040 LUP would increase housing capacity/production above current zoning / trends in part because of the Actions in Section 3 of the 2040 LUP which encourage or allow more compact housing development. The 2040 LUP land capacity analysis also includes estimates of additional housing capacity that could be anticipated in commercial mixed-use centers and through redevelopment of existing underutilized residential properties if the 2040 LUP is implemented.</p> <p>Lastly, the public hearing draft 2040 LUP avoids making the housing shortage worse, by minimizing conversion of residential lands to commercial use. Revisions to the public hearing draft transferred some residential designated areas to commercial use, and so reduced housing capacity on several relatively large sites. These include South Park Estates (10-f), and 3500 Tudor Campus (issue 10-m). Other areas such as Chugach Way vicinity showed minor gains (10-d).</p> <p>Reference: Housing Capacity Tables 1 – 3 below, in issue 1-a Supplement #1.</p> <p><u>Commercial.</u> See Commercial Lands Table 4 in issue 1-a Supplement #2 below. The 2040 LUP satisfies commercial land demand by (a) encouraging more efficient use of land and (b) redevelopment. More efficient use of land is made possible in part by implementing 2040 LUP policies, strategies and Actions.</p> <p>Reference: Commercial Land Tables 1 – 5 below, in issue 1-a Supplement #2.</p>	<p><b>YES</b> <b>(6-5-17)</b></p> <p>Commissioners supported the numeric findings as presented in the issue-response supplement tables regarding residential, commercial, and industrial land sufficiency. Per the recommendations of the issue-response 1-a., staff will send working draft language edits for Section 1.2 of the Plan to the Commissioners for their review and feedback. Commissioner Spring commented that the revisions to Section 1.2 should reflect the numbers and findings in the 1-a. issue-response and supplements #1, #2, and #3 of issue 1-a.</p>



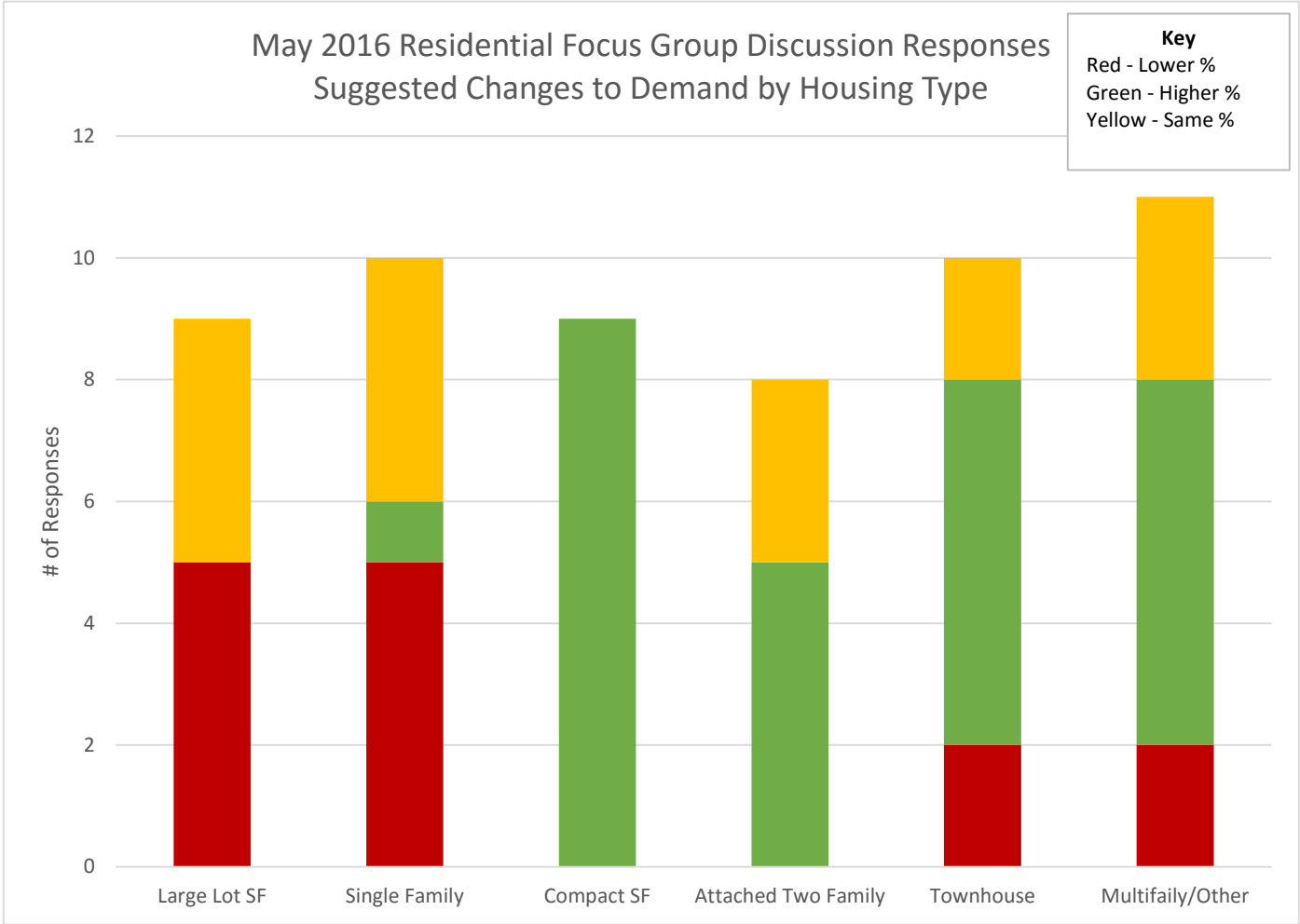
Item #	Comment or Issue	Response and Recommendation	PZC Action
	<p>sanctions rezonings from industrial to commercial that will deplete and dilute the industrial land base. The Actions are contradictory to the earlier section of the Plan under Goal 7 which stated the Importance of industrial lands. Do not reclassify industrial lands to commercial use along south C Street and C Street in Midtown. South Anchorage already has Dimond Center, O'Malley Center, and Abbott Town Center in close proximity to the South C Street area. Target and Cabelas have already taken industrial land—let it stop right there. <i>(Nancy Pease)</i></p>	<p><b>Industrial.</b> See Industrial Lands Table 4 in issue 1-a Supplement #3 below. The 2040 LUP attempts to alleviate at least some of the industrial land supply deficit by by (a) encouraging more efficient use of land and (b) redevelopment. It is partially successful. Some industrial uses must relocate to Chugiak-Eagle River.</p> <p>The capacity analysis emphasizes industrial uses because industrial lands supply and jobs are well-documented to be important to the economy. Industrial land is in a deeper deficit than is the commercial land supply (Background Ref.: <i>Anchorage Industrial Land Assessment Update Vol. I</i>; and <i>2040 LUP Appendix C: Traded Sectors Analysis</i>). The land capacity analysis indicates that the 2040 LUP does not significantly alleviate the acreage deficit between industrial land demand and supply. It does consolidate the industrial land base somewhat, by adding acreage in a few promising areas, such as non-aviation Airport uplands along Raspberry Road, while reclassifying some not-so-promising industrial zoned lands to commercial, such as in parts of south C Street that have poor soils and are no longer thought viable for industrial use. The 2040 LUP establishes a more consolidated and stable industrial land supply moving forward. Its implementation Actions in Section 3 would result in industrial uses in the remaining industrial areas being more protected from displacement by commercial uses</p> <p>The 2040 LUP makes progress in attaining more efficient use of these industrial lands by encouraging more efficient use of industrial land by higher-value industrial “Traded Sectors”, and by fostering redevelopment such as through brownfields strategies and actions in the LUP.</p> <p>Reference: Commercial Land Tables 1 – 5 below, in issue 1-a Supplement #3.</p> <p><b>Recommendations:</b> Staff to add language to Section 1.2 of the 2040 LUP to complete the discussion of the housing and land capacity of the LUP and document how the alleviates the land supply shortage. Draft language to be prepared as technical amendment but reviewed by Commissioners for feedback.</p>	

Item #	Comment or Issue	Response and Recommendation						PZC Action																																																																								
1-a. supplement #1																																																																																
	<b>Housing Capacity Table 1.</b> Range of Population and Household Growth Scenarios, Municipality of Anchorage and Anchorage Bowl, 2015-2040																																																																															
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Item #	Comment or Issue	Response and Recommendation		PZC Action
	<b>Housing Capacity Table 2.</b> Housing Sufficiency in the Anchorage Bowl under the <i>Anchorage 2040 Land Use Plan, 2015–2040</i> . In numbers of housing units. Capacity based on September 16, 2016 Public Hearing Draft LUP.			
	Housing Structure Type	Buildable Land Capacity of Public Hearing Draft LUP	Projected Housing Demand	Sufficiency (Capacity Minus Demand)
	Large Lot Single Family	1,676	832	<b>844</b>
	Single Family	3,559	7,070	<b>(3,511)</b>
	Compact Single Family <sup>1</sup>	2,187 <sup>2</sup>	1,040	<b>1,147</b>
	Two Family / Duplex	2,741	3,743	<b>(1,002)</b>
	Townhouse	2,158	1,664	<b>494</b>
	Multifamily / Other	9,336	6,446	<b>2,890</b>
	TOTAL	21,657	20,795	<b>862</b>
	<p>Table Notes:</p> <ol style="list-style-type: none"> <li>1. “Compact” single-family includes small-lot homes, single-family houses or mobile homes in UCIOA site condominium lots, and accessory dwelling units.</li> <li>2. The buildable land capacity for compact single-family includes 1,000 new (additional) accessory dwelling units (ADUs) during the 2015-2040 period, made possible in part by implementing 2040 LUP strategies and actions.</li> <li>3. The adjusted land capacity figures do not include changes that PZC approved. Staff estimates that these changes in aggregate reduced capacity by hundreds of dwelling units, including primarily multifamily and townhouse types. See issue-response discussion.</li> </ol>			



Item #	Comment or Issue	Response and Recommendation	PZC Action
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Item #	Comment or Issue	Response and Recommendation		PZC Action																							
	<p><b>Housing Capacity Table 3.</b> Housing Sufficiency in the Anchorage Bowl, under a Reallocation of Single-family Housing Demand Scenario <i>Anchorage 2040 Land Use Plan, 2015–2040.</i> In numbers of housing units.</p> <p>Single Family Housing Capacity Deficit from Table 2 is re-allocated among Single-family, Compact, and Multifamily Housing Types as follows: Single Family retains 25% of its deficit, Compact Housing takes 50% of the deficit, and Multifamily/Other takes on 25% of the deficit.</p> <table border="1" data-bbox="311 527 2053 976"> <thead> <tr> <th>Housing Structure Type</th> <th>Buildable Land Capacity of Public Hearing Draft LUP</th> <th>Projected Housing Demand (Re-allocation of Single Family Demand) <sup>4</sup></th> <th>Sufficiency (Capacity Minus Demand)</th> </tr> </thead> <tbody> <tr> <td>Large Lot Single Family</td> <td>1,676</td> <td>832</td> <td><b>844</b></td> </tr> <tr> <td>Single Family</td> <td>3,559</td> <td>4,436</td> <td><b>(877)</b></td> </tr> <tr> <td>Compact Housing Types <sup>1</sup></td> <td>7,086 <sup>2</sup></td> <td>8,203</td> <td><b>(1,117)</b></td> </tr> <tr> <td>Multifamily / Other</td> <td>9,336</td> <td>7,324</td> <td><b>2,012</b></td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>21,657</b></td> <td><b>20,795</b></td> <td><b>862</b></td> </tr> </tbody> </table> <p>Table Notes:</p> <ol style="list-style-type: none"> <li>Compact housing types: “compact” single-family, two-family/duplex, and townhouse structure types from Table 2 above.</li> <li>The buildable land capacity for compact housing types includes 1,000 new (additional) accessory dwelling units (ADUs) during the 2015-2040 period, achievable by implementing the 2040 LUP.</li> </ol>	Housing Structure Type	Buildable Land Capacity of Public Hearing Draft LUP	Projected Housing Demand (Re-allocation of Single Family Demand) <sup>4</sup>	Sufficiency (Capacity Minus Demand)	Large Lot Single Family	1,676	832	<b>844</b>	Single Family	3,559	4,436	<b>(877)</b>	Compact Housing Types <sup>1</sup>	7,086 <sup>2</sup>	8,203	<b>(1,117)</b>	Multifamily / Other	9,336	7,324	<b>2,012</b>	<b>TOTAL</b>	<b>21,657</b>	<b>20,795</b>	<b>862</b>		
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Item #	Comment or Issue	Response and Recommendation					PZC Action	
1-a. supplement #2	<b>Commercial Land Capacity Table 1.</b> Range of Employment Growth Forecast Scenarios, Municipality of Anchorage, 2015-2040 Commercial Land Needs in Acres, Based on Current Trends FARs <sup>2</sup>							
	Range of “Most Likely” Employment Growth Scenarios <sup>1</sup>							
		Very Low / No Growth	Low – Hybrid Forecast 2016	Low Case – AKDOLWD 2014	Base Case – AKDOLWD 2014	Baseline – Hybrid Forecast 2016	High Case – AKDOLWD 2014	High – Hybrid Forecast 2016
	Compound Average Annual Growth Rate <sup>3</sup>	Less than 0.3%	0.3%	0.4%	0.7%	<b>0.9%</b>	1.1%	1.2%
	Employment Growth <sup>3</sup> (number of jobs)	Less than 16,000	11,770	16,684	35,384	<b>44,190</b>	52,750	60,730
Commercial Land Need (in acres)	Less than 292	292	455	688	<b>816</b> <sup>4</sup>	960	1,087	
<p>Table Notes:</p> <ol style="list-style-type: none"> <li>In comparison, the recent historical average annual employment growth rate for the Municipality (1997–2014) was 1.4%.</li> <li>Current Trends FARs refers to the Floor Area Ratio assumptions for future densities as applied in the Municipality of Anchorage <i>Commercial Lands Assessment</i> (2012).</li> <li>Employment Growth figures are for total employment of all commercial and industrial employment sectors in the Municipality. Commercial employment is a portion of the overall employment.</li> <li>Anchorage Bowl and Chugiak-Eagle River are forecast to capture a little more than 90 percent (739 acres) and a little less than 10 percent (77 acres), respectively, of the commercial land demand.</li> </ol>								

Item #	Comment or Issue	Response and Recommendation		PZC Action
<b>Commercial Land Capacity Table 2.</b> Comparison of Commercial Land Supply and Demand, Anchorage Bowl, 2015-2040				
Commercial Land Needs in Acres, Based on Current Trends FARs <sup>1</sup>				
Net Acres of Vacant Buildable Land (2016 Public Hearing Draft LUP)	Revised Net Acres of Vacant Buildable Land (June 2017 PZC Revised Draft LUP)	Commercial Employment Land Needs (Acres), under Currently Assumed FARs <sup>1</sup>	Vacant Land Sufficiency (Supply Minus Needs)	
573	582 <sup>2</sup>	739 <sup>3</sup>	<b>-157 (21% deficit)</b>	
<p>Table Notes:</p> <ol style="list-style-type: none"> <li>1. Current Trends FARs refers to the Floor Area Ratio assumptions as applied in the Municipality of Anchorage <i>Commercial Lands Assessment</i> (2012).</li> <li>2. Changes to the Public Hearing Draft, tentatively approved by the PZC in the June 5 Comment Issue-Response Table, would add 9 acres of vacant commercial land.</li> <li>3. Anchorage Bowl is forecast to capture a little more than 90 percent (739 acres) out of 816 acres of commercial land demand shown in Table 1 above.</li> </ol>				
<b>Commercial Land Capacity Table 3.</b> Comparison of Commercial Land Supply and Demand Shifting toward more Compact Development, Anchorage Bowl, 2015-2040				
Commercial Land Needs in Acres, Based on 2040 LUP Target FARs <sup>1</sup>				
Net Acres of Vacant Buildable Land (2016 Public Hearing Draft LUP)	Revised Net Acres of Vacant Buildable Land (June 2017 PZC Revised Draft LUP)	Commercial Employment Land Needs (Acres), under 2040 LUP Target FARs <sup>1</sup>	Vacant Land Sufficiency (Capacity Minus Need)	
573	582	615 <sup>2</sup>	<b>-33 (a 5% deficit)</b>	
<p>Table Notes:</p> <ol style="list-style-type: none"> <li>1. 2040 LUP Target FARs refers to a higher Floor Area Ratio (more compact development) that is made possible in part by carrying out the Policies, Strategies, and Actions of the <i>2040 LUP</i>.</li> <li>2. The resulting 615 acres of Bowl land demand is 16% more efficient in use of land than the 739 acres of Bowl land demand in Table 2 above, for the same amount of employment growth.</li> </ol>				

Item #	Comment or Issue	Response and Recommendation	PZC Action	
	<p><b>Commercial Land Capacity Table 4.</b> Total Sufficiency of Land Capacity with 2040 LUP Policies including Encouraging Redevelopment, Anchorage Bowl, 2015-2040  Adds Acreage of Redevelopment Candidate Parcels (identified as most likely to redevelop), Factoring in Lower FAR Gain for Redevelopment Projects <sup>2</sup></p>			
	Land Supply Category	Acres	Description	
	Total Vacant Buildable Commercial Land Supply	582		
	LESS: Total Commercial Land Demand under Current Trends FARs	739		
	ADD: Acres effectively gained back through reduced land demand under 2040 LUP Target FARs	124	Land demand efficiency of 16%: demand is reduced to 615 acres under the same employment growth.	
	<b>Equals: Sufficiency of Vacant Land Capacity</b>	<b>- 33</b>	33 acre commercial land deficit.	
	ADD: Additional Land Capacity from Redevelopment	212 <sup>1,2</sup>	Represents a redevelopment rate of 26% (i.e., 26% of all future development capacity).	
	<b>Equals: Total Sufficiency of Land Capacity with LUP Policies</b>	<b>+ 179</b>	179 acre commercial land surplus.	
	Table Notes:			
1. 212 acres of land capacity from redevelopment is based on the June 2017 PZC Revised Draft LUP. The Public Hearing Draft had an estimated 187 acres of land capacity from redevelopment. Changes in the Issue-Response Table to the Public Hearing Draft, as tentatively approved by PZC, transferred 25 acres of redevelopable land capacity to commercial use.				
2. Redevelopable acres factors in the average redevelopment FAR gain per site (ie., deducts the average FAR of pre-existing development from the average total FAR after redevelopment).				

Item #	Comment or Issue	Response and Recommendation		PZC Action																				
<p><b>Commercial Land Capacity Table 5.</b> Characterization of Anchorage Bowl Commercial Land Supply, in Acres            Numbers in parentheses show the acreage under the 2016 Public Hearing Draft LUP and the acreage added or deducted by the June 2017 PZC Revisions to the Draft LUP.</p>																								
<table border="1"> <thead> <tr> <th data-bbox="276 451 1056 592">Land Use Designation</th> <th data-bbox="1056 451 1526 592">Net Acres of Vacant Buildable Land</th> <th data-bbox="1526 451 2139 592">Effective Acres of Redevelopable Land, Based on Average Site Redevelopment FAR Gain, under 2040 LUP Target FARs</th> <th data-bbox="2139 451 2507 592">Total Net Acres of Land Capacity</th> </tr> </thead> </table>					Land Use Designation	Net Acres of Vacant Buildable Land	Effective Acres of Redevelopable Land, Based on Average Site Redevelopment FAR Gain, under 2040 LUP Target FARs	Total Net Acres of Land Capacity																
Land Use Designation	Net Acres of Vacant Buildable Land	Effective Acres of Redevelopable Land, Based on Average Site Redevelopment FAR Gain, under 2040 LUP Target FARs	Total Net Acres of Land Capacity																					
<table border="1"> <tbody> <tr> <td data-bbox="276 592 1056 646">Lands in Designated Centers and Corridors</td> <td data-bbox="1056 592 1526 646">309 (= 300 + 9.3)</td> <td data-bbox="1526 592 2139 646">164.7 (= 140 + 24.7)</td> <td data-bbox="2139 592 2507 646">474</td> </tr> <tr> <td data-bbox="276 646 1056 699">University and Medical Center Lands (UMED District)</td> <td data-bbox="1056 646 1526 699">180 (= 180 + 0)</td> <td data-bbox="1526 646 2139 699">2.5 (= 0 + 2.5)</td> <td data-bbox="2139 646 2507 699">183</td> </tr> <tr> <td data-bbox="276 699 1056 753">Industrial and Airport Lands (Commercial Utilization Factor)</td> <td data-bbox="1056 699 1526 753">87 (= 87 + 0.1)</td> <td data-bbox="1526 699 2139 753">32.4 (= 32 + .4)</td> <td data-bbox="2139 699 2507 753">120</td> </tr> <tr> <td data-bbox="276 753 1056 902">Lands in Designated Neighborhoods with Residential Mixed-use Overlay on LUPM (Commercial Utilization Factor)</td> <td data-bbox="1056 753 1526 902">5 (= 5.79 – 0.6)</td> <td data-bbox="1526 753 2139 902">12 (= 15 - 2.9)</td> <td data-bbox="2139 753 2507 902">17</td> </tr> <tr> <td data-bbox="276 902 1056 972">TOTAL Lands Available for Commercial Development</td> <td data-bbox="1056 902 1526 972">582 (= 573 + 8.8)</td> <td data-bbox="1526 902 2139 972">212 <sup>1</sup> (= 187 + 24.7)</td> <td data-bbox="2139 902 2507 972">794</td> </tr> </tbody> </table>					Lands in Designated Centers and Corridors	309 (= 300 + 9.3)	164.7 (= 140 + 24.7)	474	University and Medical Center Lands (UMED District)	180 (= 180 + 0)	2.5 (= 0 + 2.5)	183	Industrial and Airport Lands (Commercial Utilization Factor)	87 (= 87 + 0.1)	32.4 (= 32 + .4)	120	Lands in Designated Neighborhoods with Residential Mixed-use Overlay on LUPM (Commercial Utilization Factor)	5 (= 5.79 – 0.6)	12 (= 15 - 2.9)	17	TOTAL Lands Available for Commercial Development	582 (= 573 + 8.8)	212 <sup>1</sup> (= 187 + 24.7)	794
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Item #	Comment or Issue	Response and Recommendation						PZC Action
1-a. supplement #3								
	<b>Industrial Land Capacity Table 1.</b> Range Forecast of Industrial Land Needs Growth Scenarios, Municipality of Anchorage, 2015-2040 in Acres, Based on Current Trends FARs <sup>2</sup>							
			Range of "Most Likely" Employment Growth Scenarios <sup>1</sup>					
		Very Low / No Growth	Low – Hybrid Forecast 2016	Low Case – AKDOLWD 2014	Base Case – AKDOLWD 2014	Baseline – Hybrid Forecast 2016	High Case – AKDOLWD 2014	High – Hybrid Forecast 2016
	Industrial Land Need (in acres)	Less than 292	311	294	449	<b>677</b>	855	1,128
						+47		
						-96		
						<b>629</b>		
	<b>FINAL TOTAL Industrial Land Demand (in acres)</b>							
	Table Notes:							
1. These are the same growth scenarios based on the same employment data as in Commercial Land Table 1 above.								
2. Current Trends FARs refers to the Floor Area Ratio assumptions as applied in the Municipality of Anchorage <i>Industrial Lands Assessment</i> (2015).								

Item #	Comment or Issue	Response and Recommendation			PZC Action
<b>Industrial Land Capacity Table 2.</b> Comparison of Industrial Land Supply and Demand, Municipality of Anchorage, 2015-2040 In acres. Industrial Land Needs based on Current Trends FARs <sup>1</sup>					
Net Acres of Vacant Buildable Land (2016 Public Hearing Draft LUP)		Revised Net Acres of Vacant Buildable Land (June 2017 PZC Revised Draft LUP)	MOA Industrial Employment Land Needs (Acres), under Currently Assumed FARs	Sufficiency in Acres (Capacity Minus Demand)	
336		333 <sup>2</sup>	629	-296 (a 47% deficit)	
Table Notes: 1. Current Trends FARs refers to the Floor Area Ratio assumptions for future densities as applied in the Municipality of Anchorage <i>Industrial Lands Assessment</i> (2015). 2. Changes to the Public Hearing Draft LUP, tentatively approved by the PZC in the June 5 Comment Issue-Response, transfer 3 acres of vacant industrial land supply to commercial.					
<b>Industrial Land Table 3.</b> Comparison of Industrial Land Supply and Demand Shifting toward Efficient Use of Industrial Development Sites, Municipality of Anchorage, 2015-2040 In acres. Industrial Land Need based on 2040 LUP Target FARs. <sup>1</sup>					
Net Acres of Vacant Buildable Land in Bowl (2016 Public Hearing Draft LUP)		Revised Net Acres of Vacant Buildable Land in Bowl (June 2017 PZC Revised Draft LUP)	MOA Industrial Employment Land Needs (Acres), under 2040 LUP Target FARs	Sufficiency in Acres (Capacity Minus Demand)	
336		333	510 <sup>2</sup>	-177 (a 34% deficit)	
Table Notes: 1. 2040 LUP Target FARs refers to a higher Floor Area Ratio (more industrial floor space per site) that is made possible in part by carrying out the industrial Policies, Strategies, and Actions of 2040 LUP. 2. The resulting 510 acres of land demand accounts is X% more efficient in use of industrial land than in Table 1 above, for the same amount of industrial employment growth.					



Item #	Comment or Issue	Response and Recommendation	PZC Action
	<b>Industrial Land Capacity Table 4.</b> Total Sufficiency of Industrial Land Capacity with 2040 LUP Policies including Encouraging Redevelopment, Anchorage Bowl, 2015-2040 Adds Acreage of Redevelopment Candidate Parcels (identified as most likely to redevelop), and Factoring in Lower FAR Gain for Redevelopment Projects <sup>2</sup>		
	Land Supply Category	Acres	Description
	Total Vacant Buildable Industrial Land Supply in Anchorage Bowl	333	
	LESS: MOA Industrial Land Demand under Current Trends FARs	629	
	ADD: Acres effectively gained back through reduced land demand under 2040 LUP Target FARs	119	Land demand efficiency of 19%: demand is reduced to 510 acres under the same employment growth.
	<b>Equals: Sufficiency of Vacant Land Capacity in the Bowl</b>	<b>- 177</b>	177 acre industrial land shortfall in the Bowl, relative to total MOA industrial land demand.
	ADD: Additional Land Capacity from Redevelopment in the Bowl	110 <sup>1,2</sup>	Represents a redevelopment rate of 25% (i.e., 25% of all future industrial development capacity).
	<b>Equals: Total Sufficiency of Bowl Land Capacity with LUP Policies</b>	<b>- 67</b>	67 acre industrial land shortfall in the Bowl, relative to total MOA industrial land demand.
	Table Notes:		
	<ol style="list-style-type: none"> <li>1. 194 acres of land capacity from redevelopment is based on the June 2017 PZC Revised Draft LUP. The Public Hearing Draft had an estimated 193 acres of land capacity from redevelopment. Changes in the Issue-Response Table to the Public Hearing Draft, as tentatively approved by PZC, transferred approximately 1 acre of redevelopable land capacity to industrial use.</li> <li>2. Redevelopable acres factors in the average redevelopment FAR gain per site (ie., deducts the average FAR of pre-existing development from the average total FAR after redevelopment).</li> </ol>		

Item #	Comment or Issue	Response and Recommendation			PZC Action
<b>Industrial Land Capacity Table 5.</b>					
Characterization of MOA Industrial Vacant Land Supply under Public Hearing Draft LUP – Including Potentially Redevelopable Lands and Lands in Chugiak-Eagle River					
Land Use Designation	Net Acres of Vacant Buildable Land <sup>1</sup>	Effective Acres of Redevelopable Land, Based on Average Site Redevelopment FAR Gain, under 2040 LUP Target FARs	Total Land Capacity in Acres		
Industrial Designated Lands	215 (219 – 3.7)	55	162		
Commercial Designated Lands	26 (25 + 0.5)	3	27		
Airport and Railroad Lands	92 (92 + 0)	0	92		
<b>TOTAL Lands in Anchorage Bowl</b>	<b>333 (336 – 3)</b>	<b>104</b>	<b>437</b>		
Chugiak – Eagle River Lands (ILA, Vol 2, Table 28)	378	0	378		
<b>TOTAL Lands in Bowl and Chugiak-Eagle River <sup>2</sup> Available for Industrial Development</b>	<b>711</b>	<b>104</b>	<b>815</b>		
Table Notes:					
<ol style="list-style-type: none"> <li>1. Net Acres of Vacant Buildable Lands shows in parentheses the change in acreage from the September 2016 public hearing draft to the June 2017 PZC revised draft LUP.</li> <li>2. The 2015 Industrial Lands Assessment found that Anchorage Bowl will continue to be the preferred location for industrial users for the foreseeable future. Much of Chugiak-Eagle River is less attractive in part because of distance to primary markets, services, suppliers, and airport and port transportation hubs. The majority of this acreage has access, zoning, or utility infrastructure issues to be resolved. Although Chugiak-Eagle River is anticipated to become a more acceptable substitute over time, the 2015 ILA policy recommendations (page pp. 55-56) recommends maintaining a strong industrial land base through policies in the Bowl.</li> </ol>					

Item #	Comment or Issue	Response and Recommendation	PZC Action
1-b.	<p><b>Public Facility Land Needs.</b> The 2040 LUP project should include an assessment of the space needs for open space, schools, and other local public facilities, and provides recommendations for addressing potential land deficiencies. The Planning Department consulted with multiple agencies regarding anticipated facility land needs.</p> <p>The Parks Department referred Planning staff to the park service standards and projected park deficient areas from the 2006 Anchorage Bowl parks plan.</p> <p>The Anchorage School District (ASD) provided comments and influenced collaboration between the Planning Department and ASD on forecasting long-term future school needs. The ASD found the 2040 LUP land use policies to be vague on addressing additional educational facility requirements. Growth in already dense areas will impact schools. The ASD is concerned about greater density housing impact on existing schools. The ASD is projecting many schools to already be at or near capacity by the 2021-22 school year, which is early in the 2040 planned growth period. Where will we need more schools, and reserve lands for future school needs? Any growth plans should include adequate school capacity and investment. Undesignated municipal lands must first be considered for educational facility requirements before being transferred to private use.</p> <p>ASD also provided a number of comments that schools should be included in the Plan’s discussions of necessary infrastructure and its Action items related to public facilities and infrastructure. These additions were provided for in the 2016 Public Hearing Draft.</p>	<p><b>Response:</b> The following analysis covers parks, schools, and other facilities in three separate sections.</p> <p><u>Parks and Open Space.</u> Determination of the space requirements for open space in land use planning applies primarily to categories of open space devoted to recreational needs of the forecast population. Neighborhood parks, community parks, and special use recreational facilities primarily serve to satisfy the recreational needs. By contrast, natural open space intended to protect critical areas or natural processes or provide for trails in natural settings are more the result of natural physical determinants.</p> <p>Appendix B of the <i>Anchorage Bowl Parks, Natural Resource Use, &amp; Recreation Facilities Plan (Parks Plan)</i> provides guidance on establishing neighborhood parks for the surrounding population within ¼ mile as follows: “Generally 5 acres is considered acceptable as the minimum size necessary to provide space for a menu of recreation activities with 10 acres optimal, but may be as large as 20 acres. The ratio of park acres to area population should not exceed 2.5 acres per 1,000 population.”</p> <p>By the <i>Parks Plan</i> standards, there are 19 neighborhood park deficient areas within the MOA Bowl. The LUP Planning Factors Map CI-6. Parks and Open Space depicts these areas in yellow circles. These areas were originally identified in the <i>Parks Plan</i>. Requiring an average of 5 to 10 acres for each neighborhood park yields approximately 90 to 180 acres of additional neighborhood park land needs.</p> <p>By the <i>Parks Plan</i> standards, there are 8 community use park deficient areas within the MOA Bowl. Planning Factors Map CI-6. Parks and Open Space depicts these areas in pink circles. The <i>Parks Plan</i> establishes the optimal size for a community park as between 20 to 100 acres, serving an area within a radius of up to 2 miles. Requiring a minimum of 20 acres for each neighborhood park yields approximately 160 acres of additional community park land needs.</p> <p>Total parks land deficiency in the Bowl would therefore range between 250 to 350 acres, in rounded numbers. However, 12 of the 19 neighborhood park deficient areas have one or more public schools within the radius of the park deficient area, and 2 of the 6 community park deficient areas have a middle school or high school within the radius of the community park deficient area. The <i>Parks Plan</i> promotes sharing of facilities and resources to expand the recreational opportunities available to the community in an efficient manner. Combining parks with school sites can fulfill the space requirements for parks. (insert any relevant policy or strategy statement of the <i>Parks Plan</i> about sharing facilities, here.) The Anchorage School District has approached the MOA about maintaining and using school grounds for parks but that issue has not been resolved. However, if all of the schools within park deficient radii combined parks with school grounds, the park deficiency could fall to as low as 35 acres for minimum-sized neighborhood parks and 100 acres for minimum sized community parks—a total of only approximately 150 acres, in rounded numbers.</p>	<p><b>YES</b> <b>(6-5-17)</b></p>

Item #	Comment or Issue	Response and Recommendation	PZC Action																					
		<p><b>Anchorage Bowl Park Land Needs Estimate, using Standards and Data from the <i>Parks Plan</i></b> In Acres</p> <table border="1" data-bbox="997 370 2171 886"> <thead> <tr> <th data-bbox="997 370 1857 475">Park Land Needs Category</th> <th data-bbox="1857 370 2010 475">Low Range</th> <th data-bbox="2010 370 2171 475">High Range</th> </tr> </thead> <tbody> <tr> <td data-bbox="997 475 1857 537">Neighborhood Parks</td> <td data-bbox="1857 475 2010 537">90</td> <td data-bbox="2010 475 2171 537">180</td> </tr> <tr> <td data-bbox="997 537 1857 599">Community Use Parks</td> <td data-bbox="1857 537 2010 599">160</td> <td data-bbox="2010 537 2171 599">800</td> </tr> <tr> <td data-bbox="997 599 1857 660"><b>Equals: Park Land Needs without shared-use school facilities</b></td> <td data-bbox="1857 599 2010 660"><b>250</b></td> <td data-bbox="2010 599 2171 660"><b>980</b></td> </tr> <tr> <td data-bbox="997 660 1857 722">LESS: Potential combined elementary school-neighborhood parks</td> <td data-bbox="1857 660 2010 722">- 60</td> <td data-bbox="2010 660 2171 722">- 60</td> </tr> <tr> <td data-bbox="997 722 1857 784">LESS: Potential combined middle school-community parks</td> <td data-bbox="1857 722 2010 784">- 40</td> <td data-bbox="2010 722 2171 784">- 200</td> </tr> <tr> <td data-bbox="997 784 1857 886"><b>Equals: Park Land Needs with shared-use school facilities</b></td> <td data-bbox="1857 784 2010 886"><b>150</b></td> <td data-bbox="2010 784 2171 886"><b>720</b></td> </tr> </tbody> </table> <p>The estimates above rely on the 2006 Parks Plan, except that some of the park deficient areas from 2006 were removed from the 2040 LUP estimates above because parklands have since been added (e.g., Muldoon, Independence Park, etc.). But since 2006 Neighborhood Plans such as Fairview have indicated neighborhood park deficiencies not captured in the Parks Plan. The 2040 LUP includes an Action item to update the Parks Plan in 4-6 years. In the meantime, the estimates above suggest the following:</p> <ul style="list-style-type: none"> <li>• While the numbers above should not be considered to be accurate at a specific level of accuracy, they provide an order of magnitude indication that Anchorage, while rich in regional natural parks, is deficient in park space at the neighborhood / community recreation facility level.</li> <li>• In order to support the 2040 LUP population growth targets, Anchorage will need to identify an order-of-magnitude equivalent of 250 acres of additional recreational space. This space can only be deducted from the amount of land capacity that issue item 1-a above claims is available for housing,</li> </ul>	Park Land Needs Category	Low Range	High Range	Neighborhood Parks	90	180	Community Use Parks	160	800	<b>Equals: Park Land Needs without shared-use school facilities</b>	<b>250</b>	<b>980</b>	LESS: Potential combined elementary school-neighborhood parks	- 60	- 60	LESS: Potential combined middle school-community parks	- 40	- 200	<b>Equals: Park Land Needs with shared-use school facilities</b>	<b>150</b>	<b>720</b>	
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		<p>industrial, and commercial use. In context of park needs, the findings in 1-a probably underestimate the land capacity deficits and overestimate the surpluses for housing and employment needs.</p> <ul style="list-style-type: none"> <li>• Shared facility strategies should be emphasized, because as the table above shows they could reduce the park deficiency by more than half.</li> </ul> <p><u>Schools.</u> The location and quality of schools are major influences on Anchorage’s land use pattern. Accessibility to schools, adequacy of school sites, and joint use as recreation sites and community facilities are important considerations for Anchorage land use planning. Although the local school system is separate from the rest of local government, the proper function and best distribution of educational services is possible only when planning for them is a part of the larger process for community planning for growth and change. The designation of areas for higher intensity residential infill and redevelopment can have a profound impact on schools within existing urban areas, for example in Midtown, UMED, Downtown, Northeast, and Sand Lake vicinities.</p> <p>Anchorage School District (ASD), municipal Planning Department, and UAA ISER are currently partnering to compare school capacities with existing and long-term projected attendance. The work is based in part on the Anchorage 2040 LUP growth projection and housing capacity analysis, which identifies potential locations, amounts, and types of housing growth through 2040. This forthcoming data can inform the Municipality if, when, and where potential school capacity deficits may arise in the long term (2040) planning horizon.</p> <p>The baseline growth scenario for the Anchorage 2040 LUP forecasts a need to accommodate 21,000 additional households. The 2040 LUPM provides for increased housing capacity in specific areas. It is anticipated that ISER and ASD may determine that declining household size will result in low growth of student population by 2040. If there is low to moderate growth in student population, ASD has several options for alleviating school capacity deficits, before it must resort to adding new school sites. For example, the ASD could add classrooms and expand school facilities within existing school campus properties. Or it could shift pupils to schools with unused capacity in part by adjusting school attendance area boundaries.</p> <p>However, the 2040 LUP calls for focusing housing growth in certain geographic areas such as in Midtown. The existing schools here and in areas nearby are already projected to have capacity deficits in the near term. The ASD does not have new school sites on reserve in these areas. As a result, new school sites may need to be identified in order to support/accompany the desired growth in certain areas such as Midtown. While the ISER projection of potential long-term future student population is not yet available, the 2040 LUP estimate of additional housing capacity by school attendance area provides an early indication of which areas might</p>	

Item #	Comment or Issue	Response and Recommendation	PZC Action
		<p>experience substantial school capacity deficiencies under the 2040 LUP. The table below shows selected school attendance areas in three parts of town where the 2040 LUP housing capacity analysis estimates a significant increase in housing units 2015-2040.</p> <p>For example, the 2040 LUP provides an additional housing capacity of 2,790 housing units across the four adjacent school attendance areas in Midtown: Willow Crest, North Star, Rogers Park, and Northwood Elementary. Willow Crest, which includes Central Spenard in its attendance area, seems most affected. All of these schools are projected to be either full or nearly full (except Northwood only ¾ full) by the 2021-22 school year, which is early in the 2040 planning horizon. Areas just east of Midtown including the UMED vicinity would experience even greater housing growth of 5,493 additional housing units, at least under the September 2016 public hearing draft LUP. By comparison, Downtown housing growth might be absorbed by reconstructing Inlet View Elementary, currently an undersized school building, and by retaining the Central Middle School campus.</p> <p>The forthcoming ASD/ISER projections for students per household and student participation rates in neighborhood schools will be critical to public facility land planning and important to the 2040 LUP. Action 5-4 in the Actions Checklist seeks to reflect and continue the ongoing collaboration between ASD and the municipal Planning Department to improve the measure of school capacity and long-term future student enrollment. An immediate next step would be to use that information to identify school site needs and adjust the <i>2040 LUP</i> accordingly.</p> <p>Until that time, the following combination of multiple strategies seems most prudent:</p> <ul style="list-style-type: none"> <li>• The LUP should continue to reflect the ASD retaining all its school site properties including existing schools and its reserved school sites.</li> <li>• Existing PLI public land reserves should be retained or proceeds from transfer to non-institutional use be retained until future school site needs are determined.</li> <li>• The Parks Plan concept of shared use facilities and efficient use of existing school lands should be pursued.</li> </ul>	

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		<p><b>Table: Existing and Future Housing Units in Selected Elementary School Attendance Areas <sup>1</sup></b>            Future Additional Housing Units based on Public Hearing Draft 2040 LUP Housing Capacity Analysis</p> <table border="1"> <thead> <tr> <th data-bbox="1002 337 1319 475">School Attendance Area</th> <th data-bbox="1319 337 1642 475">Existing Housing Units in 2015</th> <th data-bbox="1642 337 1959 475">ASD Projected School Capacity and Students, 2021-22 School Year</th> <th data-bbox="1959 337 2276 475">Future Additional Housing Units, 2015-2040</th> </tr> </thead> <tbody> <tr> <td colspan="4" data-bbox="1002 488 2276 521"><i>Downtown Vicinity</i></td> </tr> <tr> <td data-bbox="1002 548 1319 581">Inlet View</td> <td data-bbox="1319 548 1642 581">3,611</td> <td data-bbox="1642 548 1959 581">140% (over capacity)</td> <td data-bbox="1959 548 2276 581">1,033</td> </tr> <tr> <td data-bbox="1002 609 1319 641">Denali</td> <td data-bbox="1319 609 1642 641">1,481</td> <td data-bbox="1642 609 1959 641">4/5 full</td> <td data-bbox="1959 609 2276 641">597</td> </tr> <tr> <td colspan="4" data-bbox="1002 669 2276 701"><i>Midtown Vicinity</i></td> </tr> <tr> <td data-bbox="1002 729 1319 761">Willow Crest</td> <td data-bbox="1319 729 1642 761">2,336</td> <td data-bbox="1642 729 1959 761">full</td> <td data-bbox="1959 729 2276 761">1,737</td> </tr> <tr> <td data-bbox="1002 789 1319 821">North Star</td> <td data-bbox="1319 789 1642 821">3,515</td> <td data-bbox="1642 789 1959 821">9/10 full</td> <td data-bbox="1959 789 2276 821">777</td> </tr> <tr> <td data-bbox="1002 849 1319 881">Rogers Park</td> <td data-bbox="1319 849 1642 881">2,118</td> <td data-bbox="1642 849 1959 881">full</td> <td data-bbox="1959 849 2276 881">576</td> </tr> <tr> <td colspan="4" data-bbox="1002 909 2276 941"><i>UMED Vicinity</i></td> </tr> <tr> <td data-bbox="1002 969 1319 1002">Airport Heights</td> <td data-bbox="1319 969 1642 1002">1,935</td> <td data-bbox="1642 969 1959 1002">9/10 full</td> <td data-bbox="1959 969 2276 1002">1,546</td> </tr> <tr> <td data-bbox="1002 1029 1319 1062">Russian Jack</td> <td data-bbox="1319 1029 1642 1062">1,704</td> <td data-bbox="1642 1029 1959 1062">3/4 full</td> <td data-bbox="1959 1029 2276 1062">1,240</td> </tr> <tr> <td data-bbox="1002 1089 1319 1122">College Gate</td> <td data-bbox="1319 1089 1642 1122">3,120</td> <td data-bbox="1642 1089 1959 1122">4/5 full</td> <td data-bbox="1959 1089 2276 1122">1,179</td> </tr> <tr> <td data-bbox="1002 1149 1319 1182">Lake Otis</td> <td data-bbox="1319 1149 1642 1182">2,577</td> <td data-bbox="1642 1149 1959 1182">full</td> <td data-bbox="1959 1149 2276 1182">952</td> </tr> <tr> <td data-bbox="1002 1209 1319 1242">Rogers Park</td> <td data-bbox="1319 1209 1642 1242">2,118</td> <td data-bbox="1642 1209 1959 1242">full</td> <td data-bbox="1959 1209 2276 1242">576</td> </tr> </tbody> </table> <p>1. Other attendance areas with more than 500 units of future additional housing capacity include: Bear Valley (1,546 additional units), Creekside (665), Bowman (639), Abbott Loop (654), Kincaid (560), and Ptarmigan (513).</p>	School Attendance Area	Existing Housing Units in 2015	ASD Projected School Capacity and Students, 2021-22 School Year	Future Additional Housing Units, 2015-2040	<i>Downtown Vicinity</i>				Inlet View	3,611	140% (over capacity)	1,033	Denali	1,481	4/5 full	597	<i>Midtown Vicinity</i>				Willow Crest	2,336	full	1,737	North Star	3,515	9/10 full	777	Rogers Park	2,118	full	576	<i>UMED Vicinity</i>				Airport Heights	1,935	9/10 full	1,546	Russian Jack	1,704	3/4 full	1,240	College Gate	3,120	4/5 full	1,179	Lake Otis	2,577	full	952	Rogers Park	2,118	full	576	
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		<p>Declining student population per household, and more efficient use of existing school lands, may help avoid the need to acquire new school sites in most areas. For example, the Inlet View Elementary attendance area with its large school property with land capacity to replace its undersized old building. However, these factors cannot be counted upon to be enough in the designated focus areas of growth where the 2040 LUP proposed to concentrate literally thousands of additional housing units and new jobs. For example, Midtown is expected to accommodate 3,000 new housing units in Midtown (including more than 1,700 in Willow Crest attendance area alone) where the existing schools are near capacity. 3,000 housing units adds up to more than one school. There was an average of less than 2,200 housing units per elementary school attendance area in 2015. Therefore, even with substantial efficiencies and a decline of students per household, 3,000 housing units seems to add up to a new school in Midtown by 2040. A similar situation seems to arise with 2040 LUP designated housing growth east of the Seward Highway in the UMED vicinity. Schools appear to be similar with other infrastructure, such as water, wastewater, stormwater, transit, sidewalks, and streets, in which the Municipality, in order to achieve targeted growth in policy priority areas such as Reinvestment Focus Areas, must contemplate significant targeted investments.</p> <p><u>Other Public Facilities.</u> Consultations with other public agencies indicate there are several additional long-term public facility land needs that have been identified. For example, the Anchorage Fire Department anticipates needing a new Midtown Fire Station, located preferably near the crossing of the Northern Lights / Benson and A / C couplets, for most efficient emergency response coverage.</p> <p>Other public facility land needs that arise, such as a relocation of DHHS, OEM, City Hall, or other facilities, might be satisfied on existing municipal PLI lands. The largest tract of vacant/underutilized municipal land is the 3500 Tudor campus. Other land holdings include several HLB/RED parcels including the former Native Hospital site. Utility facility needs are anticipated to be satisfied on existing utility reserved lands.</p> <p>In review of the draft 2040 LUP, Anchorage 2020, and other plans, there does not seem to be foundational policy statements that call for adequate school, park, and public facilities based on long-term projections for population and location of growth. Staff recommends these basic policies be expressed in the Plan.</p> <p><b>Recommendations:</b> Amend the 2040 LUP as follows.</p> <ol style="list-style-type: none"> <li>1. Page 14, under Goal 5 infrastructure, add a last paragraph in the description, to read as follows: <p>In order to grow and succeed, Anchorage also recognizes the need to provide space and investment for adequate schools, parks, and other facilities to support the growing population. As land becomes even scarcer, acquiring facility sites will continue to become more difficult. Therefore, the <i>2040 Land Use Plan</i> emphasizes the <i>Anchorage 2020</i> policy that the first priority for uncommitted municipal lands shall be to serve projected needs for municipal facilities, including schools and parks. This Plan also</p> </li> </ol>	



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		<p>depends on more efficient use of existing public lands and facilities, such as joint-use elementary schools/neighborhood parks, to support Anchorage’s continued growth.</p> <p>2. Page 14, under Goal 5 infrastructure, add the following Policy:</p> <p style="padding-left: 40px;"><b>LUP 5.##.</b> Ensure adequate public facilities such as schools and fire stations are available when and where they are needed, in an efficient and equitable distribution of services, based on long-term projections for population, student enrollment, and the location of future growth.</p> <p style="padding-left: 40px;"><b>LUP 5.##.</b> Encourage public joint use, co-location, and efficient use of parks, schools, and other compatible public facilities.</p> <p>3. Page 16, under Goal 8 parks and infrastructure, add the following Policy:</p> <p style="padding-left: 40px;"><b>LUP 8.##.</b> Ensure all neighborhoods and communities have access to nearby parks and recreational opportunities that support well-being.</p> <p>4. Page 38, add the following under the Community Facilities and Institutions land use designation:</p> <p style="padding-left: 40px;">The Land Use Plan Map classifies a portion of the redevelopment areas in the 3500 Tudor municipal facilities campus, the Mental Health Trust lands northwest of Northern Lights and Bragaw, and the former Native Medical Center site in northeast Downtown redevelopment area as “Community Facilities and Institutions” and/or “Park and Open Space”. The location and acreage of park and community facility uses within these areas are noted for conceptual planning purposes only. The exact size and location of these areas will be determined in consideration of long-term projections for school, park, and public facility needs in these areas, and through area-specific site or master planning.</p> <p>5. Amend the Land Use Plan Map, to add a blue and a green square within the 3500 Tudor Town Center area, to symbolize inclusion of “Community Facilities and Institutions” and “Park and Open Space” in this area. Also add a blue square to symbolize inclusion of “Community Facilities and Institutions” in the MHT TLO lands northwest of Northern Lights and Bragaw, and on the former Native Medical Center site designated as “City Center” in Downtown.</p>	

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		<p>6. In the Actions Checklist, Amend Action 5-4 as follows and change its timeframe to “Now”; insert a new Action 5-7; and insert a new Action 8-5 (and renumbering subsequent actions accordingly):</p> <p><b>5-4.</b> Develop an enhanced measure of school facility capacity relative to <u>long-term projections for student enrollment and forecast/designated housing growth</u>, as a means to coordinate planning for future school facility needs with land use planning and allocation of future growth.</p> <p><b>5-7.</b> Determine future school site needs under the <i>2040 LUP</i> and incorporate adequate school capacity, sites, and investment into the Plan. Responsible Agency: Planning, ASD. Timeframe: 1-3 years.</p> <p><b>8-5.</b> Establish a facilities sharing and maintenance partnership between municipal Parks and the School District. Timeframe: 1-3 Years. Responsible Agencies: Parks, ASD, PRIV. Related Plans: Parks.</p>	
1-c.	<p><b>Relationship to Anchorage 2020 Policy Map.</b> Should the Anchorage 2020 Policy Map (Page 50, <i>Anchorage 2020</i>) be changed to reflect changes proposed in the 2040 LUP? The 2040 LUP shows one new Town Center near the northwest corner of Elmore and Tudor Rd. and the deletion of an existing Town Center designation at Dowling and Lake Otis. It also makes changes to the transit supportive corridors. (<i>PZC Commissioner Spring; Planning staff</i>)</p>	<p><b>Response:</b> This question has come up often in situations where Neighborhood or District Plans differ from the <i>Anchorage 2020</i> Land Use Policy Map. The 2020 Policy Map, which illustrated new land use concepts is foremost a policy framework. It includes linear and area features whose boundaries are dynamic or conceptual. It was always intended that Neighborhood and District plans would be the source of more details on these land use concepts and modify these boundaries and/or source new areas altogether. Through the land use and data analyses for the 2040 LUP, it was found that the Town Center concept no longer made sense at Dowling and Lake Otis. And new corridors or reductions in existing Transit-Supportive Development Corridors were deemed warranted as elements of the 2040 LUP. As noted on page 1 under Plan Objectives, the 2040 LUP updates supplements <i>Anchorage 2020</i>.</p> <p>Although some of the details and particular locations of the 2020 Policy Map have been adjusted at the more detailed level of the Neighborhood and District Plans and 2040 Land Use Plan, its policy concepts are still relevant policy framework guidance. The locations of its features do not need to be amended.</p> <p><b>Recommendations:</b> No change to <i>Anchorage 2020</i> or its Land Use Policy Map. In the 2040 LUP, add a sentence to Section 1, page 2, first column, under “Future Growth” to clarify the relationship to the 2020 Policy Map that amendments are unnecessary.</p>	<p><b>YES, with addition shown in yellow highlights (12-12-16)</b></p>

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		<p><b>Future Growth.</b> Take a forward-looking approach to community growth and redevelopment, embodied in the <i>Anchorage 2020 Land Use Concept Plan and Land Use Policy Map</i>, which seeks innovative ways to accommodate and encourage growth in population, housing, and employment.</p> <p>Below this paragraph insert a graphic image of <i>Anchorage 2020 Land Use Policy Map</i> that fits in the width of the column, with the following caption underneath:</p> <p><u>The Anchorage 2020 Land Use Policy Map illustrates the preferred growth concept for the Anchorage Bowl. The 2040 LUP and area-specific plans within this policy framework provide more specific, refined, guidance for land use decisions and rezonings.</u></p>	
1-d.	<p><b>References to Neighborhood and District Plans on the 2040 LUP.</b> In the prior Feb. 29 draft Land Use Plan Map, the legend item for the “Large Lot Residential” residential neighborhood included a footnote about housing densities that RCCC had requested in early comments. The housing density footnote referred readers to the Hillside District Plan to determine varying densities allowed under this single land use designation color. The footnote is missing from the Public Hearing Draft of the LUPM.</p> <p>It is also missing from several of the informational “Planning Factors” Maps including the maps of existing gross residential densities and current zoning. (<i>Rabbit Creek Community Council, Huffman-O’Malley Community Council, Dianne Holmes</i>)</p>	<p><b>Response:</b> The Public Hearing Draft sought to simplify the appearance of the Land Use Plan Map (LUPM). There is a lot of information on the map and its legend. Many users found it can be overwhelming. The 2040 Land Use Plan document provides definitions for the legend items including all the information about their densities, character, and primary uses. The map provides greater clarity now that the legend states only each land use designation next to its associated color code. Therefore, none of the information referencing the Hillside District Plan densities is lost. For example, the definition for “Large Lot Residential” on page 26 of the Plan provides this information on the second bullet under “Density”.</p> <p>Besides cluttering the map, the footnote created problems in the legend, by including a “cliff-notes” version of the densities in the legend. First, it was redundant to the plan. Second, it created the potential for inconsistencies between the abbreviated densities on the map versus the more complete information in the Plan. Third, reading the map density ranges alone out of context from the plan’s explanation for how to read and use these density ranges could lead to misunderstandings. Fourth, map readers misunderstood the density ranges to mean allowed density per lot. Lastly, the density ranges in the plan are not to be used as code requirements, but readers of the map could miss that information.</p> <p>Another question raised was: Why highlight residential density ranges and not other characteristics of the land use designation? The category definition includes uses, physical character, implementing zones, and other key information that cannot fit on the map legend. Some of these other characteristics (e.g., building height, neighborhood character, and zoning) were actually of greater concern to many commenters than the numerical housing density ranges.</p>	<p><b>NO</b> <b>(12-12-16)</b></p> <p>Commissioners find that the plan document already addresses this information. The map is a part of the plan. Users of the map should know to refer to the plan document to get more information about the color categories.</p> <p>Also, the map shows a lot of information. Commissioners found that adding the note would further clutter the map.</p>

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		<p>The previous draft LUP was confusing to some readers because it listed housing densities for the “Neighborhoods” land use categories but not for the mixed-use “Centers” or “Corridors”. Some reviewers asked why the Plan was inferring that no housing density was apparently anticipated in Centers.</p> <p>Besides the general problems, calling out area-specific density details for Hillside District Plan resulted in inconsistent treatment of the other 14 area specific plans. Together, all the plans utilize approximately 70 different land use categories. The 2040 LUP is a more generalized, Bowl-wide map with less than 20 different land use categories. If the Land Use Plan Map legend had a footnote for each time one of its color categories generalized the land use plan categories of a neighborhood or district plan, the 2040 LUP would be filled with footnotes.</p> <p>Staff acknowledges that there will always be some map users who will not refer to the plan narrative, and so will miss the requirement in the 2040 LUP document to refer to the area-specific plan for more detail. It is appropriate and beneficial to include a note on the LUPM that provides equal treatment of all neighborhood and district plans, and reminds Map users to refer to the 2040 LUP text and to the applicable area-specific plans for more detailed land use guidance.</p> <p><b>Recommendations:</b> No changes to the individual legend items—keep the legend items as brief and simple as possible. Add a general note in a prominent location on the 2040 LUPM, such as just below the north arrow and scale bar, that refers to the 2040 LUP narrative and to all the area-specific plans equally, as follows:</p> <p style="text-align: center;"><u>The Anchorage 2040 Land Use Plan Map depicts generalized future land uses across the Anchorage Bowl. Its Land Use Designations are defined in Section 2 of the 2040 Land Use Plan, including their intended future uses, intensities of use, and other characteristics. The 2040 Land Use Plan complements, supports, and relies upon the neighborhood, district, and other area-specific plans adopted for each part of the Bowl. The area-specific plans provide more detail regarding future land uses. A map of the adopted area-specific plans, and guidance for how to use the 2040 Land Use Plan Map with the area-specific plans, is provided in Sections 1 and 2 of the document.</u></p>	
1-e.	<p><b>Public Information and Involvement in Infill Development.</b> There is a concern that residents and property owners should be notified of proposed infill development, and have an opportunity to weigh in on local government reviews and decision making with regard to</p>	<p><b>Response:</b> While the Planning Department does not support subjecting by-right or administrative review development proposals to public review and comment, it is common for Comprehensive Plan elements to express the importance of engaging the broader public and stakeholders in major land use planning decisions. These plans express as a policy the communities’ continuing efforts to provide an engaging</p>	<p><b>Recommendations #1 and #2: YES, with deletion shown in highlights.</b></p>

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	<p>infill development affecting their neighborhood. Public process is a key to livability and “protecting and enhancing our valued neighborhood characteristics and natural resources”. There has been success in the past when the public and neighborhood have been consulted on development projects.</p> <p>However, the 2040 LUP does not address or provide any guidance as to public notice, community involvement, or community councils. The Plan should provide for public notice and public process for residents and property owners to weigh in on infill development. <i>(Fred Traber, Kathie Veltre)</i></p> <p>The discussion on page 57 about amendments to the Plan should include public input. Refer specifically to “amendment via public process”. <i>(Huffman-O’Malley Community Council, Rabbit Creek Community Council, Nancy Pease)</i></p>	<p>public process that strives to include stakeholder groups that are historically under-represented due to lack of time or resources or other barriers to participation.</p> <p>Major land use decisions as outlined in Title 21 included: comprehensive plan amendments, conditional uses, institutional master plans, rezonings, major site plan reviews, and Title 21 amendments.</p> <p><b>Recommendations:</b></p> <ol style="list-style-type: none"> <li>1. Add discussion of community involvement principles under Goal 1, which are a continuation of what the Municipality already strives for in its public processes.</li> <li>2. Add a Policy LUP 1.7 that reads as follows:  <u>LUP 1.7. Engage Anchorage residents, businesses, and property owners in a predictable and transparent process leading to the adoption of plans that guide growth, so that the outcomes reflect the public’s values and concerns. Engage affected communities when making long-term land use decisions, with particular attention to communities that are historically under-represented.</u></li> <li>3. Add a new last sentence to the first paragraph of “Strategy 10” on page 57, which reads:  <u>Comprehensive plan amendments are a public process.</u></li> </ol>	<p><b>(12-12-16)</b></p> <p>Recommendation #2: Commissioners stated that the words shown in strike-through did not contribute to the main idea of the sentence, and could be subject to various interpretations.</p> <p><b>Recommendation #3: YES</b> <b>(1-9-2017)</b></p> <p>Recommendation #3 responded to comment in last paragraph of the issue statement column.</p>
1-f.	<p><b>Documentation of the Public Involvement Process and the Basis for Land Use Planning.</b></p> <p>Various commenters expressed concern about adequate public review time, or questioned what the public process was. Some commenters did not participate in early phases of the process or were not aware of the 3 1/2 month public review period and pre-review consultation efforts. <i>(Fred Traber, Kathie Veltre, others)</i></p>	<p><b>Response:</b> Most plans in their initial sections document the public process, and staff believes that including a brief section will benefit the plan and the public. Planning staff is reviewing other plans and the 2040 LUP Public Involvement Process appendix (ie., Appendix F provided to PZC in November and available on the project web page) in order to develop a brief summary.</p> <p><b>Recommendation:</b> Add a brief subsection in Section 1.1 of the main plan document, which describes the public process to create the plan.</p>	<p><b>YES</b> <b>(12-12-16)</b></p> <p>Commissioners asked staff to write the specific wording of the section without further PZC review.</p>

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1-g.	<p><b>Relationship to Other Comprehensive Plan Elements and to Facility/Operational Plans.</b></p> <p>Page 3 in first column discusses that the “Goals and objectives of these [functional] plans are developed in compliance with the overall comprehensive plan, but they “stand alone” in their own right.” This statement feels partly like a contradiction. Consider whether a standard should be created now that is laid down as a foundation in each of these documents to establish a baseline?</p> <p>Because of the expectation that Transit Supportive Development Corridors WILL have transit service, it does not benefit the Public Transportation Department’s new route restructuring/operational plan to have the 2040 LUP showing Lake Otis south of Tudor as one of these transit corridors. The preferred route restructuring alternatives of the plan, called the 80% and 100% alternatives, show reduced or no fixed schedule transit service. While Public Transportation recognizes the need to provide some minimum level of service in the Independence Park and Jewel Lake areas, the LUP should not dictate what that level of service is by defaulting those areas into the catch-all of “transit supportive.” At a minimum the LUP should hold Public Transportation Department harmless so as not to commit them to future routes or operations without consent.</p> <p><i>(Public Transportation Department)</i></p>	<p><b>Response:</b> The <i>Anchorage 2020 Comprehensive Plan</i> is the basis and foundation for 2040 LUP as well as the many municipal functional plans which have been adopted and updated during the past 20 year planning period. Anchorage 2020 policy 90 states: “The <i>Anchorage 2020-Anchorage Bowl Comprehensive Plan</i> and adopted level of service standards shall be used to guide municipal capital improvements and programming.” Additional language to the text can provide greater clarity between the relationship of the Comprehensive Plan and functional plans.</p> <p>It should be acceptable that the <i>Anchorage 2020</i> and the <i>2040 LUP</i> show several more transit supportive development corridors than the number of frequent / fixed-schedule bus service routes in the new public transportation route restructuring plan from the <i>Anchorage Talks Transit</i> visioning process. The 2040 LUP is different because it sets the longer term city goals. It should recognize that it is acceptable that operational plans such as <i>Anchorage Talks Transit</i> must focus on shorter term needs and opportunities.</p> <p>While the <i>Comprehensive Plan</i> helps agencies understand how their work affects long term city goals, it leaves them the flexibility to a phased approach that can include departures from the plan. Sometimes even short term deviations can prove the most effective path to achieving the plan in the long run.</p> <p><b>Recommendations:</b> Page 3, first column, amend the last several paragraphs under “Functional Plans” to read as follows:</p> <p>The goals and objectives of these functional plans are developed in compliance with the overall Comprehensive Plan, but they “stand alone” in their own right. <u>These plans focus on the respective functional areas and establish policies and priorities for infrastructure improvements and levels of service, all while supporting the overall Comprehensive Plan.</u></p> <p>The 2040 LUP also plays a key role in coordination between other facility and operational plans. This includes water and wastewater facilities, public transit, and municipal and state roadway improvements.</p> <p><u>The Comprehensive Plan, including the 2040 LUP, helps other agencies understand long term city goals and the way how their work shapes the plan that, even if the agencies they must focus on short term needs that are out of step with the long term plan. For example, the long term vision for public transit in the Comprehensive Plan is to build a high frequency transit network operating along many major corridors. In the short term, Public Transportation must focus its operations planning on a fewer number of high frequency routes where most of its riders are. Eventually, transit operations should merge with the long-range vision. But it will take years to build the infrastructure and housing to support extending the high frequency network to all areas envisioned in the Comprehensive Plan.</u></p>	<p><b>YES, with edit in highlights and double underline.</b></p> <p><b>(2-6-17)</b></p> <p>Commissioner Bailey and staff resolved the exact text of the highlighted grammatical edit in double underline following the meeting. The text amendment in highlights was agreed to by Commissioner Bailey.</p>



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1-h.	<p><b>Clarity of Goal 1 Language.</b> Concern that Goal 1 is vague and hard to understand. It refers to a collective vision for the future but the discussion text does not clarify what that vision is. Revise Goal 1 to refer to the land use pattern, which is the purpose of the LUP. Specific suggested language change is to delete the last phrase of the sentence “by supporting their vision for the future” and add “transportation efficiency” to “community resiliency” and “quality of life” list of things that the plan improves. <i>(Nancy Pease)</i></p>	<p><b>Response:</b> The goal is deliberately very broad, encompassing all of the land use goals and policies of the LUP. It partly expresses the importance of following a plan which reflects the community’s desired direction. It deliberately leaves the details to the other goals and policies in the section. Adding “transportation efficiency” would add too much specificity about one particular policy without providing for other policies.</p> <p>One approach would be for Goal 1 to simply state the vision for the future as expressed in the Comprehensive Plan. An alternative approach would be to add language to the end of the last phrase which captures the overall land use planning vision of the community by summarizing in list form the key elements from Goals 2 through 9.</p> <p>Deleting the last phrase in the sentence as suggested by the commenter would cut the intended meaning. The plan should reflect the vision of the citizens and stakeholders that make up the community.</p> <p>Changing the word “supporting” to “as it supports” would retain the idea of Anchorage achieving its community vision as it grows, and that it is possible to have both growth in mixed-use centers and greenways, and when directed to do so, together they can make Anchorage a more resilient community and improve citizens’ quality of life.</p> <p><b>Recommendation:</b> Edit Goal 1 on page 10 top of middle column as follows:</p> <p><b>Goal 1:</b> Anchorage achieves residential and commercial growth, which improves community resiliency and citizens’ quality of life <u>as it supports</u> <del>supporting</del> their vision for the future <u>expressed in the Comprehensive Plan.</u></p> <p>Additionally, per PZC recommendation, staff to provide additional discussion in Goal 1 section to clarify the meaning of the word “resilience” as used by this Plan.</p>	<p><b>YES, except to also provide additional discussion under Goal 1 to clarify the meaning of resilience.</b></p> <p><b>(2-6-17)</b></p> <p>Commissioner Spring found the plan’s meaning for the word “resilience” was not clear in the plan.</p>

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1-i.	<p><b>Relationship to Neighborhood Plans in Policy #1.4.</b>  Concern that 2040 LUP policy 1.4 changes existing policy by giving greater authority to LUP than to neighborhood/district plans, and superseding <i>Anchorage 2020</i> policy #4. Policy 4 of 2020 states that the rezoning map shall ultimately be amended to be consistent with the adopted neighborhood and district plans maps”. The LUP is meant to implement 2020 not supersede its policies.</p> <p>Rezoning should instead be consistent with neighborhood and district plans. The smaller scale of neighborhood / district plans is intended to resolve and minimize land use conflicts, and therefore LUP should not have override authority. Reword LUP 1.4 so that the area-specific plans are the first authority for rezoning decisions. (<i>Huffman-O’Malley Community Council, Rabbit Creek Community Council, Nancy Pease</i>)</p>	<p><b>Response:</b> Planning staff does not object to simplifying the first part of the sentence to relate the land use planning elements more equally to each other. The primary land use elements are the Bowl-wide land use plan and the area-specific land use plans. Replacing phrase “in conjunction with” with the word “and” will more accurately reflect the relationship between these elements of the comprehensive plan.</p> <p><b>Recommendation:</b> Edit Policy 1.4 on page 11 of the 2040 LUP as follows:</p> <p><b>LUP 1.4.</b> Use the 2040 LUP <del>and in conjunction with</del> <u>and</u> area-specific plans <u>in conjunction with</u> <del>and</del> other elements of the Comprehensive Plan to determine appropriate zoning in the Bowl, and evaluate proposed changes to land use regulations. (Supersedes <i>Anchorage 2020</i> Policy 4)</p>	<p><b>YES</b> <b>(2-6-17)</b></p> <p>Commissioner Spring agrees with the change, however asked that the Plan include a statement that the LUP is more important consideration for rezonings than individual area-specific plans because area-specific plans can’t take into account overall needs of the community. The 2040 LUP is a more comprehensive effort that includes review of overall residential, commercial, and industrial needs. Commissioners and staff identified other language in the draft plan that addressed consideration in rezonings for overall community needs. Commissioner Bailey supported staff’s amendment keeping the relationship between the LUP and area-specific plans more vague and flexible in this policy.</p>



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<p><b>1-i.</b> addendum</p>	<p><b>What happens if LUP and area-specific plans' implementation zoning districts don't match?</b> The 2040 LUP sometimes lists implementation zoning districts that are different from the zones that an area-specific plan lists for the same land use designation. While AMC Title 21 Land Use Regulations state which plan element governs where there are inconsistencies (the more recently adopted plan applies), it would be very helpful for rezoning applicants, their neighbors, and zoning staff if the 2040 LUP could state the which zones apply. (<i>Current Planning Division in consultation.</i>)</p>	<p><b>Response:</b> AMC Title 21 Land Use Regulations Section 21.01.080D.5. states: "Where comprehensive plan elements conflict, the most recently adopted shall govern." This principle and legal standard applies to a situation in which one plan element, such as the <i>2040 LUP</i>, lists a different implementation zoning district for the same land use designation as another plan element, such as a neighborhood or district plan. The 2040 LUP governs if it is adopted more recently than the neighborhood or district plan. Likewise, when a new neighborhood or district plan is adopted after the 2040 LUP, and such neighborhood plan adds a new zoning district from what the 2040 LUP had shown, then according to Title 21 the neighborhood plan governs in that case.</p> <p>For example, the <i>Fairview Neighborhood Plan (2014)</i>, identified certain zoning districts as the implementation zoning for <i>Fairview Land Use Plan Map</i> land use designations. But later one of these districts was deleted from Title 21 (New Code), another district was found to allow far more density than the <i>Fairview Land Use Plan Map</i> intended in its land use designation, and more recent zoning concepts like form-based zoning districts have emerged that can support Fairview's growing interest in urban form-based changes to the zoning districts in its area. The 2040 LUP reflects these recent factors.</p> <p>Language could be added to clarify the Plan's direction as to which zoning districts apply where there are inconsistencies between adopted plans. The Area-Specific Plans-Anchorage Bowl map on page 4, could be changed to add the adoption year of the plans listed, including the 2040 LUP once it is adopted, to provide a visual illustration of which plan(s) should be reviewed for guidance in the future.</p> <p><b>Recommendation:</b></p> <p>1. Amend the "2040 Plan Recommendations Different From Adopted Plans" subsection of the 2040 LUP starting on the second column on page 3, as follows:</p> <p><u>The Municipality's Comprehensive Plan is the collective sum of its area-wide Comprehensive Plans, District and Neighborhood Plans, and its functional plans. Because these plans are adopted during different time periods, existing conditions, and trends, there can be inconsistencies between these Comprehensive Plan elements. When the 2040 Land Use Plan is adopted, differences between this Plan and other previously adopted plans are likely to occur.</u></p> <p><u>For example, in some a few locations, the 2040 LUP recommends different uses or intensities of use from those which were adopted in area-specific plans. These areas are shown with a heavy green outline on the Areas of Growth and Change Map at the end of Section 1.</u></p>	<p><b>YES</b> <b>(4-3-17)</b></p>

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		<p>These changes are recommended from the following analysis and public outreach process for the 2040 LUP:</p> <ul style="list-style-type: none"> <li>• <u>Updated studies</u> linking Anchorage’s land supply and its housing capacity.</li> <li>• Updated forecasts for population growth, housing, and employment needs.</li> <li>• Updated or improved information about existing and anticipated uses.</li> <li>• Emerging issues and public input during the <u>2040 LUP</u> public involvement process.</li> <li>• Citywide land use issues that became evident but have not been addressed by individual area-specific plans.</li> </ul> <p><u>Where the 2040 Land Use Plan is found to list different land use designations than those found in the applicable area-specific plan, AMC Title 21 Land Use Regulations provides guidance for resolving these situations. Title 21 states that, where comprehensive plan elements conflict, the most recently adopted plan shall govern. This principle will apply when one plan element, such as the 2040 LUP, lists a different land use designation from another plan element, such as a neighborhood or district plan. The 2040 LUP governs if it is adopted more recently than the neighborhood or district plan.</u></p> <p><u>Likewise, when a neighborhood or district plan is revised or adopted after the 2040 LUP, it is expected that these plans will be consistent with the overall policy framework and goals of the Anchorage 2020 - Anchorage Bowl Comprehensive Plan and the Anchorage 2040 Land Use Plan. This approach provides consistency on Bowl-wide issues, such as growth and employment needs, and in the implementation of these two overarching Comprehensive Plan elements. See Strategy 10 in Section 3.2 for guidance on how future planning efforts may amend the Comprehensive Plan.</u></p> <p><u>To determine the current land use designation for a specific parcel within the Anchorage Bowl, users of the Municipality’s Comprehensive Plan should reference the Area Specific Plans- Anchorage Bowl map on page 4, as a starting point for determining land use and zoning decisions.</u></p> <p>2. Amend the Area-Specific Plans – Anchorage Bowl map on page 4, to add adoption dates for listed plans and the 2040 Land Use Plan upon adoption to this map.</p> <p><i>(continued...)</i></p>	

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		<p>3. Amend the end of the “Relationship to Land Use Designations in Area-specific Plans” section on page 22, by adding a new last subsection that reads as follows:</p> <p><b><u>Differing Implementation Zoning Districts between Comprehensive Plan Elements</u></b></p> <p><u>In a few cases, the 2040 LUP lists a different zoning district to implement a land use designation from the districts listed in an adopted area-specific plan for the same land use designation.</u></p> <p><u>Reasons may include:</u></p> <ul style="list-style-type: none"> <li>• <u>The zoning district listed in the area-specific plan has changed, no longer exists, or allows different uses or densities than what the area-specific plan actually intended.</u></li> <li>• <u>The 2040 LUP addresses the entire Bowl while the area-specific plan lists only those implementation zoning districts that apply to its own neighborhood or study area.</u></li> <li>• <u>The 2040 LUP responds to updated analyses, trends, or public comments, such as the emerging community interest in new mixed-use and “form-based” zones.</u></li> </ul> <p><u>Where the 2040 LUP lists a different implementation zoning district for the same land use designation from a neighborhood or district plan, the 2040 LUP governs if its list of implementation zones is adopted more recently than those listed in the neighborhood or district plan. When a new or revised neighborhood or district plan proposes a new zoning district from what the 2040 LUP has shown, Strategy 10 in Section 3.2 provides guidance on how future planning efforts may amend the 2040 LUP.</u></p>	
1-j.	<p><b>Clarity of Policy #4.1 Language.</b> Concern that the latter part of policy #4.1 wording is vague and subject to legal interpretation. The phrase “neighborhood integrity” is vague. The word “encroachment” has specific legal meaning. Change the latter phrase to read, “..., where residential neighborhood character and cohesion is defined and preserved.” (Nancy Pease)</p>	<p><b>Response:</b> Staff acknowledges the clarity of the language can be improved. However the commenter’s proposed amendment would seem to change the meaning of the policy from maintaining an adequate housing land supply to protecting neighborhood design character. Goal 7 already addresses neighborhood “character.” Goal 4 is about providing enough housing, and because our analyses find that there is no longer enough easily developable/reusable residential land to meet forecast housing needs, policy #4.1 is to protect the integrity of the residential land supply from being taken up by non-residential / non-neighborhood uses.</p> <p>A clarification to policy #4.1 can take advantage of some equivalent industrial land supply language from Goal 9 subsection. It can also be clarified to avoid being misinterpreted to discourage compatible neighborhood-oriented street corner commercial. The policy is also stated to protect residential neighborhoods from having unwanted activities make gradual inroads into the neighborhood, which the verb “encroach” is appropriate to describe.</p>	<p><b>YES, with additional edit shown in highlights.</b></p> <p><b>(1-9-2017)</b></p> <p>Commissioners found that “expanding” was clearer word than “encroaching”.</p>

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		<p><b>Recommendation:</b> Clarify policy 4.1 language as follows while avoiding changing it to a neighborhood design character policy:</p> <p><b>LUP 4.1.</b> Provide sufficient <u>land areas</u> to meet the diverse housing needs of Anchorage’s citizens, where the <u>integrity of the residential neighborhood area integrity</u> is protected from <u>encroaching expanding commercial corridors</u> or non-neighborhood employment activities.</p>	
<p><b>1-k.</b></p>	<p><b>Growth through Infill/Redevelopment in the Bowl versus in Chugiak-Eagle River / MSB.</b></p> <p>Page 6, “The 2040 LUP reflects Chugiak-Eagle River Plans’ anticipated growth at somewhat higher rate than the rest of the Municipality, such that Chugiak-Eagle River will accommodate 15 percent of the Municipality’s population by 2040.” By highlighting this, the LUP may be misconstrued as advocating for diversification of taxpayer funds toward increasing density in Chugiak-Eagle River area. If infill is the primary directive of the LUP, then one would omit this information in lieu of vertical density through infill.</p> <p>Also, page 9, Community Expansion-#1Other Options Map, gives the impression the 2040 LUP message is “develop Chugiak-Eagle River” and “Knik Arm Crossing is needed for more development”. Is this the intent? If included, these references could lead someone to interpret it this way.</p> <p><i>(Public Transportation Department)</i></p>	<p><b>Response:</b> The <i>2006 Chugiak-Eagle River Comprehensive Plan</i> establishes the land use development pattern for its area. The 2040 LUP complies with the share of growth anticipated in that plan. Much of Chugiak-Eagle River is identified for single family detached development, with some areas contingent on public water and sewer service. The 2012 Anchorage Housing Market Analysis determined that the Bowl does not have enough vacant or redevelopable residential lands needed to meet the projected 20 year population/housing needs on its own. The 2040 LUP housing capacity analysis reconfirms these findings. Future housing needs will be met in part by those who prefer single-family detached. They will find that largely in the Chugiak-Eagle River area such as in the Powder Reserve lands, and the remaining vacant lots in established single family neighborhoods in the Bowl. The 2040 LUP infill strategy is to encourage compact urban housing to incentivize the development of this housing type in Anchorage to meet the majority expressed needs. Additional language can be added to clarify the role of C-ER Plan in meeting future housing needs when considering the entire Municipality.</p> <p>The “Community Expansion #1– Other Options” sidebar on page 9 addresses many comments received during the development of the 2040 LUP regarding whether these areas were considered in helping meet future growth needs within the 20 year planning horizon. Does the 2040 LUP consider lands available in the outlying communities when determining how much housing and employment the Bowl must accommodate? For example, many people assume that a Knik Arm Crossing would solve the land supply problem for the 2040 LUP, when the evidence shows its effect on land needs would be limited in the planning horizon. Other people have expressed that parts of Fire Island, TSAIA, and JBER could become available. This sidebar shows that t the 2040 LUP does reflect careful study and findings as to the potential of these areas. This sidebar updated a similar sidebar of the same title in <i>Anchorage 2020</i>.</p> <p>The 2040 LUP assumptions regarding the Knik Arm Crossing to Point MacKenzie should be adjusted to reflect the State of Alaska’s withdrawal of planning and funding efforts for this project.</p> <p><i>(Recommendation next page...)</i></p>	<p><b>YES with edit in highlights and contingent on PZC opportunity to review staff’s recommended revised language for the Plan’s page 9 sidebar, as part of upcoming revised version of issue item 1-b.</b></p> <p><b>(2-6-17)</b></p> <p>Commissioner Barker offered the highlighted edits to the recommended language amendment.</p> <p>Commissioner Spring expressed the importance of PZC’s opportunity to review substantive changes to</p>

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		<p><b>Recommendations:</b> Page 6 third column, amend the second paragraph to read:</p> <p>The 2040 LUP reflects <u>recognizes the Chugiak-Eagle River Plan's</u> anticipated <u>population</u> growth at a somewhat higher rate than the rest of the Municipality. <u>The Chugiak-Eagle River Plan designates substantial land reserves for future single family housing, as well as areas suited for more compact development.</u> When developed these areas will help meet the demand for <u>this housing type</u> within the Municipality. <u>For these reasons,</u> Chugiak-Eagle River <del>will</del> <u>is expected to</u> accommodate 15 percent of the Municipality's population by 2040.</p> <p>Page 9 last paragraph, revise the language to reflect that the likelihood or timeframe of a Knik Arm Crossing has become uncertain. If a Knik Arm Crossing does not become operational within the 2040 timeframe, then the Anchorage Bowl and Chugiak-Eagle River could be expected to accommodate a somewhat greater share of regional growth than in the baseline forecast. (Staff to develop specific text edits <u>and provide those for PZC review as part of its revisions to issue-response item 1-b.</u>)</p>	<p>the Plan's stated outlook for the KAC and growth projections for the Bowl. So Commission made its approval of the latter recommendation in 1-k contingent on its opportunity to review staff's recommended amendment language for page 9 sidebar in the Plan.</p>
<p><b>1-l.</b></p>	<p><b>Acquire Additional Land for Urban Development.</b> Chamber of Commerce in Appendices D-1 and D-2 states that, in addition to using existing urban lands more efficiently, the 2040 LUP should include a policy and actions for acquisition of additional land where possible.</p> <p>The Chamber states that the Municipality is still owed approximately 14,000 acres of State land granted to it under the Municipal Entitlements Act of 1978, and encourages the Municipality's efforts to expedite the transfer of State land to the Municipality. Developable parcels within the Bowl should be prioritized and promptly released to the market for development.</p> <p>The Chamber also encourages the Municipality to secure additional developable land within the Bowl from other landholders such as JBER, BLM, or the GSA as circumstances permit. The Chamber believes that thousands of acres of JBER land could be transferred to the Municipality should the military declare it "excess". This transfer could bring in significant additional revenues and</p>	<p><b>Response:</b> The 2040 LUP arises from an extensive effort to identify additional significant land base inside the Municipality for residential, commercial, and industrial development. The research looked both inside and outside the Bowl. Meanwhile, efforts to estimate the timing and potential impact of a Knik Arm Crossing (KAC) to the Mat-Su Borough found that even a KAC would not significantly reduce land demand in the Bowl and would provide only marginal relief. Section 1.2 briefly references these efforts.</p> <p>The Municipality has conducted studies about the future land supply and demand for residential, commercial and industrial land over a twenty year time horizon. The most recent residential, commercial, and industrial land assessments analyzed the potential impact of the proposed Knik Arm Crossing (KAC) and found it would have only a modest impact on growth in the Anchorage Bowl. The reason is due to factors such as preference for business location in Anchorage where the customer base is located, and proximity to transportation hubs such as the Railroad, Port, and Airport. The KAC would most likely act as a pressure relief valve for certain sub-categories of Anchorage housing demand and under supply of residential unit capacity in the Anchorage Bowl. In response to public comments, Planning staff is summarizing the status and research findings regarding the Knik Arm Crossing as part of Appendix B: Future Growth Report.</p> <p>The Municipality's Real Estate Department and other agencies within the Municipality have identified potential land exchanges or purchases between the State and the Municipality. Discussions between the Mayor's office and the Office of the Governor have taken place to identify potential parcels as well as determine how such transactions could take place. The 2040 LUP land use plan map and land capacity analyses have incorporated all candidate State parcels known to the project team.</p>	<p><b>NO.</b> <b>See direction below.</b> <b>(3-13-17)</b></p> <p>Commission does not approve the draft language in the proposed new policy. It does not support the changes to Action 8-9. These changes go far beyond the comment and issue discussion. The issue was, how does MOA acquire more land from other landowners within municipal boundaries for city development?</p> <p>Commissioners Strike, Looney, and Robinson</p>

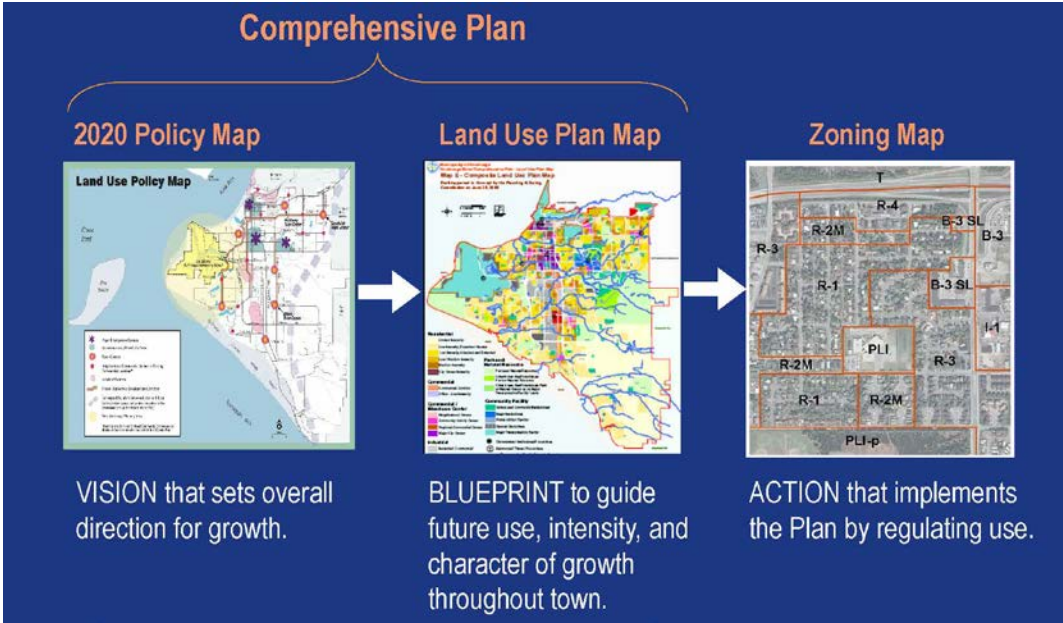


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	<p>economic development for the city. The Chamber suggests there be a task to address land acquisition that is assigned to a position in the Planning Dept.</p> <p>Planning and Zoning Commissioners in 2015 work session recommended identifying public lands such as excess open space or excess school sites that could be put to use for housing. (<i>Anchorage Chamber of Commerce, Planning and Zoning Commissioners in work session</i>)</p>	<p>Within the Bowl, Planning staff conducted a parcel-by-parcel analysis of lands owned and managed by the Heritage Land Bank (HLB) for residential, commercial, and industrial development potential. Many of these parcels have significant environmental constraints such as wetlands, or are encumbered by legal requirements that may restrict their use to a public purpose rather than a private one. The analysis is documented in the 2015 Industrial Lands Assessment, Volume II. Some municipally-owned properties could become candidate sites for future redevelopment for residential housing projects in downtown such as the “A Few Good Blocks” project located at 9<sup>th</sup> and L Streets. The plan also features the redevelopment of the Municipal 3500 Tudor campus (including the ASD school bus barn).</p> <p>In response to the Anchorage Chamber’s comment, Action 8-9 in the draft plan calls for review of undeveloped public lands for potential other use besides open space. Excess school sites were also discussed with the Anchorage School District (ASD). ASD is holding these sites for future school capacity needs and is working with municipal Planning Department and Institute of Social and Economic Research (ISER) to forecast potential 2040 school capacity needs. Use of public lands must include provision for long term public open space and public facility needs. See also related issue-responses 3-k and 3-l, as well as issue-response 1-b.</p> <p>Regarding the Chamber comment regarding MOA selection lands owed by SOA: Planning Department research for the Industrial Lands Assessment included a review of potentially developable lands owned by the State of Alaska, including lands not currently zoned for industrial. This research, as well as discussions with HLB/RED, does in fact indicate there are state landholdings within the Municipality. However, most of these landholdings are in locations not conducive to satisfying commercial and industrial land needs within the 2040 planning horizon. Some SOA lands are in Chugiak or further north. Some SOA lands are under TSAIA management and subject to FAA restrictions. The Municipality is interested in facilitating residential/commercial mixed-use development on the block-sized SOA parcel on 9<sup>th</sup> Avenue east of E Street, and continues to seek other such opportunities.</p> <p>The 2015 Anchorage Industrial Lands Assessment Update, Vol. II, provides the most extensive survey of potentially developable land reserves in the Municipality. It analyzes Fire Island, Joint Base Elmendorf-Richardson (JBER), the Bureau of Land Management (BLM), the Heritage Land Bank (HLB), Airport, and Eklutna, Inc., landholdings for their potential for urban development within the 2040 planning time horizon. This research included multiple consultations with these major property owners. The report documents that Fire Island is unlikely to be available. It identified two properties of JBER abutting the Bowl that might become available, however a transfer is subject to a three-way party agreement by JBER, the Municipality, and Eklutna, Inc., based on the provisions of the North Anchorage Land Agreement (NALA). JBER is undersized by approximately 15,000 acres relative to its training needs, according to the military, and most JBER lands that appear to be vacant reserves are actually designated training areas. The Industrial Lands</p>	<p>pointed out examples of existing/past potential opportunity sites for MOA acquisition in and around the Bowl.</p> <p>Commission recommends to revise the proposed new policy language to keep it simpler and on point, and reflect the comment response. It should state something to the effect of: Continue to pursue strategies and actions to acquire additional lands within the Municipality for urban development. Provide the language as part of the final review materials for the Commission in April.</p> <p>Reject all tracked changes to Action 8-9 except to add the underlined word “yet” on the first line.</p>

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		<p>study was successful in identifying substantial acreage of Airport lands along Raspberry Road for potential non-aviation commercial and light industrial development. Those lands are incorporated into the 2040 LUP.</p> <p>The largest amount of vacant, undeveloped land in the Municipality is located in the Chugiak-Eagle River area, most of which is owned by the Eklutna Village Corporation (Eklutna, Inc.). While there is interest in developing the vacant acreage there are significant environmental and infrastructure constraints such as lack of roads for access, and lack of infrastructure (sewer and water services), etc. Significant amounts of public and private sector infrastructure investment will be needed to open up much of this land to future development. Formation of public-private partnerships could become a strategy to incentivize development. This plan reflects the goals and objectives of the <i>Chugiak-Eagle River Comprehensive Plan</i> to extend infrastructure.</p> <p>Therefore, the Planning Department has conducted and will continue to conduct research on potentially developable landholdings, and seek to support strategic extension of public infrastructure and services to available development reserves in Chugiak-Eagle River. Action item 1-1 in the draft 2040 LUP includes maintaining a lands inventory database to be updated as new lands become available. Planning staff will continue to identify other public parcels and assess if these are in excess to public needs. See for example issue item 12-d.</p> <p>However, after several years of research attempting a “no stone left unturned” approach, staff believes that most of the large undeveloped land reserves within the Municipality are either unlikely or extremely difficult to acquire for urban development within the 2040 housing/employment needs timeframe. Focusing primarily on strategies that encourage reinvestment, infill, and redevelopment in existing but underutilized urban areas in the Bowl, in coordination with planned urban development in the Powder Reserve and other select land reserves in Chugiak-Eagle River, will yield the greatest return in terms of housing, employment, and economic development.</p> <p><b>Recommendations:</b> On page 11, add a new Policy #1.7<del>9</del> which states:</p> <p><u><b>LUP 1.9</b> Work with the Matanuska-Susitna Borough as well as State, Federal, military, and Alaska Native Corporation landowners within the Municipality to coordinate where growth occurs, provide adequate room to grow, and ensure greater prosperity and well-being for all.</u></p> <p>Amend Action Item 8-9 to the following:</p> <p>Action 8-9. Determine which municipal parks are not <del>yet</del> dedicated <del>parks parkland</del>, for potential consideration to full dedication status <del>or designation for other uses, such as public facilities or housing.</del></p>	

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		<p>Additionally, include a summary of the Knik Arm Crossing (KAC) research findings and a reference to other land acquisition research as part of <i>2040 LUP Appendix B: Future Growth Report</i>.</p> <p>Lastly, publicize the Anchorage Industrial Land Assessment, Volume II report findings as to major landholdings in the Municipality as part of the rollout of the Anchorage Bowl LUP.</p>	
1-m.	<p><b>Relationship of Plan to Zoning: Clarification to Page 5 of Public Hearing Draft.</b> People still have trouble differentiating the land use plan map from a zoning map. Some think the plan will immediately change zoning and allow bigger buildings. <i>(Comments from public meetings, Public Transportation Planning Department staff observations, Long-Range Planning Division)</i></p>	<p><b>Response:</b> The Plan narrative describes the difference between a land use plan map and a zoning map on page 5 and in more detail on pages 21-22. However, not everyone reads the narrative, and the introduction about the Plan and zoning on page 5 doesn't stand out. Including a visual diagram to illustrate the difference between the plan versus zoning could be instructional.</p> <p><b>Recommendations:</b> 1. On page 5, first column, amend the first paragraph as follows:</p> <p><b>Relationship to <u>the Zoning Map</u> and Other Implementation Actions</b></p> <p><u>The Anchorage 2040 Land Use Plan recommends future land uses and a range of potential intensities intended to implement the goals of Anchorage 2020, taking into consideration population growth and forecast demand for each type of land use. Zoning is the set of regulations about the use of property, (lot size, setbacks, building heights, and other site attributes), that conforms to the Land Use Plan and implements the comprehensive plan. The Anchorage 2040 Land Use Plan, along with other elements of the Comprehensive Plan, provides policy direction for future land use decisions, such as rezonings and changes to development regulations.</u></p> <p><u>The Plan also provides policy guidance for other land use decisions such as public facility site selections, and infrastructure investments. <del>Future actions like these will implement the Comprehensive Plan.</del></u></p> <p>On page 5, add an enhanced version of the diagram below (next page) to accompany the zoning narrative. The diagram was a part of many public presentations including the October 2016 work session with the Commission and the Assembly. The enhanced version will be edited for clarity, cosmetically enhanced, and included with the list of technical amendments and photos described in issue 0-a.</p> <p><i>(see diagram next page)</i></p>	<p><b>YES</b> <b>(4-3-17)</b></p> <p>Commissioner Robinson asked how the 2040 LUP proposes to address neighborhood concerns which may arise with “bit by bit” incremental rezonings of parts of a neighborhood to a new zone which implements the LUP. Issue 8-b. addresses implementation rezonings.</p>



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1-n.	<p><b>Elaboration on How Growth and Change Map shows changes from Area-specific Plans.</b> The second paragraph on page 18 of the Public Hearing Draft is just one sentence that mentions the map on page 19 which recommends changes from adopted area-specific land use plans and from current zoning. It does not elaborate on the ways in which it illustrates these two things, explain the effects of those changes. The paragraph also does not clarify how this map is to be used. <i>(Planning Department Long-Range Planning Division)</i></p>	<p><b>Response:</b> The relative degree of change in growth was identified in the LUP as including those areas with significant growth, moderate growth, or little growth. In addition, areas of change were identified between the LUP and existing neighborhood and district plans.</p> <p>Areas of Growth and Change were identified based on eleven criteria that took into account the absorption rate of growth during the planning horizon. Criteria included those locations near employment or commercial centers, accessibility to multimodal transportation, areas of potential investment and development, zoning, amount of buildable land, and access to stores, jobs and services, infrastructure, identified reinvestment priorities, less constraints, benefits to lower income individuals, vulnerable populations, and priorities identified in neighborhood and district plans.</p> <p>Places where the 2040 LUP makes substantive changes from adopted area-specific land use plan maps are shown in a thick forest green outline.</p>	<p><b>YES</b> <b>(3-13-17)</b></p>

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		<p><b>Recommendations:</b> Page 18, third column, amend the second paragraph as follows:</p> <p>The map also shows where the 2040 LUP recommends changes from adopted district or neighborhood plans, or changes in land use or intensity of use from that provided by existing zoning. <u>Areas where the 2040 LUP shows Land Use Designations that are changes or updates from adopted neighborhood or district plans are shown in a thick forest green outline. As discussed in Sections 1.1 and 2.1, the 2040 LUP designation applies to these areas.</u></p>	
<p><b>1-o.</b></p>	<p><b>Too Many Land Use Categories.</b> BOMA commented in May 2016 that the February 29, 2016 Community Discussion Draft LUP still had too many land use designations. Among the concerns about the level of specificity and categorization would lead to “spot zoning”. The LUP should represent where Anchorage wants to go not what it currently is. BOMA pointed out the southern portion of the C Street corridor and Tudor/C Street areas as good examples. The February 29 Community Discussion Draft LUP showed these areas as a combination of office, commercial corridor, light industrial, and general industrial color-coded polygons.</p> <p>BOMA solution is to reduce the seven commercial designations (Centers and Corridors) down to three categories. It believes the residential designations could also be reduced in number.</p> <p>Agency commenter also suggested simpler is better. Public Transportation suggested to simplify the color categories to the main headers only: Neighborhoods, Centers, Corridors, Open Spaces, etc. It also suggested an interactive map that allowed the user to activate three layers: current use, future recommended use, and prohibited use.</p> <p><i>(Building Owners and Managers Association (BOMA), Public Transportation Department)</i></p>	<p><b>Response:</b> The Public Hearing Draft LUP Map reflects a reduction in the number of land use designations from 22 land use designations at the start of the project down to 18. Single and Two Family were a merged category, even though many neighborhood and district plans generally separated the two. The 2040 LUP Public Hearing Draft Map made the following map changes:</p> <ul style="list-style-type: none"> <li>• Merged “Community Institutions” and “Public Facility/utility” into one category, and supplemented the category with icons to differentiate schools and utility facilities;</li> <li>• Merged “Office-Low Intensity” with other commercial corridor designations; and</li> <li>• Deleted the “Public Facility / Natural Area” land use designation.</li> </ul> <p>As of 2016, the various area-specific adopted neighborhood and district plans in the Bowl collectively applied 70 different Land Use Designations throughout the Bowl. The Public Hearing Draft 2040 LUP distills these 70 land use designations down to 18.</p> <p>Review of comparable cities’ land use plan maps indicates that Anchorage’s draft 2040 LUP has a similar number or lower number of planned land use categories than other cities’ land use plans. This is in spite of the reality that the Anchorage Bowl contains a full range of land use patterns, from semi-rural to high density urban and major transportation facilities, natural wilderness parks, etc. The Anchorage Bowl also has a very un-planned, hodge-podge land use pattern due to the area-wide zoning decisions made in the 1970’s. In some ways, the 2040 LUP simply reflects the complicated reality of Anchorage land use that is anticipated to continue through the planning horizon.</p> <p>Every opportunity to reduce the number of land use categories was considered while retaining enough specificity to provide adequate policy guidance for rezoning and other land use decisions, that was in keeping with the policy direction of the various plan elements and maintaining a constituency of support among residents, businesses, and property owners. Reducing the number of residential categories any further would leave the land use plan too vague to differentiate substantially different levels of housing density and neighborhood character. That would create problems for neighborhoods and rezoning applicants.</p>	<p style="text-align: center;"><b>YES</b> <b>(3-13-17)</b></p>

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		<p>The 2040 LUP also reinforces the Comprehensive Plan’s various town, neighborhood, and the major city centers from each other and the commercial corridors. Merging the “regional commercial center” with other Commercial categories was considered, however the Dimond Center and Tikahtnu Commons because of their regional and statewide draw, did not neatly fit into any of these categories. The property owners in both cases expressed their support for the regional center designation.</p> <p>Several patterns and overlays on the map are similar and overlap. The “Main Street Corridor” land use designation is really a compact, smaller lot, walkable, and mixed-use version of the “Commercial Corridor.” This kind of urban pattern is also called out in the “Transit Supportive Development Corridor” The Public Hearing Draft LUP consolidates the pattern for Main Street Corridor and Transit Supportive Development Corridor to simplify the map.</p> <p>Consideration was made to consolidate these two concepts with the somewhat related “Traditional Neighborhood Design” overlay on the map. However, staff found that this over simplified the urban form that the “Traditional Neighborhood Design” category seeks to achieve and desired by many of the neighborhoods with this designation. Future LUP amendments may explore this possibility.</p> <p><b>Recommendations:</b> No changes at this time.</p>	
1-p.	<p><b>Transit Supportive Development Feature Should Not Increase Density; Should Coordinate with Other Plans; Should be Researched for feasibility before identifying specific corridors.</b> The TSDC on 15<sup>th</sup> and DeBarr through Fairview and South Addition in the 2040 LUP tries to thread a fine needle. The placement of the TSDC here is not a part of the neighborhood plan. The 2040 LUP TSDC calls for density while the neighborhood plan for Fairview has its own land use plan map density recommendations. Ensure the neighborhood plans are respected. Avoid the text of the 2040 LUP allowing more density than called for in the land use plan maps. (<i>S.J. Kline public hearing testimony</i>)</p> <p>The 2040 plan should not try to identify specific corridors for alternative treatments without at least checking feasibility and including information about and with the MTP and OS&amp;HP. The overall concept seems feasible,</p>	<p><b>Response:</b> The draft 2040 LUP explains that Transit Supportive Development (TSD) overlay areas remain within the density ranges for the underlying 2040 land use designations. TSD does not raise density ranges above the land use designations. See the third paragraph in the middle column on page 44. TSDs may have the result of encouraging more activity and compact development than otherwise, while remaining within the density range established in the underlying land use designation.</p> <p>In a general sense, the 2040 LUP in some locations presents density deviations from those highlighted in neighborhood and district plans. These can occur where public transit will play a larger role in the future. However, in Fairview the 2040 LUP is consistent with the <i>Fairview Neighborhood Plan’s</i> land use map.</p> <p>Most of the TSDs in the 2040 LUP reflect already adopted land use policy. <i>Anchorage 2020</i> already establishes nearly all of these corridors. The TSDs have remained a part of the Comprehensive Plan’s land use policy map.</p> <p>The reference to the 2040 LUP corridors (Main Street, stipple pattern areas, Transit Corridors) not being finalized without feasibility and policy coordination with the MTP and OSHP is well taken. Given the 20+ year timeframe for these 2040 LUP policies and actions and the role of Context Sensitive Solutions, FHWA policies, and Vision Zero, in all corridors, there will be built-in and ongoing consultations with state and MOA traffic and engineering agencies. Because the MOA’s MTP is about to undergo a full revision, there</p>	<p><b>YES</b> <b>(3-13-17)</b></p>

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	<p>however, too much detail has been provided without the needed research to back up the recommendations (<i>MOA Traffic Engineering</i>)</p> <p>Public Transportation Department is concerned that TSDs communicate the expectation that these corridors will have public transportation, so it does not benefit the transit department to have the <i>2040 LUP</i> showing Lake Otis as possibly the longest stretch of arterial that is TSD in lieu of the recommended route restructuring. The LUP should not dictate what level of service will be by defaulting to the catch-all of “transit supportive”. Other corridors that are not TSDCs on the LUP are expected to become transit conducive arterials. Therefore, we suggest that LUP holds PTD harmless so as not to commit PTD to future endeavors without its consent. And create a huge rectangle encompassing northern Anchorage and call that area “transit supportive”, and call Lake Otis and Jewel Lake as “transit assessment corridors.” (<i>Public Transportation Department</i>)</p>	<p>is opportunity to build policy language into that plan to address these concerns as these areas grow and/or redevelop. Near-term and periodic amendments to the 2040 LUP can respond to changes in the MTP.</p> <p>Staff agrees with the concern voiced by Public Transportation Dept. that its recent route restructuring process seems to be in conflict with certain longer-term 2040 LUP strategies and actions. This is most evident for Public Transportation’s new proposal that reduces or greatly limits bus service on the Jewel Lake and Lake Otis routes. Instead of eliminating these, the 2040 LUP Plan offers several actions relevant to addressing these conflicts (See Action Items 6-2 thru 6-5). Differences are manageable and even expected, because the transit plan is a nearer-term operations plan, while the 2040 LUP is a longer-term comprehensive vision for future city growth. Issue-response item 1-g resolves this issue by providing new language which clarifies that shorter-term operational plans such as Transit’s may deviate from the longer term citywide land use vision. .</p> <p>It is understood that the ultimate decisions about transit being made in the near term might affect this Plan’s vision for transit corridors along Lake Otis and Jewel Lake. In the long term, these might retain transit service but they might never reach the frequencies or coverage envisioned for transit supportive corridors. The proposed Action Items cover these issues and will allow for Plan policy and mapping adjustments.</p> <p><b>Recommendations:</b> No changes. See also the changes recommended by issue item 1-g.</p>	

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<b>Part 2: Centers and Mixed-use Redevelopment</b>			
<b>2-a.</b>	<p><b>Neighborhood Centers Implementation Zoning.</b> Many of the designated Neighborhood Centers on the LUP are currently zoned B-3 but the designation’s list of appropriate implementation zones includes only B-1A and B-1B not B-3. This does not seem practical. <i>(PZC Commissioner Spring)</i></p>	<p><b>Response:</b> Most Neighborhood Centers reflect adopted District Plans. Nearly all Neighborhood Centers in northeast subarea reflect the East Anchorage District Plan, which also identifies B-1A and B-1B as the appropriate implementing zones. Hillside District Plan has one center, which specifies the existing B-1A zoning. West Anchorage District Plan includes most of the remaining centers but does not specify implementation zoning. There are a few 2040 LUP Neighborhood Centers outside of the adopted District Plans, in areas like South Anchorage that do not have area-specific land use plans.</p> <p>The existing zoning for many of these centers is B-1A, B-1B, or B-3 SL (Special Limitations). B-3 SL means there are special limitations that make some aspects of the zoning district more like neighborhood scale centers. Some designated Neighborhood Centers are currently zoned residential or even industrial, and will need to be rezoned to become commercial.</p> <p>The primary purpose for the list of appropriate implementation zones in the Plan is to guide <u>future</u> rezoning decisions. When a rezoning proposal comes forward, the Plan establishes that the appropriate rezoning choices are B-1A or B-1B. Rezoning to B-3 is not appropriate.</p> <p>Areas currently zoned B-3 retail continue their existing commercial entitlements under the 2040 LUP, even though the designation is Neighborhood Commercial. The plan leaves existing zoning intact. Although the existing B-3 zoning is not perfectly aligned to ensure that future commercial uses will be neighborhood scale developments, it allows for neighborhood commercial. Development market trends in these areas have tended to result in smaller, 1-2 story structures anyhow. Therefore, this partial mismatch is not considered to be on the list of most urgent zoning problems to resolve at this time.</p> <p>Actions 2-7, 3-5, and other actions can create incentives for future rezonings in designated Neighborhood Centers from B-3 or B-3 SL to B-1A or B-1B. LUP map references: EP-1 (zoning).</p> <p><b>Recommendation:</b> No changes at this time.</p>	<p><b>YES</b> <b>(11-14-16)</b></p>
<b>2-b.</b>	<p><b>More Small Neighborhood Commercial Districts.</b> There is a need for opportunities for more small scale neighborhood commercial districts near or in residential neighborhoods. B-1A has proven to be very effective, but</p>	<p><b>Response:</b> The provisions of the B-1A district in the new Title 21 and in the 2040 LUP provide a means to allow for more neighborhood scale commercial in or near residential neighborhoods, while protecting the residential land base and neighborhood integrity.</p>	<p><b>YES</b> <b>(11-14-16)</b></p>



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	<p>there is no way to make more with a rezone criteria of minimum 1.75 acres. How can the LUP address this? (PZC Commissioner Spring; Abbott Loop Community Council president, Seth Anderson)</p>	<p>In the new Title 21 the minimum size requirement of 1.75 acres for a rezoning does not apply to B-1A. B-1A has a much lower minimum zoning district size that allows for new, small corner commercial sites to be zoned next to or within neighborhoods, similar to existing B-1A sites such as Sagaya City Market and the Fire Island Bake Shop locations within South Addition and Airport Heights. The B-1A location requirements for locating new B-1A districts include a minimum contiguous area of 11,500 square feet, maximum contiguous area of 2 acres, and the site is within an established neighborhood commercial area or designated in the comprehensive plan for neighborhood-scale commercial.</p> <p>The 2040 LUP on page 26 (second paragraph) provides for B-1A zoned commercial within the residential neighborhood land use designations. Existing B-1A zoning districts are considered consistent within the residential Neighborhood designated areas on the LUP. Neighborhood and District Plans also identify new small-scale commercial sites. For example, the West Anchorage District Plan established the basis for the small scale commercial site on West Northern Lights that was eventually rezoned to B-1A and became the Turnagain Crossing (including the Rustic Goat restaurant) development. This system, of identifying potential future neighborhood commercial sites first through neighborhood, district, or Bowl-wide land use plans provides a careful means of introducing commercial businesses into neighborhoods.</p> <p><b>Recommendation:</b> No changes at this time.</p>	
<p><b>2-b.</b> addendum</p>	<p><b>More Small Neighborhood Commercial Uses in Residential Districts.</b> Currently the only residential district that Title 21 allows commercial uses is the Urban Residential High (R-4), and the amount is limited to the lesser of 5% or 1,200 square feet of the gross floor area of the development. This is too small to be realistic or useful unless it is a large development. Can a change to a higher percentage or a new criteria provide for more? Consider an action item to amend Title 21 to change the allowed square feet for neighborhood supporting commercial, such as having “x” square feet per block or acre, once met, no more commercial. The action item should include allow commercial amenities in R-3 projects. R-3 neighborhoods would benefit from neighborhood scale amenities perhaps at a smaller ratio than the R-4.</p> <p>Also consider adding a new LUP policy or Action Item to allow and encourage neighborhood scale commercial</p>	<p><b>Response:</b> The R-4 and R-3 districts are first and foremost multifamily residential districts. Commercial and mixed-use amenities are provided in other zoning districts such as the B-1A, R-4A, upcoming R-3A, and in the nearby commercially zoned corridors and centers.</p> <p>The Municipality’s 2012 Housing Market Analysis and the 2040 LUP housing needs analysis demonstrate there is a need for more space for housing, especially for four-plex, townhomes and multifamily development near and within the Centers to serve seniors and Millennials. R-3 and R-4 are primarily reserved as the districts to provide the multifamily housing. Allowing commercial uses into existing residential neighborhoods could create negative impacts and incompatibilities. Therefore, increases in non-residential uses within these two zoning districts should be considered carefully. Other zoning districts and strategies are more appropriate to achieve mixed-use.</p> <p>For now, the 2040 LUP description for its “Urban Residential – High” neighborhood cross-references to the R-4 district and provides for “Limited ground-floor commercial space within residential projects”. The 2040 LUP avoids getting into the specifics of exact percentages of floor area allowed for commercial uses.</p> <p>Title 21 allows a limited amount of non-residential uses within R-4 developments, such as fitness or recreational space, small restaurant, convenience store, and food store to primarily meet the needs of the</p>	<p><b>Discussed and Tabled</b> <b>(2-6-17)</b></p> <p>Commissioners on 2-6-17 asked how the LUP allows for these neighborhood commercial opportunities in the future. It requested staff to revisit this issue and bring back some draft amendments that help the plan better provide for future neighborhood commercial uses. The plan should provide</p>

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	<p>amenities. The Rustic Goat mixed use development is an example of this—there is ongoing public interest and PZC support to have the Code provide a mechanism that supports these types of small scale commercial uses in residential areas, where conditions are appropriate.</p> <p>Also consider adding “neighborhood supportive commercial amenities” as a bullet under “Character” of the Compact Mixed Residential – Medium and Urban Residential – High land use designations.</p> <p><i>(Seth Anderson)</i></p>	<p>building and nearby residents. Significantly expanding the size of the non-residential footprint might create a draw that could impact residents and overall parking needs.</p> <p>Title 21 provides the R-4A District as an alternative option to R-4 to allow a greater amount of non-residential use within the development. The 2040 LUP identifies “Residential Mixed-use Development” areas using stipple dot pattern overlaying some “Urban Residential – High” areas on the LUPM.</p> <p>With respect to the R-3 medium density district, the 2040 LUP also identifies “Residential Mixed-use Development” stipple dot patterns over medium density areas. 2040 LUP Action 2-6 recommends creating a medium-density residential district (i.e., an R-3A zone) for just such areas to allow mixed use commercial in an integrated neighborhood setting. This is a near term priority and development of such a district has already begun at the Planning Department.</p> <p>With respect to the suggestion to add a residential policy to allow and encourage neighborhood commercial, <i>Anchorage 2020</i> commercial land use Policies #21 and #25 address the location of new commercial development in centers, including in neighborhood centers to allow neighborhood oriented commercial uses in residential areas. These policies are included in the 2040 LUP policies by reference on page 12 bottom middle column.</p> <p>See also the main 2-b discussion regarding how the 2040 LUP includes B-1A commercial centers in the residential Neighborhood land use designations. The original intent of using the new B-1A district to allow for neighborhood commercial uses is tied to such designations in a neighborhood or district plan. Or, even if not in a plan, the rezoning process provides protection to neighborhoods from inappropriate commercial encroachment.</p> <p>In response to the PZC’s sentiment on 2-6-17 that the Municipality should create provisions that under other certain conditions that might allow for new neighborhood commercial uses elsewhere, Planning staff met and discussed options for creating such a regulatory tool. The key is how to frame the conditions and the approval process to ensure this provision succeeds on a limited and appropriate location basis with limited neighborhood impacts.</p> <p>Planning staff finds that a new type of conditional use procedure in the Title 21 zoning code may be most effective to address the issue of more neighborhood small commercial projects. The new conditional use process can provide significant flexibility and public input in a single step, while avoiding the two-step process that a rezone to B-1A requires. This new 2040 LUP Action will require considerable public input and defining conditions to limit the locations, types of uses, and site design, and should include Current and Long-Range Planning as Responsible Agencies with a 1-3 year timeframe.</p>	<p>realistic opportunities within reach of businesses. A rezoning is not practical for some businesses. Add an Action to identify areas needing neighborhood commercial and then research a less extensive review process than a rezoning to approve such commercial in the identified areas. Perhaps it is through the small area plan process? Staff to revise the response and recommendations and return to PZC. (2-6-17)</p> <p><b>YES</b></p> <p><b>(3-13-17)</b></p> <p>Commissioners Strike &amp; Robinson commented that a tool to make small commercial easier in neighborhoods can be a double edged sword. It can raise fears of commercial popping up anywhere. Robinson suggested that the new conditional uses</p>

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		<p>June 5, 2017 Revision: Staff agrees with Commissioner Robinson’s comments expressed on 3-13-17 and recommended the sentence in yellow highlights and double underline below be added to the new Action.</p> <p><b>Recommendation:</b> Add a new Action Item #3-8 to the Actions Checklist on page 61 to read as follows.</p> <p>Amend the Title 21 conditional use provisions to create a process and review criteria for how and where new small scale commercial uses might be permitted within neighborhoods in certain residential zoning districts. <u>Consider including a provision that the areas appropriate for small commercial be highlighted first by an Area-specific Plan or Small Area Plan.</u> Responsible Agencies: Planning. Time Frame: 1-3. Related Plans and Studies: <i>(Staff team to research and identify related plans.)</i></p>	<p>procedure include a provision that the area appropriate for small commercial is highlighted first in a Small Area Plan or area-specific plan.</p> <p><b>YES to 6-5-17 Revision in double underlines (6-5-17)</b></p>
2-b. addendum #2	<p><b>Medium density Mixed-use Residential Zone (R-3A) as Available Implementation Zone in Town Centers.</b> Planning quality assurance review of issue-response identified opportunity to clarify that the new medium density residential mixed-use district (Action 2-6) is among the implementation zones available in designated Town Center and Main Street Corridor areas of the LUP. <i>(Planning Department – Long-Range Planning Division)</i></p>	<p><b>Response:</b> As discussed in 2-b addendum above, Action 2-6 recommends creating a medium-density residential district (a.k.a., “R-3A” zone) for areas with residential mixed-use stipple dot pattern. Some designated Town Centers and Main Street Corridor areas also have the mixed-use stipple dot pattern—including some parcels currently zoned R-3 or other residential. The Plan’s list of implementation zones available to these designations should include the future R-3A zone.</p> <p><b>Recommendations:</b> Page 32, first column, in “Zoning” under the Town Center designation, add a third bullet that reads as follows:</p> <ul style="list-style-type: none"> <li>• <u>R-3 and new medium density residential mixed-use district for housing sites.</u></li> </ul> <p>Page 36, second column, in “Zoning” under the Main Street Corridor designation, add a third bullet that reads as follows:</p> <ul style="list-style-type: none"> <li>• <u>R-3 and new medium density residential mixed-use district for housing sites.</u></li> </ul>	<p><b>YES (5-8-17)</b></p>
2-c.	<p><b>How Regional Commercial Centers Connect to Nearby Neighborhoods.</b> The 2040 LUP on page 32 of the Public Hearing Draft should avoid stating that Regional Commercial Centers are disconnected from neighborhoods. Neighborhood access can be beneficial to neighborhoods and the arterial through-streets. Local area</p>	<p><b>Response:</b> The language was intended to mean that, compared to the Town Centers, Regional Commercial Centers are not as surrounded by immediately adjacent residential neighborhoods. Town Centers tend to be nested within areas with compact and medium density housing, and have a close relationship to these surrounding residential areas. Regional Commercial Centers depend less on the immediate neighborhood next door and orient more to regional highway and arterial traffic. It was not intended to suggest that there should not be maximum local and collector street connections to surrounding areas, as much as possible.</p>	<p><b>YES (11-14-16)</b></p>



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	trips can be more safely served without going on and off the arterial to conflict with other cross-city traffic and degrading arterials' performance. Walking and biking should not be forced onto arterial access. <i>(Alaska DOT&amp;PF)</i>	<p><b>Recommendations:</b> Edit the wording of the second sentence in the first paragraph of the description of Regional Commercial Center, as follows:</p> <p style="padding-left: 40px;">Located on large sites at the intersection of freeways and major arterials, these centers are <u>more</u> tied to the regional transportation system, <u>and less dependent on</u> <del>rather than to</del> adjacent <u>residential</u> neighborhoods than are Town Centers.</p>	
2-d.	<p><b>Transfer of Development Rights for Implementation.</b> Should Action 4-13 [Note: later renumbered to 4-18] on page 63 of the Public Hearing Draft include a transfer of development rights ordinance? <i>(PZC Commissioner Spring)</i></p>	<p><b>Response:</b> Transfer of development rights (TDR) is a tool that communities use to help implement a variety of planning goals and objectives. TDR establishes a market-based system through the zoning regulations for one property owner to sell his or her zoned development rights to a property owner in another part of town that does not have those zoned entitlements. Anchorage already has a nascent TDR provision in the CBD zoning regulations in the Town Square Park solar access protection area. TDR may in fact be a potentially useful market-based tool to carrying out Action 4-13 [later renumbered to 4-18] and a variety of other Actions.</p> <p><b>Recommendation:</b> Add a new Action 2-9 under Goal 2 section of Actions Checklist, for the Planning Department to explore potentially expanding Anchorage's use of TDR as a tool to assist plan implementation including supporting Action 4-13 [renumbered to 4-18] and other Actions that may benefit. Timeframe should match that of Action 4-18. Other Responsible Agencies to include OECD, PRIV.</p>	<p style="text-align: center;"><b>YES</b> <b>(11-14-16)</b></p>

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2-e.	<p><b>Creek Setbacks, Routes, and Requests for Extensions of Greenway Supported Development (GSD) Corridors.</b></p> <p>The GSD concept, as explained on pages 45-46 of the Public Hearing Draft, was originally suggested by a developer in consultation and has received positive feedback from residents, developers, and members of the design community during the LUP process. Several property owners have asked for clarification about impacts of the GSD and the prospective trail routes and setbacks. In general the feedback was to expand and prioritize the concept, and clarify and improve its language.</p> <p>There are neighborhood objections to the language describing creek channelization with little or no greenbelt: commenting the standard creek setbacks should apply to provide adequate riparian areas and environmental functions. There was a question by a property owner regarding the width, location, and impacts to properties from a creek greenbelt. Would owners be impacted by new regulations, costs, or mandatory improvements or ROW dedications?</p> <p>There is a comment that Fairview is underserved in amount of parks and greenbelt spaces and the 2040 LUP will worsen the deficit without additional open space. Fairview CC supports 2040 LUP Goal 8 to add parks and greenbelt connections to support high density development. They recommend the plan accompany its recommended growth in Fairview with a discussion regarding the Seward-to-Glenn Highway Connection project. This plan discusses its importance to urban revitalization near downtown and includes a graphic illustrating highway traffic moved below grade and covered over, creating opportunities for mixed-use and park space above deck. This provides a new greenway or</p>	<p><b>Response:</b> Greenways are an urban redevelopment amenity concept for designated mixed-use Centers and Corridors, based in part on MOA providing incentives for redevelopment. The concept is based on successful creek daylighting and revitalization projects in urban downtown redevelopment settings in cities large and small around the U.S. It may include a creek daylighting or a mini urban trail greenbelt, or may simply consist of enhanced linear pedestrian access into a redeveloping center. Either option has been shown to fit within built urban settings that are redeveloping.</p> <p>It necessarily requires that stream design, management, and setback standards be relaxed or reduced as needed to allow buried creek sections to be restored or daylighted in urban settings where no channel or easement exists. This daylight process would not likely happen otherwise in many urban settings as the associated costs, time, and logistics of creating a standard width natural easement with broad setbacks are prohibitive. Broad setbacks and a more natural stream system would limit valuable area that might otherwise support redevelopments with needed housing and local serving retail amenities along with pedestrian connections. Maximizing setbacks from newly daylighted channels will be attempted and provided where practical in this concept. Action 8-3 refers to the Assembly mandate to revise and expand the stream protection setback in Title 21. That section of the code will describe revisions to stream setbacks where full restoration projects daylight streams in places where easements are limited or non-existent.</p> <p>Note that for future urban creek restoration projects in linear Greenway Supported Development (GSD) sites, it is anticipated that these may include reduced setbacks that are less than standard stream setbacks. Reduced setbacks would still provide restored functions and still enhance redevelopment projects. Portions of Fish Creek east of Minnesota Drive in Midtown would be an example of this concept with a smaller “urban” setback.</p> <p>There is some confusion that the 2040 LUP’s GSDs are simply trail connections or might show all new trail sections that enhance the overall trail network. For instance some commenters have asked that the GSD be added on the 2040 LUP in the Sitka Street Park open space, or around the south perimeter of Westchester Lagoon, or to the western part of the Fish Creek trail corridor system through Turnagain neighborhood to the Coastal Trail. These are valuable suggestions for trail connections but they are outside the scope and intent of the GSD overlay in the LUP. Trail projects are more appropriately addressed in the <i>Areawide Trails Plan, Pedestrian Plan, and Bike Plan</i>. The 2040 LUP being a land use plan first and foremost, its GSD’s are a land use development pattern with the purpose of promoting redevelopment in specific mixed-use Centers and Corridors. In response to comments from Spenard and Turnagain regarding the February 29, 2016 Community Discussion Draft plan, the September 2016 Public Hearing Draft LUP did nudge the western extent of the Fish Creek GSD westward into multifamily/mixed-use corridor areas of Spenard, to help visualize the development pattern focused on a trails corridor crossing Minnesota Drive.</p>	<p><b>Discussed and Tabled (12-12-16)</b></p> <p>Several commissioners expressed that the recommendations seemed ok however needed more time to read and consider, and also request that a map be provided to show where staff recommends the new GSDs.</p> <p><b>YES</b>, except stub off eastward extension of Chester Creek GSD corridor east of Bragaw St. in recommendation 1c. and issue-response map 2-e.</p> <p><b>(1-20-17)</b></p> <p>Commissioners supported the GSD improved section. Deleting the eastern extension of the Chester Cr. GSD avoids diluting the GSD concept expressed in the Plan. While Chester Cr. could</p>

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	<p>other feature between Chester Creek and Ship Creek as part of the rebuilt corridor. Such a new greenway connection would be a centerpiece for the redevelopment area adding a sense of place and amenities, and completing a trail beltway around Anchorage’s urban core (ie., the Downtown vicinity framed by Chester Creek, Cook Inlet, Ship Creek, and the new Greenway). Include this new corridor on the list of GSDs on page 46 and as a new Action 8-10 to evaluate its potential. Another Fairview comment requested a GSD be added through Sitka Street Park to reflect addition of a trail connection from that area to the main Chester Creek trail to the south.(Fairview Community Council)</p> <p>Comment in consultation by a member of the landscape architecture design community that the Fish Creek GSD could extend eastward to UMED, supporting a land use pattern and trail connection linking Midtown and UMED employment centers. The extension could take advantage of the Waldron Lake segment of the Campbell Creek Trail and then connect north across Tudor near both the Seward Highway and Lake Otis. In Lake Otis vicinity it could take advantage of the existing Fish Creek channel and the pending 42<sup>nd</sup> Avenue bike boulevard project east of Lake Otis.</p> <p>Additional comments from Turnagain and Spenard requested extension of the Fish Creek GSD westward from Minnesota Drive, to include the entire length of Fish Creek through Spenard and Turnagain residential neighborhoods to its estuary at Cook Inlet. Neighborhood commenters pointed out trail extension efforts north to the estuary and equated the GSD to a neighborhood greenbelt or trails plan.</p> <p>The Mental Health Trust Land Office in a consultation meeting asked why the Chester Creek revitalization GSD</p>	<p>The request to incorporate a GSD through Fairview’s mixed-use Gambell Main Street Corridor as part of a Seward-to-Glenn Highway project does fall within the scope and objectives of the GSD concept. The intent is to have a new linear greenbelt on the potential highway “cut and cover” feature connecting Ship Creek trails with Chester Creek trails and the Sullivan/Mulcahy sports complex. Like the Fish Creek GSD, it is linked to transportation projects to create an urban placemaking amenity and pedestrian connection that serves to leverage revitalization and growth in a designated mixed-use redevelopment area. Middle Spenard/Midtown along Fish Creek or Fairview Gambell Street/East Downtown redevelopment could be leveraged by this feature and land use pattern.</p> <p>Similarly, redevelopment and access into the south UMED District would benefit from an extension of the Fish Creek GSD development pattern eastward. It would imply an enhanced linkage between Midtown and the UMED area. The new GSD would be limited to areas where the linkage would affect the land use pattern. Also, an eastward continuation of the Chester Creek GSD from the Alaska Mental Health Trust Authority (AMHTA) property through potential future redevelopment east of Bragaw either on the ASD campus, in the existing neighborhood, or in the mobile home park near DeBarr could be consistent with this 2040 LUP feature.</p> <p><b>Recommendations:</b></p> <ol style="list-style-type: none"> <li>1. Add the following GSD corridor overlays to the 2040 Land Use Plan Map. These are depicted on the accompanying map entitled <i>Issue-Response Item 2-e</i>. <ol style="list-style-type: none"> <li>a. Add a GSD over the Ingra-Gambell prospective Seward-to-Glenn Highway Connection corridor in Fairview from just north of Third Avenue to 15<sup>th</sup> Avenue.</li> <li>b. Extend the east end of the Fish Creek GSD from Seward Highway down to Tudor Road. Add a second section of the Fish Creek GSD (a discontinuous addition of the Fish Creek GSD), that follows the original creek channel from just north of Tudor on the west side of Lake Otis, crossing Lake Otis eastward to generally follow East 42d Ave to Dale St and then up to UMED District.</li> <li>c. Extend the Chester Creek GSD corridor eastward from the MHT TLO property northwest of E Northern Lights / Bragaw across Bragaw <u>but stub it off just east of Bragaw Street commercial/mixed-use corridor.</u> <del>to the west border of Russian Jack Park. Also adjust the GSD placement on MHT property west of Bragaw to more generally align with the existing creek channel.</del> (Tracked change made per PZC)</li> </ol> </li> </ol>	<p>be daylighted and/or a trail added east of Bragaw, those can be addressed in other plans as there are not land use redevelopment opportunities east of Bragaw that match the GSD concept.</p>

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	<p>included only its site and did not continue eastward from Bragaw through the neighborhood where the creek is in a pipe, to Russian Jack Park where the creek upstream disappears into the pipe.</p> <p>Several comments indicate a need to clarify the GSD section and language, to avoid confusion with a trails plan.</p> <p><i>(Fairview Community Council, Spenard Community Council, Turnagain Community Council, Carr-Gottstein Properties; Mental Health Trust Land Office; Seth Anderson; PZC Commissioners Danielle Bailey, Jon Spring, and Tyler Robinson; consultation with Bettisworth North)</i></p>	<ol style="list-style-type: none"> <li>2. Add the above GSD corridor overlays to the Actions Map on page 67. Number their phasing priority on the Actions Map as follows: <ol style="list-style-type: none"> <li>a. Eastern extensions of Fish Creek GSD: include as #1 with western Fish Creek</li> <li>b. Eastern extension of Chester Creek GSD: include as #4 with MHT TLO</li> <li>c. Fairview Gambell Street: add as #6 (being contingent on Seward-to-Glenn project).</li> </ol> </li> <li>3. Add the above GSD corridors to the bullets in the GSD section in third column page 45, inserted in the list in order of the general phasing priority discussed above.</li> <li>4. Revise the GSD section starting on page 45 of the narrative, to improve clarity, address comments and concerns, including to clarify its relationship to trails route maps / plans and replace the example illustration in third column of page 45 with example photos from communities with GSDs to better illustrate the language</li> <li>5. Complete a draft planning factors map illustrating the trails network, as soon as Geographic Information Service (GIS) resources are available.</li> </ol>	

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2-e. supplement		<p style="text-align: center;"><b>The following language in tracked changes carries out the recommendations #3 and #4 from issue item 2-e above.</b></p> <p>Amend the “Greenway-Supported Development” section, beginning in first column of page 45, as follows:</p> <p><b>Greenway-Supported Development</b></p> <p>Anchorage’s greenbelts run from <del>the</del>Chugach State Park to Cook Inlet. Without its greenbelts, Anchorage would be a dramatically different community. Greenway-Supported Development (GSD) identifies <del>places where</del> new development will incorporate natural open spaces, creek corridors, <del>wildlife habitat, wetlands</del> and pedestrian trail routes. <u>GSDs are a development concept that focuses on catalyzing new infill and redevelopment projects, based on a creek or greenway restoration. This overlay includes linear features focused on creeks, or large sections of undeveloped land, on institution and facility campuses.</u> Future infill and redevelopment projects have the potential to interface with revitalized <u>urban</u> creeks, wetlands, wildlife habitats, <u>public spaces</u>, or multi-use trails.</p> <p>GSDs are depicted <u>on the 2040 Land Use Plan Map</u> with a green line hatch <u>pattern</u>. The underlying base color indicates the land use designation. A typical GSD development pattern would extend for up to half a mile or a 5- to 15-minute walk from the creek corridor or trail greenway <i>[sentence moved from a later paragraph]</i>.</p> <p>GSDs would <del>support and</del> enhance new construction, <del>future revenue potential</del>, and property values, by attracting more uses, housing, businesses, and employment.</p> <p><b><i>GSD-Linear Features</i></b></p> <p><i>[move up to follow previous sentence above.]</i> Commuter trails within greenways improve travel alternatives between centers and surrounding neighborhoods. <u>New development projects benefit from trail access</u> <del>has the ability to support and enhance development. Benefits might include</del> <u>with</u> decreased parking requirements and lower traffic volumes, <u>as well as a higher quality urban environment.</u> GSDs are a powerful place-making feature within any redevelopment area.</p> <p>The linear component of a GSD is based on restoring creek sections or other natural functions in redeveloping areas of the Bowl. Restored channels, drainage features, and mini-greenbelts, become neighborhood assets, sustainable storm water systems, and non-motorized trail <del>routes and</del> connections. Restored or day-lighted creeks <u>can</u> reduce pollution and flooding.</p> <p><u>The key element of the GSD feature in the 2040 LUP is redevelopment of existing built areas in designated mixed-use Centers and Main Street Corridors. This makes GSDs different from simple creek projects or new trail sections. New trail connections or greenbelts are addressed in other plans such as the Area-wide Trails Plan, Bike Plan, and Pedestrian Plan.</u></p> <p>The shared urban design principles in Section 2.1 for enhancing connections and pedestrian access apply to development patterns in the linear GSDs.</p> <p><i>[this paragraph moved from later in the subsection, and its sentences rearranged]</i> Many western <u>and northern</u> US cities incorporate creek restorations and/or linear greenbelts into redevelopment projects <u>(see photo examples)</u>. Urban greenways may be incorporated into developments in various ways: as a newly constructed stream channel <u>and greenway</u> threaded</p>	



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between existing or future buildings, streets, or parking lots; or, as recreated natural water features and green spaces at intervals along a designated redevelopment corridor. This type of development will usually involve some restoration of natural features and functions.

*Caption (draft):* Examples of Growth Supportive Development downtown revitalization projects from (L to R): Bothell, WA, Thornton, CO; and Caldwell, ID. GSD amenities can include multiuse pathways, creek daylighting in close proximity to residential and commercial land uses



“A stream can be used as a dynamic economic feature to draw shoppers and tourists to a business district.” — Ann Riley, author, *Restoring Streams in Cities*.

The location of future trail or linear greenbelts would be determined through studies and coordination between agencies, neighborhoods, property owners, and developers. GSD features are proposed in the following locations listed in general order of priority:

- Fish Creek drainage across Midtown, potentially from ~~east of New Seward Highway to west of Minnesota Drive~~ to east of New Seward Highway, bringing Fish Creek to the surface with a parallel trail system. Eastern extension of this GSD from the channel of Fish Creek drainage near Lake Otis into the UMED.
- Eastern Chester Creek, the North Branch of the South Fork in Muldoon and at Creekside Town Center.
- Lower Ship Creek to Coastal Trail connection.
- Chester Creek northwest of Bragaw and Northern Lights Boulevard, and extending east of Bragaw to Russian Jack Park.
- Furrow Creek drainage crossing the Huffman Town Center.
- Over the prospective Gambell-Ingra corridor’s Seward-to-Glenn Highway Connection project in Fairview’s mixed-use Main Street Corridor, from Third to 15th Avenue.

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	<p><u>GSDs are not a regulatory tool or a zoning district. Implementation will come through partnerships, agreements, and Small Area Plans (SAPs). GSDs require agency and funding coordination, public dollars, staff commitments, and a long term effort. GSD projects may develop in pieces, sometimes including only portions of restored stream reaches or pedestrian ways, based on investor or landowner and public commitments. A combination of development incentives, public parking, and street, trail, and infrastructure improvement projects supportive of the greenway would implement this growth supportive feature.</u></p>	<div data-bbox="325 418 790 724" data-label="Image"> </div> <p data-bbox="801 699 1876 727"><i>Caption:</i> The GSD linear feature can also simply be a pedestrian trail, street, or greenway.</p> <div data-bbox="325 781 835 1118" data-label="Image"> </div> <p data-bbox="854 1076 1897 1104"><i>Caption:</i> Local Creek Restoration – Greenway-supported development in <u>Creekside Town Center</u></p> <p data-bbox="325 1133 2553 1203"><i>(Note: Sidebar content at end of this subsection is to remain as shown in top middle of page 46. The “GSD-Facilities and Institutions” subsection which followed the sidebar on page 46 was moved to another part of the plan document and substantially changed by issues 3-a and 3-b below.)</i></p>	

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2-e. addendum	<p><b>Clarification of a Fairview Comment Requesting an Extension of Greenway Supported Development (GSD) Corridors to North Fork Chester Creek.</b> A Fairview comment related to the Merrill Field property and to issue-response item 2-e. requested a GSD be added through Sitka Street Park. Staff issue statement in 2-e. said the Fairview request focused only on addition of a trail connection from that area to the main Chester Creek trail to the south. Fairview representative clarified that the neighborhood comments sought the designation to preserve the integrity of the North Fork of Chester Creek. It currently flows in a north-south channel along the eastern edge of Sitka Park. The water course is identified and described on pages 14-15 of the 2014 <i>Chester Creek Watershed Plan</i>. There exists an informal pedestrian trail along the west side of the watercourse. Preservation of the sub-watershed not just trail connection is the request of the Community Council. It is important to preserve this water feature through use of the Greenway designation. <i>(Fairview Community Council)</i></p>	<p><b>Response:</b> Staff has acknowledged a series of clarifications to the Greenways feature in the 2040 LUP, including plan edits and the addition of a new planning factors map for the 2040 LUP Appendix A Map Folio illustrating the existing and future trails network. While the scope of the 2040 LUP Greenways is focused on mixed-use center redevelopment/accessible land uses, several additional adjustments to the plan are warranted in response to Fairview’s clarification.</p> <p>First, as discussed in 2-e., above, Greenway Supported Development (GSD) corridors on the 2040 LUP are an urban center redevelopment strategy for designated mixed-use Centers and Corridors. They are based in part on MOA providing incentives for redevelopment in these mixed-use urban places. The concept is based on successful creek daylighting and revitalization projects in urban downtown redevelopment settings in towns and cities around the U.S. GSD is not the tool one should seek to restore creeks in natural forest and wetland settings.</p> <p>Other elements of the Comprehensive Plan already address watershed and creek protection in the Anchorage Bowl. These include the <i>Wetlands Management Plan</i> (2014), the <i>Chester Creek Watershed Plan</i> (2014), and area-specific plans. The <i>Chester Creek Watershed Plan</i> applies and governs just as the trails plans, transportation plans, and other plans as elements of the <i>Comprehensive Plan</i>. The 2040 LUP does not attempt to depict all of the features identified in the wetlands, watersheds, or trails plans. If it depicts one and not another, then the plan becomes inconsistent. For example, if it must depicts North Fork Chester Creek watershed in Sitka Street Park as a GSD in order to further protect it, it begs the question why not add GSD to other natural wetlands and riparian areas such as parts of Rabbit, Hood, Ship, and Little Campbell Creeks, and “A” Class wetlands all over town such as wetlands in various airport, UAA, and private properties. GSDs would be all over the 2040 LUP and the primary purpose of GSDs would change from redeveloping centers to a natural resource protection tool in outlying areas.</p> <p>Identifying the North Fork of Chester Creek along Sitka St. as a GSD would actually be confusing because GSD potentially runs counter to Fairview’s objectives to protect or enhance the natural setting. GSD explicitly focuses on urban mixed-use development. It states that the creek restoration will often involve more limited creek setbacks and an urbanized environment. It welcomes development of new housing or commercial uses close to the creek. New housing and businesses abutting the creek in Airport wetlands make GSD a poor tool to protect North Fork Chester Creek.</p> <p>Instead, Planning Department recommends further elaborating in the 2040 LUP on the other elements of the Comprehensive Plan that address existing and future trails and creek/natural areas protection/restoration.</p> <p><b>Recommendations:</b> Modify recommendations #4 and #5 from issue-response 2-e., above, as shown below in highlights:</p>	<p><b>YES</b> <b>(5-1-17)</b></p>



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		<p>4. Revise the GSD section starting on page 45 of the narrative, to improve clarity, address comments and concerns, including to clarify its relationship to trail route maps / plans, <u>and to plans for creek, wetland, and riparian restoration in natural areas.</u> Replace the example illustration in third column of page 45 with example photos from communities with GSDs to better illustrate the language.</p> <p>5. Complete a draft planning factors map illustrating the trails network, as soon as GIS resources are available.</p> <p>Also, amend the sixth paragraph of the revised GSD section of the plan in the tracked-change 2-e. supplement above, as shown below in highlights:</p> <p><u>The key element of the GSD feature in the 2040 LUP is redevelopment of existing built areas in designated mixed-use Centers and Main Street Corridors. This makes GSDs different from simple creek projects, natural greenbelt restorations, or new trail sections. New trail connections, greenbelts, and natural areas protection are addressed in other plans such as the Area-wide Trails Plan, Bike Plan, Pedestrian Plan, Wetlands Management Plan, and Chester Creek Watershed Plan.</u></p>	
2-f.	<p><b>Elevate “Placemaking” and its Related Strategies to a Higher Profile in the Plan.</b> The placemaking discussion on page 14 of the Public Hearing Draft appears out of context under the Goal 5 Infrastructure. It should be elevated to be its own goal. <i>(Seth Anderson)</i></p> <p>The emphasis on placemaking in the third column, middle paragraph on page 1 of the Plan strengthens this plan, while it also highlights the challenge of focusing municipal investments in order to produce even a few truly “great places” over the next several years. <i>(Anchorage Citizens Coalition)</i></p> <p>It would be best to include references to placemaking throughout the document in appropriate places under the Land Use Designations such as City Center, Main Street corridor example: p.35 – “Main streets will feature public transit access, wider sidewalks, pedestrian amenities,</p>	<p><b>Response:</b> “Placemaking” focuses on urban design, public art, gateways, attractive signage and lighting, and other amenity features. It includes public infrastructure investments. These features transform the on-the-ground experience people have of urban places. “Placemaking” has become a mainstream economic development strategy according to the International Economic Development Council (IEDC). Cities realize that attracting a talented workforce is essential to local economies. Millennials and empty nesters increasingly value attractive, urban live/work/play environments.</p> <p>While locating the “Placemaking” policy conversation back in the Goal 5 infrastructure section does put it somewhat out of its context, isolating it as a new goal also would put it out of context. Placemaking efforts focus on mixed-use Centers and Main Street Corridors. Placemaking efforts improve the livability and success of these Centers (Goal 3), as well as one part of Anchorage’s goal to shore up its infrastructure (Goal 5). Including “Placemaking” discussion in the “Centers” Goal 3 will help clarify its focus and put it in context.</p> <p>Placemaking is more than an action, it is a long-term strategy. It dovetails with a variety of strategies for urban enhancement including re-use, restoration, or protection of historic structures and heritage places that define the physical character and personality of a place. “Placemaking” should therefore be recognized as one of the Strategies in Section 3.2 of the plan.</p>	<p><b>Discussed and Tabled (5-1-17)</b></p> <p>Commissioners Robinson and Bailey to propose a revised, shorter version of the 5-1-17 recommended amendments that avoids confusing over-usage of the term “Placemaking” and provide that for 5-8-17 PZC meeting.</p> <p><b>YES, with changes</b></p>

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	<p>Placemaking, ...”), medium and high density Neighborhoods designations, and Community Facility or Institution. This will strengthen support for including Placemaking in projects under these land use types. <i>(Planning Department Current Planning Division)</i></p> <p>Adaptive Reuse is a recently emerging strategy in local planning and place-making efforts including the Historic Preservation Plan Spenard Corridor Plan. While it includes reuse of historic structures partly to further preservation goals, a big part of it is also enabling greater reuse of other old but less-iconic structures as part of jump-starting reinvestment while retaining the authentic existing built pattern of older parts of town such as Spenard. This strategy has been featured at conferences nationwide and has met with success in regenerating suburban commercial districts. <i>(Long-Range Planning Division)</i></p> <p>It may also address historic preservation of important buildings that anchor “Placemaking” in Centers and Corridors. <i>(Long-Range Planning Division)</i></p>	<p>Adding “Placemaking to lists of characteristics in some of the land use designations, as suggested in the third comment, would highlight its importance.</p> <p><u>Revision for June 5 PZC meeting:</u> Staff has provided some suggested edits to the May 1 language, below. Additions are in double underlines. Double strike-throughs are suggested deletions. These edits attempt to begin addressing concerns that Commissioners Bailey and Robinson suggested at the May 1 meeting.</p> <p><b>Recommendations:</b> Amend the plan to clarify and raise the profile of “Placemaking”, as follows:</p> <ol style="list-style-type: none"> <li>1. Add a new last paragraph in the Goal 3 discussion middle column on page 12: <p style="margin-left: 40px;"><u>The physical and cultural characteristics of places like a downtown or a main street district influence the attraction and retention of talent, businesses, and investment in the local economy. “Placemaking” has become an important strategy for creating and improving quality places to live, work, and play in that they help people develop a strong attachment to their communities. For these reasons many cities embrace Placemaking as a planning and economic development strategy. Placemaking is reinventing public spaces as the heart of a mixed-use center, and facilitating new creative, diverse patterns of use in those places.</u></p> </li> <li><del>2. Page 12, third column, add a new LUP policy 3.##. as follows:</del> <p style="margin-left: 40px;"><del><u>LUP 3.##. Build city centers and corridors around Placemaking: a collaborative process to re-shape people’s experience of the public realm that creates urban destinations and supports ongoing growth and revitalization.</u></del></p> </li> <li>3. Page 14, last paragraph in the first column, amend the Goal 5 Infrastructure discussion to clarify that “Placemaking” is a type of infrastructure: <p style="margin-left: 40px;">Coordination of infrastructure projects allows the Municipality to set in motion “Placemaking” as an economic development strategy. <u>Investment in Designing and creating appealing public spaces as if it were an important form of urban infrastructure, can catalyze infill and redevelopment. High-quality urban spaces in the city’s centers and mixed-use “main street” corridors make the type of city that Millennials, downsizing seniors, and future generations will want to inhabit through changing economic cycles, creating a more resilient city. This is a place-based collaboration among citizens, utilities, and public works agencies to create a great urban place,</u></p> </li> </ol>	<p style="text-align: center;"><b>(6-5-17)</b></p> <p>Commissioners supported the June 5 revisions proposed by staff, with changes in recommendation #9 laid on table by Commissioner Robinson. Recommendation #9 has been revised to reflect the Commissioner’s changes.</p>

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		<p><u>rather than driven by individual projects for utility, roadway, transit, and other elements of public infrastructure.</u></p> <p><del>4. Page 25, amend the first bullet under Infill Design Principles for mixed-use centers and corridors:</del>  <del>A mix of uses sharing the same public streets, sidewalks, and pedestrian spaces <u>enhanced through collaborative “Placemaking”.</u></del></p> <p>5. Page 30, amend the last sentence in the middle column to read,  To address <del>common needs caused by</del> <u>the needs of growth</u> in these locations, this plan recommends investment in <u>public infrastructure, services, and activities</u> such as libraries, public safety, public spaces, <del>Placemaking,</del> trails, and transit.</p> <p>6. Page 31, amend the three main paragraphs under “Town Center” in the middle column to read,  This designation provides focal points of activity for a groups of neighborhoods <u>and the regional “heart”</u> for major parts of the Bowl. <u>Town Centers will serve as destinations for shopping, entertainment, and services in cohesive, pedestrian-friendly urban settings</u> <del>designed for a Northern climate.</del></p> <p>These centers integrate community-serving retail that meets the daily needs of residents of several surrounding neighborhoods, and are intended to include public services, and civic facilities. <u>New apartments, compact housing, and live/work units are encouraged to develop alongside long-time properties.</u> With additional housing and public investment, Town Centers can evolve into mixed-use core areas as envisioned in <i>Anchorage 2020</i> <u>and area-specific plans.</u></p> <p><u>Infill, redevelopment, and reuse of existing buildings, along with infrastructure and Placemaking improvements, will create community strength</u> <u>strengthen district cohesion, identity, and levels of activity</u> and help catalyze further investment.</p>	

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		<p>7. Page 33, amend the third paragraph in the first column to read,</p> <p>Downtown’s strategy for revitalization emphasizes the ground-floor pedestrian environment, a shared network of sidewalks and public spaces, <del>Placemaking,</del> and historic preservation and adaptive reuse of iconic buildings.</p> <p>8. Starting on page 35 third column, amend the description of “Main Street Corridor” land use designation to read as follows:</p> <p>This designation provides for commercial and mixed-uses within urban neighborhoods that can evolve as pedestrian-oriented, transit served “main street” development. It includes specific corridors recommended in neighborhood and district plans. <del>Main Streets will be the primary local shopping and services corridors for their surrounding neighborhoods.</del></p> <p><del>(add paragraph break)</del> Main Streets feature transit access, wider sidewalks, pedestrian amenities, street tree landscaping, <del>Placemaking,</del> and relocation of utility poles and boxes and other impediments for a safe, <u>comfortable</u> pedestrian environment.</p> <p>Examples of this designation include all or segments of: Spenard Road, Arctic Boulevard, DeBarr Road, Muldoon Road, Mountain View Drive, and Gambell Street north of 15<sup>th</sup>.</p> <p>Compared with Commercial Corridors, many of these areas feature street grids, smaller lot development patterns, greater lot coverage, limited front and side yard setbacks, and a network of frequent street and sidewalk connections into adjacent neighborhoods along the corridor.</p> <p><u>The close proximity of neighborhoods to the corridor has a strong impact on the character of development. In many cases, redevelopment will be more compact, with a greater variety of smaller buildings. Small businesses, live/work spaces, and new infill housing will be established through redevelopment and reuse of existing buildings.</u> <del>They are positioned for more compact, pedestrian-friendly infill and redevelopment.</del></p> <p><b>Uses</b></p> <ul style="list-style-type: none"> <li>• A mix of retail and services, offices and other employment, public facilities, and housing.</li> </ul>	

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		<ul style="list-style-type: none"> <li>• <u>Local serving businesses, employers, activities, community uses, and amenities are promoted.</u></li> <li>• <u>Attached and multi-family Compact housing and apartment residential development is encouraged.</u></li> </ul> <p>9. Page 55, amend Section 3.2. by adding the following new Strategy #5 <i>Placemaking</i>. Renumber subsequent strategies. [Note: it would follow the other recommended new strategy, regarding financial incentives, as recommended in issue 8-k ]. Staff to develop specific language from the following starter draft wording:</p> <p><b><u>Strategy #5: Preservation and Re-use of Older Buildings Placemaking</u></b></p> <p><del>The physical and cultural characteristics of a place influence the attraction of talent, business, and investment to the local economy. Places where residents have a strong emotional connection to their community have higher rates of economic growth and urban revitalization. For these reasons many small to medium sized cities are embracing placemaking as a planning and economic development strategy.</del></p> <p><del>Placemaking is the practice of creating and improving the assets that help people develop attachment to their communities. Assets that are frequently mentioned as making quality places that people want to live, work, and play, and learn in include:</del></p> <ul style="list-style-type: none"> <li>• <del>A sense of community</del></li> <li>• <del>Racial, social, and economic diversity</del></li> <li>• <del>Areas of natural beauty</del></li> <li>• <del>Cultural, recreational, and entertainment activities</del></li> <li>• <del>A vibrant arts scene</del></li> <li>• <del>Distinctiveness and variety</del></li> </ul> <p><del>An attractive city offers multiple destinations with such assets: a downtown square, a main street, a waterfront, a popular park along the greenbelt trail, an iconic building, or museum plaza. What makes each destination successful is that it has multiple uses, places, and activities in it: ice skating, a play area, cafés, and places to sit or meet friends. Cumulatively, these activities, places and destinations add up to a greater city.</del></p>	

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		<p><del>Central to placemaking is reinventing public spaces into great places as the heart of the community. It includes promoting better urban design, but is also a collaborative ongoing process that facilitates creative patterns of use by a variety of people in and around the public realm.</del></p> <p><del>These destinations are integral to attaining higher intensities and mix of land use that mark the designated Centers and Main Street Corridors on the land use plan. Several key components include collaborative, coordinated investments in infrastructure, and the preservation and adaptive reuse of older buildings.</del></p> <p><del>Placemaking is a collaboration among citizens, utilities, and public works agencies to create place-driven, coordinated improvements to sidewalk, utility, roadway, transit, and other elements of public infrastructure that together create a great urban place, rather than driven by individual infrastructure projects by each public works agency or utility.</del></p> <p><del>Retaining and rehabilitating older buildings is also integral to placemaking.</del></p> <p><del>Older and historic buildings and a built environment that includes a mix of buildings from older and more recent eras are an important component of distinctive, authentic, and economically diverse places. Older buildings, as second and third generation spaces, provide needed affordable options for start-up businesses, creatives, and entrepreneurs. can also be low cost places that are particularly attractive for start up companies or artist studios.</del></p> <p><del>Rehabilitation of existing buildings triggers requirements to meet current codes. But current codes can inadvertently stymie reinvestment in older buildings in existing urban districts. Adaptive reuse is a transitional step to main street or town center mixed-use redevelopment. Adaptive reuse provisions that support rehabilitation and reuse can jump start local business investment, new businesses that serve the local neighborhood, more revenue generation, and be a catalyst for larger redevelopment to come later. It supports an incremental approach, phasing and a “blended” build-out that includes existing older buildings, not just new buildings, that reflects individual owners’ objectives and redevelopment capacities. It is a little grittier, mixed and varied than classic mixed-use redevelopments in larger cities, but is tailored for Alaskan conditions.</del></p>	

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2-g.	<p><b>Mixed-use Urban Villages.</b> On page 34, a corridor section for “urban villages” should be added. Urban Village streets are those around Fire Island in South Addition, Government Hill commercial malls, East Fairview. Every neighborhood has a section or street that has existing commercial that could be neighborhood centers with the right direction. <i>(Seth Anderson)</i></p>	<p><b>Response:</b> The “Main Street” Corridor land use designation, in combination with the “Neighborhood Center” designations and the provisions for B-1A (e.g., Fire Island Bake Shop and Turnagain Crossing) scale commercial corners already provide for neighborhood streets that have commercial and could become mixed-use centers. The term “urban village” is used in some cities, to describe mixed-use nodes of housing and local commercial activity. Other cities use the terms “town centers” and “neighborhood centers”. The term “urban villages” can be a useful, evocative way to communicate these concepts. However, it is late in the planning process for this particular update to the plan. Future plan amendments provide better options to introduce and vet this term with the public. In the meantime, the 2040 LUP has the actual content behind this concept covered.</p> <p><b>Recommendation:</b> No changes.</p>	<p><b>YES</b> <b>(2-6-17)</b></p>
2-h.	<p><b>Efficient Use of Commercial Lands.</b> The 2040 LUP should show where future development will be for the next 20 years. Where appropriate, the LUP should recommend making generous use of high density and mixed-use zoning around Town Centers, employment centers, and Downtown. Commercial, industrial, and residential land studies were completed in recent years. It should not just reflect existing development densities. There is a shortage of available land for all three sectors that will continue to get worse. Commercial lands were forecast to be only half what demand would require. Unless appropriate new land can be made available, the only way to address these constraints is through allowing mixed-use and higher density development. Anchorage 2020 forecasted this and recommended building up not out. The LUP should show land use designations that point to higher density future zoning districts than current zoning / current development. Allowing more density is more environmentally friendly and efficient, brings more development, and reduces per unit development costs. <i>(Anchorage Chamber of Commerce; Building Owners &amp; Managers Association (BOMA))</i></p>	<p><b>Response:</b> The first set of comments on this issue request more widespread commercial intensities across the Bowl. This might perhaps translate to fewer or less nuanced commercial districts with fewer attendant Title 21 building restrictions, e.g. less height restrictions. In response to these comments as well as to the findings of the 2012 and 2015 commercial and industrial land studies, the Public Hearing Draft LUP commercial designations provide for considerably more commercial uses and a healthy diversity of commercial types that more than addresses projected commercial needs. These designations are also applied strategically to be more intense where the local conditions support these, and less intense in neighborhood or residential situations.</p> <p>The draft LUP designates most commercial areas for higher intensity of development than the development pattern that exists today. In some centers and corridors, the 2040 LUP raises the land use designation above existing zoning. In other areas, it envisions the much fuller build-out of the existing zoning district to Floor-Area-Ratio (FAR) exceed today’s built densities.</p> <p>Moreover, the Comment Issue-Response table proposes further changes to the draft plan that expand the land base available to commercial mixed-use development. The 3500 Tudor municipal lands (see issue-response 11-m.) provides an example. The 2040 LUP accommodates and exceeds forecast commercial employment growth by raising land use designations, pursuing fuller build-out of existing zoning, and (in a few areas) carefully expanding commercial development land base.</p> <p>The 2040 LUP land capacity analysis (issue-response 1-a) provides an update to the Municipality’s 2012 Commercial Lands Assessment. The 2012 Commercial Lands Assessment forecast that, at current development densities, the remaining supply of buildable vacant commercial and industrial land would not be adequate to accommodate anticipated commercial demand in office, retail, and lodging/hospitality sectors. The 2040 LUP land capacity analysis identified how much acreage of buildable land was available</p>	<p><b>YES</b> <b>(5-1-17)</b></p>



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	<p>Include an action to require new development to attain or exceed a minimum density threshold for commercial zoned lands in designated Centers and Corridors. This should be measured in FAR (floor-to-area ratio). This is parallel to requiring new housing development to be at or above a minimum density threshold in certain residential zones. Currently, commercial centers are allowed to build sprawling, inefficient, one-story buildings surrounded by parking lots. <i>(Nancy Pease)</i></p>	<p>in 2015, provided an updated land demand forecast extended to year 2040, and also anticipates higher FAR densities during the 2015-2040 period than historically. Updated Anchorage Bowl commercial land demand estimate is approximately 620-740 acres (issue-response 1-a). By comparison, the 2040 LUP provides approximately 800 effective acres of buildable land, when including redevelopable parcels.</p> <p>If the Anchorage economy performs better than anticipated, the 2040 LUP land use designations provide ample room to increase the number of buildable acres. This is because the higher growth rate will create more market pressure to redevelop existing commercial use lots. More lots will become available to redevelopment than are reflected in the 2040 LUP capacity analysis, which assumes only a 0.9% compound average annual growth rate.</p> <p>In addition to higher densities (FARs), the request to allow widespread intense commercial uses tends to translate to mid-rise or high-rise building height, which has not been historically constructed or desired in the market except on a limited number of sites within city centers. Most commercial buildings in the Bowl are one or two stories, and few outside Midtown exceed four stories. The extent of higher intensity commercial uses represented on the 2040 map are likely considerably more and better suited to each location than those portrayed in the 1982 Comp Plan.</p> <p>How many new high-rise and mid-rise structures can the Bowl expect over the next 23 years? The draft 2040 land need forecast (2040 LUP Appendix B, forthcoming) estimates that, at the forecast growth rate of 0.9% AAGR, 10 acres or less will be needed for high-rise office development. Less than 25 acres will be needed for mid-rise office development (5-7 stories). Approximately 30 acres of land demand is forecast for mid-market and upper scale hotels, low, mid or high rise. Therefore, the total land area anticipated to be needed for mid-rise and high rise commercial development will be 65 acres or less. “Less” is likely, as the final acreage demand estimate is being reduced at this time to account for higher densities of development.</p> <p>The primary question with respect to building height is: Does the 2040 LUP provide enough areas designated to allow for at least 65 acres mid-rise and high-rise commercial development? The land capacity analysis estimates that the two City Centers alone (Downtown and Midtown) have a total of 130 acres of buildable land. Regional Centers and Town Centers, which provide for buildings up to 8 stories and 5 stories, respectively, provide an additional 140 acres. The UMED Public Lands and Institutions (PLI) zoned lands, which could provide for mid-rise educational, health, and medical office uses, holds another 180 acres. In total, around 450 acres of vacant and redevelopable lands are identified in areas of the 2040 LUP designated to allow mid-rise or taller commercial development. This is approximately six times the 65 acres that the land demand forecast anticipates being needed for mid-rise development and above. However, only a portion of this 450 acres consists of “Tier 1” quality developable parcels of adequate size to accommodate mid- or high-rise development. Secondly, buildings in the B-3 implementation zoning district outside of</p>	



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		<p>Midtown must undergo a public hearing conditional use process in order to be mid-rise (taller than 60 feet/4-stories). In conclusion to the height question, therefore, it seems that (A) the 2040 LUP provides ample room for mid-rise and high-rise buildings in its City Center, Town Center, Regional Center, and UMED land use designations; and, (B) that there could be consideration of reforms to allow 5 or 6 story buildings in Town Center / Regional Center designated areas, when not abutting sensitive uses like residential lots, through administrative review rather than through a conditional use public hearing. This potential reform will be considered as part of near term implementation Actions 3-1 / 3-5, which address commercial and mixed-use development standards in designated centers.</p> <p>The last public comment suggests that the Plan recommend a new requirement for commercial development sites to attain or exceed minimum FARs in designated Centers and Corridors. While there are minimum densities offered for certain residential districts and FAR guidelines for centers and corridors, these are necessary to guarantee residential uses in mixed use areas and to attempt to get more efficient residential uses beyond historical averages. A parallel requirement that attempts to obtain more efficient commercial uses is not justifiable nor prudent since it could be overly restrictive and be counterproductive. Commercial land and development costs are higher and flexibility in building and site design needs to be optimal to support growth. For example, if a property owner cannot attain the minimum required density, the site may not develop at all for many years. Generally, developers have incentive to develop a site to its maximum potential. Title 21 currently establishes FAR standards and there are incentives for FAR flexibility, which should be allowed to work for a while before adopting FAR requirements.</p> <p>Refer also to issue-response 1-a for final draft results of the 2040 land capacity analysis.</p> <p><b>Recommendations:</b> No changes.</p>	
2-i.	<p><b>Commercial / Main Street Corridor Policies and Actions.</b> The Goal 3's Policy 3.2 needs further development. It should be reduced to one sentence, and revised to have parallel sentence structure consistent with other policies. <i>(Planning Department Long-Range Planning Division)</i></p> <p>Fairview Community Council commented that the Municipality's plan should include an Action item to support Fairview's efforts to develop a Main Street. <i>(Fairview Community Council)</i></p>	<p><b>Response:</b> The Action that Fairview Community Council proposes is actually a Policy directive. Issue-response item 10-b. recommends specific Actions that can be added to the Plan in order to further Gambell Street as a Main Street. With respect to policies, the 2040 LUP policy for corridors is LUP 3.2 on page 12 of the Public Hearing Draft. The policy is general to all corridors not just Fairview's Gambell Street, because there are a half-dozen different Main Street corridors around the Bowl in which the Municipality is actively promoting redevelopment based on adopted area specific plans.</p> <p>A review of LUP 3.2 finds that the policy needs to be revised and re-stated as a directive. The statement should reflect the comment by Fairview that the Municipality should support the development of Main Street corridors as well as provide overall corridor policy for all of the area-specific plans' corridors including Mountain View Drive, Spenard Road, and Muldoon, etc.</p>	<p><b>YES</b> <b>(4-3-17)</b></p>

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		<p>The draft policy, as written in the Public Hearing Draft, addresses the objective for access to transportation choices, but not much else. Replacing the part about creating incentives and regulations with a more complete and well-rounded policy objective for prioritizing housing and other land use needs would allow the policy to fill a gap that exists in the Comprehensive Plan. Basic policy objectives for Corridors should include:</p> <ul style="list-style-type: none"> <li>• A broader mix of uses that contribute to meeting local and Bowl-wide needs for retail, services, jobs as well as the compact/medium density workforce housing that we already mention.</li> <li>• Transformation to attractive, pedestrian-friendly environments serving adjoining neighborhoods.</li> </ul> <p><b>Recommendation:</b> Replace the language in LUP Policy 3.2 with the following:</p> <p><b>LUP 3.2.</b> <u>Promote the development of Commercial main street, and transit-oriented, and mixed-use corridors that help meet Bowl-wide needs for retail, services, jobs, and housing, and support these uses and adjoining neighborhoods will accept and support density with access to multiple convenient, safe modes of travel and attractive pedestrian environments, as well as incentives and regulatory changes to stimulate construction of market rate and affordable housing.</u></p>	
2-j.	<p><b>Incorporating Public Parking Facilities into City Centers.</b> Amend the plan to address public parking in the Downtown and Midtown City Center areas, mandating that public parking be incorporated in order to facilitate a vibrant Downtown. (<i>Urban Design Commission</i>)</p>	<p><b>Response:</b> <i>The Downtown Comprehensive Plan</i> anticipated the need for public parking garages and identified five additional public parking garages to be built. To date, the City has two public parking garages that pre-date the Downtown Plan. The need for additional public parking will be monitored by ACDA as they are the public parking authority for Downtown and has the bonding capacity to fund future garage development. Parking needs may change in the Downtown and Midtown area as People Mover rolls out its revised transit service plan to provide 15 minute bus service for routes north of Tudor Road. Autonomous automobiles are an evolving technology that may change the dynamics for land set aside for parking purposes.</p> <p><i>The Downtown Comprehensive Plan</i> already addresses the issue of parking management as one of the most important features of an effective transportation and circulation system in Downtown. Four strategies are included in the Plan under the overall umbrella of developing a coordinated parking strategy. T-17 seeks to improve parking wayfinding signage to advertise the location and number of available spaces. T-18 recommends the institution of a one-year pilot program on a selected downtown street to test the use, reliability and public acceptance of kiosk type parking meters. T-19 recommends construction of a parking</p>	<p><b>YES (4-10-17)</b></p>

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		<p>structure at 7<sup>th</sup> Avenue and C Street. T-20 recommends the installation of safety precautions in parking structures including safety patrols and improved lighting.</p> <p>Although areas west of Arctic in Midtown are addressed by existing and pending district plans (WADP, Spenard), the central Midtown area east of Arctic Blvd. lacks an area-specific plan. Area-specific planning would be instrumental in the development of an overall parking management strategy for Midtown. At present the Midtown area is dominated by surface parking lots as well as some private parking garages. Surplus surface parking has not triggered the need for structured parking but over time as development pressures increase in this part of town a structured parking system could become a part of a future redevelopment program. Public parking / shared parking facilities may be necessary to achieve the redevelopment at higher densities to implement the 2040 LUP.</p> <p>While the 2040 LUP should not mandate / require public parking facilities, there is room to increase the visibility of public parking infrastructure as a redevelopment strategy. Public parking could be in form of on-street parking, a parking lot, or even forms of structured parking. Public parking lots and more on-street spaces have been explored as part of the Spenard Road reconstruction project, for example. Public parking would make compact reuse and redevelopment more feasible, from both physical space and financial standpoints.</p> <p>Cities across the country have leveraged parking development as a tool to remove development barriers, creation of a compact and walkable urban environment while simultaneously stimulating targeted development projects. Boise, Idaho, for example, has used tax increment financing (TIF) in its downtown core (767 acres) as an economic development strategy which leveraged parking development to stimulate other targeted developments. With the maturation of Boise's downtown core a new focus has turned to mobility management as a means of addressing parking. Other cities in the Intermountain West, including Boise, can serve as case studies for parking strategies. <i>Potential strategies / sections in the plan that could mention public parking:</i></p> <p>Page 54, Strategy 3 in the draft Plan mentions public parking in a list of possibilities in second to last paragraph of middle column. But public parking could also be listed as a specific method in the third column or as a specific example of one of the specific methods in the third column.</p> <p><b>Recommendations:</b> Amend page 54, Strategy 3, list public parking facilities as a specific method in the third column or as a specific example of one of the specific methods in the third column. Staff write text.</p>	

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		<p>As follow up to the 4-10-17 PZC meeting, staff prepared the following text to carry out the recommendation above:</p> <p>Add to Page 54, Third Column, between 2<sup>nd</sup> and 3<sup>rd</sup> paragraphs:</p> <p><i>Bonding:</i> The Anchorage Community Development Authority is a public corporation with the authority to sell, issue, retire, or secure bonds for the purpose of paying for a municipal facility, such as an off-street parking facility in a designated RFA in Midtown or Downtown.</p>	
2-k.	<p><b>Downtown Building Scale.</b> Amend the Downtown development characteristics on page 33 of the Public Hearing Draft plan to encourage downtown developments to be no less than four stories, instead of the two stories stated in the September 2016 Public Hearing Draft. (<i>Urban Design Commission</i>)</p>	<p><b>Response:</b> Downtown Anchorage contains a mix of one, two, three, four and multi-story buildings. This mix of building heights is even found in the historic core of Downtown on 4<sup>th</sup> Avenue and on closely adjacent area including portions of 3<sup>rd</sup>, 5<sup>th</sup> and 6<sup>th</sup> avenues. The range of building heights starting at two stories is consistent with the ranges recommended by the <i>Anchorage Downtown Comprehensive Plan</i>. Many successful downtowns have building heights as low as two stories at the lower range. This does not take away from objectives to have and encourage taller buildings, especially in appropriate locations.</p> <p>Parts of Downtown include seismically or historically sensitive areas. The Character description of Downtown in the 2040 LUP, page 33, encourages the preservation of the City’s historic character, and is supported further through the historic preservation goals of <i>Destination Downtown: Anchorage Downtown Comprehensive Plan</i>, and the <i>Original Neighborhoods Historic Preservation Plan</i>. A minimum height of four stories does not account for the existence of the historic areas of Downtown, and is inconsistent with adopted plan policies.</p> <p><b>Recommendation:</b> No changes.</p>	<p><b>YES</b> <b>(3-13-17)</b></p> <p>Commissioners and staff discussed the recognition of seismic ground failure areas in the issue-response and draft plan. The draft plan addresses these in the City Center land use designation in Section 2.</p>
2-l.	<p><b>Greenway Supported Development (GSD) Width.</b> Comments suggested the reference to these extending out up to ½ mile from the stream or trail was too far and not feasible in the context of redevelopments. (<i>MOA-Traffic Engineering</i>)</p>	<p><b>Response:</b> Staff agrees that the constraints associated with redevelopment lot patterns, ROW locations and necessary utility upgrades would limit the extent of GSDs. The original text focused on distances relative to walkability. Changing this distance reference to ¼ mile seems more realistic.</p> <p><b>Recommendation:</b> Edit the last paragraph in the second column in the GSD section on page 45 to read:</p> <p>A typical GSD development pattern would extend for up to <u>a quarter mile</u> <del>half a mile</del> or a 5-to-15 minute walk from the creek corridor or trail greenway.</p>	<p><b>YES</b> <b>(3-13-17)</b></p>

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2-m.	<p><b>List of Uses Applicable to RO Office Areas within Commercial Corridors Designation.</b> Planning review found that the allowed uses in the “Commercial Corridor” did not properly differentiate the bulleted items meant to apply only in areas zoned RO and designated in neighborhood or district plans for “office” development as opposed to retail. These bullets should clarify their applicability to RO areas. <i>(Planning Department Long-Range Planning Division)</i></p>	<p><b>Response:</b> Early versions of the 2040 LUP separated out an “Office – Low Intensity” land use designation from “Commercial Corridors” and “Main Streets”. This delineated areas intended to represent quieter office-residential areas, such as medical offices, implemented through RO zoning. Many of the Neighborhood and District Plans delineate this designation.</p> <p>The 2040 LUP provides a more generalized picture, and includes the RO areas primarily within the “Commercial Corridors” Designation. The 2040 LUP leaves it to the area-specific plans to differentiate between these categories in more detail. Therefore, the working draft definitions for the two land use designations were merged into “Commercial Corridor” (pages 34-35 of Public Hearing Draft. The merging process should have included clarification that the second bullet listing allowed uses (page 35, first column) applies specifically to RO areas.</p> <p><b>Recommendation:</b> Page 35, first column, amend the second bullet by (a) moving it to the end of the bullets and (b) editing it to read as follows:</p> <ul style="list-style-type: none"> <li>• <u>In office-residential (RO) areas, offices are the primary commercial use. Residential apartments Multi-family or a mix of office and residential is encouraged. Lodging, dining, and small retail uses may occur in a limited amount in an office development. More intensive retail, auto-dependent uses, and industrial activities are discouraged in RO areas.</u></li> </ul>	<p><b>YES</b> <b>(5-1-17)</b></p>
2-n.	<p><b>Mixed-use UMED Villages and Institutional Master Planning.</b> Planning Department review of Actions Checklist found that Action 10-2 reads as a general policy directive. It does not specify an action that municipal agencies can take in any timeframe. The action statement should be boiled down to a specific actionable task that the Municipality should take to accomplish to encourage a UMED Village. The policy directive is already established in the UMED Plan. <i>(Planning Department – Long-Range Planning)</i></p>	<p><b>Response:</b> Planning staff considered eliminating the Action. However, there are two specific reforms that appear to be needed in Title 21 in order to at least make it possible for the institutions to implement the UMED District Plan’s mixed-use villages concept, and to encourage use of the institutional master planning procedure available under the PLI District.</p> <p>Revision for 6-5-17: In response to Commission discussion on May 1, staff revised the recommendations to more clearly tie the action specifically to the UMED Village described in the UMED District Plan. The UMED District Plan describes the UMED Village concept on pages 36 and 37 and establishes goals and implementation actions for the UMED Village on page 38. The UMED District Plan includes action to “fund and prepare a conceptual plan for the UMED Village”, but it does not provide an action item to amend the Title 21 regulations in the PLI District which would be necessary to make it possible to allow the UMED Village.</p> <p><b>Recommendation:</b> Page 66 of Actions Checklist, Amend Action 10-2 to read as follows (text in double underlines and double strike through shows edits staff made for June 5, 2017 to respond to PZC comments):</p>	<p><b>Discussed and Tabled</b> <b>(5-8-17)</b></p> <p>Staff to return on 6-5-17 with cleaned up language clarifying the definition and area of intended mixed-use villages.</p> <p><b>YES</b> <b>(6-5-17)</b></p> <p>Commission approved the 6-5-17 revisions.</p>

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		<p><b>10-2.</b> <del>Amend Title 21 Resolve land use issues to allow for implementation of the master-planned, mixed-use “UMED Village” established in Section 3.2 of the UMED District Plan encourage mixed use in UMED Villages and at the interface of community and UMED District (Lake Otis/36<sup>th</sup>; Tudor Center), and to encourage institutional master planning and coordination generally in the PLI District.</del> (Responsible Agency: Planning, <u>PRIV Institutions, Private Owners</u>. Time Frame: 1-3. Related Plans and Studies: UMED)</p>	

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<b>Part 3: Open Space and Public Lands</b>			
<b>3-a.</b>	<p><b>Greenway Supported Development Overlay Covering UAA Development Lands.</b> Concerns that the Greenway-Supported Development – Facilities and Institutions that overlays the University/Medical Center lands is not consistent with the U-Med District Plan designations, unduly restricts land use, and would hinder growth and new developments in this area. (<i>UAA Facilities and Campus staff</i>).</p>	<p><b>Response:</b> The intent of this overlay designation is tied to the regional nature of these large tracts of open space and the fact that there is a public expectation that some portion of these areas have regional importance and would be retained as important habitat, water resources, and for public access to existing trails. The base land use designation is the University or Medical Center land use, and the GSD language in the Public Hearing Draft acknowledged that these lands are imperative to the owner organization for growth and expansion. In fact, the intent of this designation is consistent with the UMED District Plan.</p> <p>However, staff acknowledges UAA’s concerns regarding the visual depiction of the green overlay covering the entirety of its northern properties on the map. The way it is depicted concerns UAA that members of the public will identify University lands as public use parklands, or that municipal development review may use the provision to require additional open space set asides, in spite of how clear the GSD language might become. The UMED District Plan land use plan map element addresses the natural areas issue within the language of its institutional land use designation and its design guidelines, rather than showing it on the map.</p> <p>Planning has revised its recommended language in response to UAA comments received on November 14. (LUP map references: CI-6 Parks and Open Space; CI-7 Natural Assets)</p> <p><b>Recommendations:</b> Make the following changes in the 2040 LUP for the northern university lands:</p> <ol style="list-style-type: none"> <li>1. Remove the Greenway-Supported Development overlay pattern from the UAA / UMED District properties.</li> <li>2. Delete all references to the UMED District from the <i>GSD-Facilities and Institutions</i> section of the 2040 LUP (pages 46-47).</li> <li>3. Following the format of the Airport, Port, or Railroad Facility designation, add a new subheading in the University or Medical Center section (page 39) after the first paragraph: <p style="margin-left: 40px;"><u>UMED District</u></p> </li> <li>4. Add the following as a new paragraph after this subheading: <p style="margin-left: 80px;"><u>While much of the undeveloped area in this designation is reserved and mandated to support facility expansions, it also includes important habitats, buffers, and scenic values. Although these</u></p> </li> </ol>	<p><b>YES</b> <b>(11-14-16)</b></p>



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		<p><u>lands are imperative to the growth of the University and Medical institutions, there is a community desire that some of the open space functions and values are to be retained. This fact is clearly described in the institutional master plans and in the UMED District Plan, which provides planning and development guidelines intended to retain important natural features and functions. It is necessary that future planning and adjudicatory actions in this area are consistent with the institutional master plans and the UMED District Plan to address the careful meshing of natural areas with future facility and institutional developments.</u></p> <p>5. Modify the top bullet on the right hand column on page 39 as follows:</p> <ol style="list-style-type: none"> <li>1. Perimeter natural open space buffers, <u>important wetlands and drainages, and habitat connectivity</u> are preserved, and access to open spaces should be identified in institutional master plans <u>and implemented consistent with such plans and the UMED District Plan.</u></li> </ol>	
3-b.	<p><b>Airport Expansion Alternative.</b> There are objections to the depiction and narrative description on pages 40 – 41 of Pt. Woronzof Park and other municipal lands west of International Airport, including AWWU and HLB parcels, as having the “Airport Expansion Alternative” designation. (<i>Turnagain Community Council, others.</i>)</p>	<p><b>Response:</b> The Public Hearing Draft 2040 LUP mostly follows the West Anchorage District Plan (WADP) land use plan map and recommendations. Based on public comments regarding the Feb. 29 draft of the 2040 LUP, the land use designation for Pt. Woronzof Park was changed in the Public Hearing Draft to “Park or Natural Area.” The depiction of the other municipal parcels is also based on the prevailing existing public use.</p> <p>The “Airport Expansion Alternative” in the Public Hearing Draft is only an overlay depicting a potential future alternative land use designation based on the WADP, which addresses what would happen in a possible Airport expansion. The Airport’s latest master plan documents a potential need for a new N-S runway within the 2040 LUP planning time horizon (ie.before the year 2040). Because of this potential future land use change, the 2040 map reflects a potential future alternative designation, the Airport Expansion Alternative. The text description in the 2040 LUP highlights the intent of this feature as it would apply at the Airport.</p> <p>The key issue is that the Airport must address the need and plan for a new N-S runway complex and support projects, which takes 10-15 years of advance planning. If the new runway becomes necessary, the Airport will require use of certain MOA land, including part of Pt. Woronzof Park. The Airport can use eminent domain to take MOA land to build a new runway. It would need to begin a process to acquire the land many years in advance of a runway. Since the 2040 LUP is a 25 year horizon plan, it needs to address and account</p>	<p><b>Discussed and Tabled</b> <b>(11-7-16; 12-12-16)</b></p> <p>Planning staff will provide the recommendations and language to TSAIA and TCC for feedback. Commission will review the issue and may need the benefit of a work session before deliberating.</p> <p><b>YES,</b> with additional language added in</p>



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		<p>for this potential future land use. The 2040 LUP identifies the potentialities for future Airport needs juxtaposed with MOA lands and Airport land used by the public for parks and recreation including the Coastal Trail. The WADP outlined all the issues and complexities of this condition and provided an analysis and recommendations for resolution. The Department recognizes the public concerns with showing dedicated park as possible future Airport land.</p> <p>The Turnagain CC and some members of the public have long been opposed to a land trade that might include Pt. Woronzof or land that include the Coastal Trail. The 2040 LUP does not endorse a land trade but instead acknowledges the complexities and conflicts with various Airport perimeter parcels and the future runway expansion. As found during the WADP process, the 2040 LUP does its best to explain the situation and follow recommendations, or preferred outcomes as reached in WADP. Staff feels this is a fair and transparent treatment of the situation, as necessary for the 2040 LUP. It acknowledges the Airport's necessity to maintain its lands for expansion under FAA's mandate as part of the national airport system while also representing the public's expectations that certain Airport lands have public use and should be retained for those purposes. The Airport has only shown secondary interest in the MOA lands on the southwest side of the Airport perimeter (south of Clitheroe Center) and no uses are shown for these parcels in the new Airport Master Plan.</p> <p>Planning staff and Turnagain Community Council representatives met to discuss this and the other main TCC comments on November 30, 2016. This follow-up consultation and additional issue-response regarding neighborhood concerns had been recommended by PZC Commissioner Bailey on November 7. Planning provided PZC with revised recommendations on December 12 that reflected the outcomes of the TCC consultation meeting. PZC referred staff to request more feedback from TSAIA and TCC. TSAIA provided its written feedback about the December 12 language. The revised recommendations below reflect staff's consideration of TSAIA comments in context of the Nov 30 TCC consultation.</p> <p>(LUP map references: CI-6 Parks and Open Space; CI-7 Natural Assets; CC-5 Land Ownership)</p> <p><b>Recommendation:</b> In an effort to better represent the future potential land uses at the perimeter of the Airport and the Airport Master Plan, there are several amendment recommendations for this issue. These include map changes and text amendments.</p> <p>The revised issue-response item 3 map shown on the page after next depicts the map changes.</p> <ol style="list-style-type: none"> <li>1. Change the Land Use Plan Map by eliminating the southern portion of the diagonal lines, which depict the Airport Expansion, in the southwest corner of the Airport-MOA land interface. This includes the HLB Clitheroe Center and former composting facility property and lands south of there.</li> </ol>	<p>highlights and double underlines to 3-b supplement below.</p> <p><b>(1-20-17)</b></p> <p>Commissioners found the language on 1-20-17 to be improved from previous versions. Commissioner Bailey added a sentence (shown with double underline and highlighted grey) to clarify plan supports balanced airport and community objectives and highlights open space as important goal.</p> <p>Staff received TCC follow up comments during the 1-20-17 meeting. TCC supported the changes in general, but requested changes in a few places. Commission to address those discrete items as a follow up addendum.</p>

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		<p>There is likely no foreseeable Airport growth planned for the MOA land in this location. Retain the diagonal lines for this overlay in the northwest section of the Airport boundary. The area of change is depicted on issue-response item map 3 below.</p> <ol style="list-style-type: none"> <li>2. Change the name of this Airport area overlay on page 40 and on the 2040 Land Use Plan Map legend from Airport Expansion Alternative to <u>Potential Airport Growth Alternative or Potential Future Airport Growth</u>. Revise the content of its section on pages 40-41, as provided in tracked change text in the 3-b. supplement below.</li> <li>3. Move the “GSD-Facilities and Institutions” subsection of the Greenway Supported Development (GSD) overlay (pages 46 &amp; 47) to become its own overlay under the Airport, Railroad, or Port Facility land use designation. (GSD focuses solely on linear trail and creek revitalization in urban centers. Rename the GSD-Facilities and Institutions subsection to <u>Potential Open Space Alternative</u> or similar title, and place it following the “Potential Airport Growth Alternative” overlay subsection on page 41. Revise the content of newly renamed subsection as provided in tracked change text in the 3-b. supplement below.</li> <li>4. Add the new overlay in the Land Use Plan Map legend following the Potential Airport Growth Alternative overlay under the Airport, Railroad, or Port Facility land use designation. (See issue response item 3 map below.)</li> <li>5. Remove the tartan hatch overlay pattern from the Municipal street maintenance facility east of Connors Bog. The area of change is depicted on issue-response item map 3.</li> </ol>	

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3-b. supplement		<p style="text-align: center;"><b>The following language in tracked changes carries out recommendations #2 and #3 from issue item 3-b.</b></p> <p>From 3-b. Recommendation #2: Amend the “Airport Expansion Alternative” subsection, beginning in third column of page 40, as follows:</p> <p><b><u>Potential Airport Growth Alternative</u></b> <del>Airport Expansion Alternative</del></p> <p><i>{Paragraph #1}</i> Areas with dark green-blue line pattern depict an alternative land use designation over the base land use color of some municipal parcels west of Ted Stevens Anchorage International Airport (TSAIA). This alternative pattern applies to municipal parcels <del>that could</del> <del>which would potentially</del> be involved in a <del>conceptual</del>, long-term resolution of a future need for an additional North-South (N-S) runway <del>Airport area land use conflicts</del>, as described in the <i>West Anchorage District Plan (WADP)</i>. A need for a new N-S runway may arise in the 2040 LUP timeframe and the land would be required. <u>The Comprehensive Plan supports the growth of major institutions in a mutually beneficial manner with the surrounding community, outdoor open space, and recreational amenities.</u></p> <p><i>{Paragraph #2}</i> The objective of this dual designation reflects two possible land use recommendations based on future conditions, with the intent to maximize preservation of natural space and wastewater utility needs under any scenario.</p> <p><i>{Paragraph #3}</i> The underlying base color indicates the long-term municipal park and public facility uses that apply under current municipal ownership, uses, and parcel boundaries.</p> <p><i>{Paragraph #4}</i> The patterning reflects an alternative long-term land use that may apply should TSAIA acquire some of this municipal land. TSAIA needs for a future second north-south runway and West Airpark use may include <del>additional</del> acreage in the AWWU reserve parcel and/or west to the bluff in Pt. Woronzof Park. <u>Based on the significance of the Airport to municipal and state commerce and the national airport system, this Plan acknowledges</u> <del>reflects</del> this potentiality, in keeping with <i>Anchorage 2020</i> and <i>WADP</i>.</p> <p><i>{Paragraph #5}</i> Forecasts <u>have predicted</u> that air transportation market factors and TSAIA’s physical configuration will <u>eventually likely</u> lead to demand for a second <del>N-S north-south</del> runway. Although TSAIA does not anticipate a need for a new N-S runway before the year 2035, TSAIA <u>and the FAA</u> seeks predictability of ownership of the necessary land area, since it takes 12-15 years in advance for state and federal agencies to planning, funding, design, reviews and construction plan, for, fund, and construct a runway. <i>(Note: per 3-b addendum comments, this sentence to be changed to read: “...since it takes 12-15 years in advance for state and federal agencies to plan, fund, design, review, and construct a runway”.)</i> <del>It is possible a N-S runway will be needed by the time of the Anchorage Bowl Land Use Plan’s 2040 time horizon.</del></p> <p><i>{Paragraph #6}</i> Ownership <u>and parcel boundary</u> changes <u>would be necessary for</u> <del>to</del> these parcels <u>to be developed</u>. These <u>might</u> <del>could</del> be accomplished via land exchange, fee-simple acquisition, or other permanent means subject to municipal, State, and FAA regulations. <i>Eminent domain</i> is a viable tool for necessary land acquisition for a future runway. <u>Land acquisitions or exchanges are complicated and take time.</u> Also, any change of use in Point Woronzof Park would require a vote of Anchorage residents.</p>	

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	<p><u>{Paragraph #7} In such a case, the purpose and need for a new runway faces rigorous analyses and substantiation. Both the land negotiations and the design and permitting requirements for a new runway include a robust and significant public process and community dialogue ahead of construction. Although the timing of a new runway is years away, 10-20 years of advance planning, design, reviews, and construction would be needed.</u></p> <p><del>A cooperative land exchange or other acquisition method would bring certain TSAIA parcels into permanent municipal ownership to be preserved as open space and parks.</del></p> <p><del>The TSAIA tracts involved in such transaction could include, Little Campbell Lake and Sisson Loop Trail areas abutting Kincaid Park, Connors Bog area, and the Anchorage Coastal Trail corridor. (These parcels appear on the Land Use Plan Map with the Greenway Supported Development pattern line overlay.) Land trades have been used in the past at this airport and may offer the best chance at permanent municipal ownership, preservation, and public access to these lands. Land exchanges are inherently complicated and take time. Time needed to reach an agreement would be in addition to 12 to 15 year lead time for planning and construction for a runway.</del></p> <p><u>{Paragraph #8} The extent of the pattern area boundaries of the Airport Growth Alternative is conceptual. The borders boundaries between open space and airport growth areas expansion would be established through area-specific advance planning and would include a public process. Until there is a reason to pursue an alternative designation for the runway development process, the base color land use designation applies.</u></p> <p><u>{Paragraph #9} There are longstanding public concerns about Airport growth and encroachment into the Coastal Trail corridor and public recreation use areas. Any airport expansion must preserve AWWU water treatment facility operations and future expansion needs, Coastal Trail realignments, and replacement or restoration of Pt. Woronzof Park acreage.</u></p> <p>From 3-b. Recommendation #4: Move the “GSD-Facilities and Institutions” subsection from the Greenway Supported Development section on page 45 to become a new subsection at the end of the “Airport, Port, and Railroad” land use designation, to follow the “Potential Airport Growth Alternative” subsection shown above. Amend the content of the “GSD-Facilities and Institutions” subsection as follows:</p> <p><b><u>Potential Open Space Alternative <del>GSD-Facilities and Institutions</del></u></b></p> <p><u>{Paragraph #1} Areas with a green-blue hatch pattern over airport, port, and railroad lands depict an alternative land use designation over the base land use color of the transportation facility. This alternative pattern applies to primarily undeveloped parcels of TSAIA, Merrill Field, Port of Anchorage, and the Alaska Railroad where there is a public interest in retaining existing The GSD overlay feature also addresses lands on public facility and institutional campuses. These areas include important wildlife habitat, natural areas, buffers, greenbelt and trail connections, scenic values, or other recreation uses.</u></p>		

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	<p><del>{Paragraph #2} These lands are development reserves subject to owner facility and associated institution jurisdictions. They are imperative to growth in order for the institution to carry out its mission serving the community. Future site specific planning decisions will clarify the extent of facility development in these areas.</del></p> <p><del>{Paragraph #3} This pattern overlay on The GSD designation on institution and facility lands reflects natural open space or possibly recreation as an alternative use should some of these areas be preserved or placed in public ownership.</del></p> <p><del>{Paragraph #4} The Anchorage 2020 conceptual natural open space map designated portions of these areas for future open space planning actions. It is the intent of This plan to promotes strategies that balance conservation with the owner facility's institution's requisite objectives or requirements to grow.</del></p> <p><del>{Paragraph #5} The majority of these Open Space Alternative lands are Much of the GSD comprises certain tracts in Ted Stevens Anchorage International Airport (TSAIA). They It also consists of tracts in Merrill Field Airport, Port of Anchorage, and greenbelts in the Alaska Railroad Ship Creek Terminal Reserve. Federal regulations apply to these transportation lands. Many of these areas are important wildlife habitats, development buffers, trail greenbelts, and other public assets.</del></p> <p><del>GSD overlay also characterizes the interconnected undeveloped lands in the northern UMED District. These development reserves contribute to ecological, scenic, wildlife, and recreational values for the Chester Creek watershed and for residents, employees, and students who use these lands. These reserves are addressed for long term growth in the UMED District Plan and individual master plans of the institutions. (NOTE: this paragraph and all other references to the UMED District were already recommended to be deleted by issue 3-a.)</del></p> <p><del>{Paragraph #6} The land owners of these facilities and institutions have allowed public recreational use on many GSD parcels, by formal agreement, land patents, subdivision, easement or permit. In many areas these formal mechanisms have expired although recreational access continues to be allowed. In all cases the primary land use remains focused on the owner facility's institution's needs and jurisdiction. Public access is subject to the owner facility's discretion and is not considered a by-right or permanent use. Open space recreational uses must be compatible with the owner facility operations and federal regulatory conditions.</del></p> <p><del>{Paragraph #7} In many cases, lands within this overlay are considered important public use areas. There is public sentiment that they remain the way they are currently used. Conflicts exist between that sentiment and the jurisdictional requirements of the managing agency.</del></p> <p><del>{Paragraph #8} Specific tracts of the Ted Stevens Anchorage International Airport are opportunity parcels where some mechanism could be employed to resolve land use needs or changes and ownership conflicts for a possible land exchange or other mechanism that would resolve land use and ownership conflicts. These conflicts are further outlined in Anchorage 2020 and the West Anchorage District Plan. Some of the long term conflict resolution possibilities require public participation and ballot measures.</del></p> <p><del>{Paragraph #9} Within Open Space Alternative overlay GSD areas, the boundaries between open space and public facility expansion will be established through area planning. Alternative means of preserving lands may include land exchanges, wetland banking, purchase, or easements.</del></p>		

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	<p>{Paragraph #10} Future growth within <u>these</u> GSD areas will include careful assessment of the value of open space components relative to further developments. Open space may be reduced or re-shaped to accommodate program needs and facilities; however, losses should be minimized to those necessary to provide for development, <del>and to be mitigated</del>. Design elements for recreation, trail connections, and ecological benefits will be consistent with adopted plans, such as the <i>UMED District Plan</i> and <i>West Anchorage District Plan</i>, <u>and the facilities' adopted master plans</u>.</p>		
<p><b>3-b.</b> addendum</p>	<p><b>Turnagain Community Council (TCC) Follow Up Comments on Revised Airport Growth Alternative (as requested by PZC).</b> TCC supports most of the changes to the Airport Expansion Area on the LUPM and in the text as tentatively approved by PZC in issue 3-b and 3-b supplement above. TCC recommends the following changes:</p> <ol style="list-style-type: none"> <li>1. TCC still opposes the “Potential Airport Growth Alternative” overlay on Point Woronzof Park. If the overlay placement is retained in the final document, mitigate by adding an additional subsection or asterisk with text in the map legend that indicates the overlay “Includes Municipal Dedicated Parkland”.</li> <li>2. Delete the last sentence in the fourth paragraph in 3-b. supplement above: “<del>Based on the significance of the Airport to Municipal and state commerce and the national airport system, this Plan acknowledges this potentiality, in keeping with the Anchorage 2020 and WADP.</del>” The sentence is unnecessary and editorializes. A counter editorial would be that thousands use the Coastal Trail through Point Woronzof each year, etc.</li> <li>3. Delete the first sentence in the fifth paragraph in 3-b. supplement. TCC contests this forecast. If it is retained amend it to read: “<u>Unconstrained forecasts are used to predict target operation, congestion, and delay demands, which may have predicted that air</u></li> </ol>	<p><b>NOTE:</b> The recommendations in issue 3-b. / 3-b. supplement above reflected staff’s consideration of TSAIA comments in context of the Nov 30 TCC consultation. PZC tentatively approved those recommendations on Jan 20, providing one amendment. PZC tentative approval was with the understanding that TCC’s comments on several specific aspects were still forthcoming, and that PZC would revisit the specific parts of 3-b. that are subject to TCC’s follow-up comments. The follow up comments were received dated January 26, 2017, and are documented at left. The responses below include staff’s recommended additional edits to 3-b. supplement in order to address the comments.</p> <p><b>Responses:</b> These responses correspond to the TCC follow-up comments #1 – 12 in the left column:</p> <ol style="list-style-type: none"> <li>1. The 2040 Plan description of the “Potential Airport Growth Alternative” makes clear that it includes Point Woronzof Park. See also response to 6 below. The 2040 LUP map and legend are intended to be kept as simple as possible with only map category names. All information regarding the categories is in the Plan itself. Users of the plan should refer to the plan to understand the category names, including the overlays. No change is suggested.</li> <li>2. No objection to deleting the first part of the sentence. The Airport’s importance is already expressed in the main definition for the Airport land use designation. However, retain the second part of the sentence which makes clear the position of this Plan, Anchorage 2020, and WADP. Recommended revision of 3-b language:   <del>Based on the significance of the Airport to municipal and state commerce and the national airport system,</del> This Plan acknowledges this potentiality, in keeping with <i>Anchorage 2020</i> and <i>WADP</i>.</li> </ol>	<p><b>YES, except with the edits shown in double underline and grey highlights in recommendations 7 and 10.</b>  <b>(2-6-17)</b></p>



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	<p><del>transportation market factors and TSAIA's physical configuration will eventually trigger the need lead to demand</del> for a second N-S runway.”</p> <p>4. Provide a consistent estimate for runway planning lead-time. The revised section refers to 12-15 years and then to 10-20 years.</p> <p>5. Correct a grammatical error in fifth paragraph, line 3, per TCC comment letter.</p> <p>6. Change the last sentence in the sixth paragraph to specifically address undedication of Point Woronzof Park, as follows: “Also, <del>any</del> change <u>in ownership of use in</u> Point Woronzof Park, <u>a municipally owned and dedicated park</u>, would <u>first</u> require a <u>majority</u> vote of Anchorage residents <u>to undedicate this parkland</u>.”</p> <p>7. Delete the end of the last sentence in the last paragraph of the Airport Growth section: “<del>...Coastal Trail realignments, and replacement of Pt. Woronzof acreage.</del>” The language implies it would be viable to realign the trail and replace the park with anything remotely comparable to these amenities in the current natural condition. The plan should not imply it is a feasible possibility or acceptable alternative.</p> <p>TCC also recommends the following changes to the revised “Potential Open Space Alternative” text in issue 3-b. supplement:</p> <p>8. Retain the last full sentence in the first paragraph. All these potential open space parcels provide high value to the community, as established in Anchorage 2020.</p> <p>9. Amend the third paragraph to, “This pattern overlay on <u>public</u> facility lands reflects natural open space <u>and/or recreational use currently enjoyed by the public. The intent of the overlay would be for these benefits to be preserved under any change in ownership, or possibly recreation as an alternative use</u></p>	<p>3. Information about the forecast is essential to readers’ understanding. No objection to some of the wording changes however “unconstrained” is not defined and adds confusion. Recommended revision of 3-b language:</p> <p style="padding-left: 40px;"><del>Forecasts are used to predict operational demands, congestion, and delays. have predicted that Air transportation market factors and TSAIA's physical configuration have been projected to,</del> <u>will eventually trigger the need lead to demand</u> for a second N-S runway.</p> <p>4. The 10-20 years was a generalization of the 12-15 years. Recommend avoiding the appearance of inconsistency by generalizing further, replacing “10-20” with the word “many”.</p> <p>5. TCC provides a helpful grammatical correction which staff will include in the technical edits.</p> <p>6. No objections to the clarification of the sentence as shown at left.</p> <p>7. Staff has no objection to deleting the very last part of the sentence regarding replacement of park acreage. However, it seems in the public interest for the Comprehensive Plan to state that, in the event of an airport expansion, that the Coastal Trail at least be relocated and retained. It is also consistent with the WADP land use plan map which states that the airport expansions “could only occur if they can be shown to effectively and fully accommodate AWWU facilities and Coastal Trail realignment requirements.” Recommended revision of 3-b language:</p> <p style="padding-left: 40px;">Any airport expansion must preserve AWWU water treatment facility operations and future expansion needs, <u>any and Coastal Trail realignment requirements, as well as maximum retention of the Coastal Trail.</u> <del>, Coastal Trail realignments, and replacement or restoration of Pt. Woronzof Park acreage.</del></p> <p>8. No objection to retaining the full last sentence with the following revision of 3-b language:</p> <p style="padding-left: 40px;">Areas with a green-blue hatch pattern over airport, port, and railroad lands depict an alternative land use designation over the base land use color of the transportation facility. This alternative pattern applies to primarily undeveloped parcels of TSAIA, Merrill Field, Port of Anchorage, and the Alaska Railroad where there is a public interest in retaining existing <u>open spaces. These</u></p>	

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	<p><del>should some of these areas be preserved or placed in public ownership.</del> These lands are currently under public ownership already.</p> <p>10. Add the word “may” to the seventh paragraph, third sentence: “Conflicts <u>may</u> exist between that sentiment and the jurisdictional requirements of the managing agency.” Under FAA’s grant assurances, Airport land may be used for public/recreational purposes until there is a need for aeronautical use.</p> <p>11. Delete the eighth paragraph, which begins, “Specific tracts of the Ted Stevens Anchorage International Airport...” There is no reason to elaborate/repeat this language. It is already expressed in other places in both the Potential Airport Growth Alternative and Potential Open Space Alternative sections.</p> <p>12. TCC supports the “Potential Open Space Alternative” overlay on Turnagain Bog Wetlands but opposes the delineation of the overlay area limited to 300 feet from the Turnagain neighborhood boundary. The LUPM Potential Open Space Alternative overlay should include, at a minimum, the area identified in AO 2001-151(S-2), Illustration 2 – “Lands Not Permitted”. 300 feet is arbitrary and does not reflect a real evaluation of the effectiveness of this wetland buffer against high-impact airport development and operations, or the high values of the remaining Turnagain Bog wetlands beyond the 300 feet. It is ranked as the highest value wetlands in the Bowl, mostly ranked Class A. The wetlands beyond the 300 feet provide an essential buffer between homes and the Lake Hood airport operations.</p>	<p><u>areas include important wildlife habitat, natural areas, vegetative buffers, greenbelt and trail connections, scenic values, or other recreation uses.</u></p> <p>9. No objection to clarifying the airport is already a public facility, however paragraph #1 before this sentence already establishes these lands are existing natural open space/recreational use areas. The intent is also expressed elsewhere. The purpose of the sentence is to state simply what the Potential Open Space overlay designation technically means and what it depicts as to future use. TSAIA supports the wording as it was developed. Recommended adjustment of 3-b language:</p> <p style="padding-left: 40px;">This pattern overlay on <u>public</u> facility lands reflects natural open space or possibly recreation as an alternative use should some of these areas be preserved or <u>change placed in public ownership.</u></p> <p>10. The suggested word “may” is too noncommittal or doubtful relative to staff’s belief that conflicts actually do exist or are anticipated in the future. <u>There are conflicts, so simply say that conflicts exist. Do not add “may” or any other modifier.</u> <del>Recommend the word “can”, as it suggests existing and future possibilities while responding to the commenters concern.</del></p> <p>11. No objection to deleting the paragraph.</p> <p>12. Issue 3-d. and 3-d. addendum below addressed the Turnagain Bog buffer boundary issue. The change recommended by TCC is not included in the West Anchorage District Plan, and is not supported by TSAIA or the FAA. Issue 3-d addendum provided additional language for the Plan.</p> <p><b>Recommendations:</b> Amend the recommended language in Issue 3-b Supplement, as directed in the response 1-12 above. No other changes.</p>	



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<p><b>3-b.</b> addendum #2</p>	<p><b>Airport Expansion Alternative – Follow-up Comment by Parks and Recreation Commission.</b> The Parks and Recreation Commission deliberated on the 2040 LUP at its February 2017 Commission meeting. The PRC supported the 2040 LUP in general. It recommended removal of the airport expansion area overlay from Point Woronzof Park. This Park is dedicated parkland and should be retained as natural open space. It should not be included in any land exchange for potential airport expansion. The Commissioners’ discussion indicated that the Airport Master Plan’s forecasts did not provide enough evidence of a need for a second runway. <i>(Parks and Recreation Commission)</i></p> <p>The Commission considered the high cost of not only a new runway but also relocating the sewage treatment plant, as well as limited options and permitting challenges for changes to the plant. Based on these factors the Commissioners seemed to believe that the likelihood of needing Pt. Woronzof Park for Airport expansion was remote, though one Commissioner mentioned possible airport uses of the land, such as a deicing station, that would not necessarily have prohibitive costs or require moving the treatment plant. <i>(This paragraph laid on table at 3-13-17 PZC deliberations. It is later information provided by Parks staff after re-listening to Parks and Recreation Commission meeting recording upon request of Planning staff)</i></p>	<p><b>Response:</b> <i>[Note: Parks and Recreation Commission (PRC) comments are based on review of the draft plan, public testimony, and staff statements at the PRC meeting. PRC did not review the issue-response discussions at PZC or the materials above in item 3-b, 3-b supplement, or 3-b addendum #1. The response below focuses on the comments regarding the Airport’s air traffic demand forecasts and potential impacts to the municipal wastewater treatment plant. See issue item 3-b materials above regarding the overall issue of the Airport expansion area.]</i></p> <p>As noted in the 2040 LUP text under the Airport section, and in Issue-Response 3-b, Ted Stevens Anchorage International Airport’s recent 2035 Airport Master Plan describes the potential need for a future N-S runway, which could impact municipal parkland. Here is an excerpt from Airport Master Plan:</p> <p style="padding-left: 40px;">Currently there is no need for an additional runway and there may not be a need for many years to come. However, the existing three-runway airfield is unable to accommodate forecast demand levels. The Airport must identify feasible alternatives to accommodate forecast demand during the Master Plan Update. Adding a runway would enable the Airport to accommodate forecast demand levels safely and efficiently. The primary purpose of the Master Plan Update is to <i>plan</i> for future development of the Airport. Planning for future needs enables the Airport to identify and preserve lands that may be needed for future development. The Master Plan Update alternatives identify two feasible locations for an additional runway to be constructed if and when it is needed.</p> <p>Some comments during the PRC meeting questioned the viability or use of the Airport’s growth forecasts, which projected a probable need for a new runway in the next 35+ years. The Airport forecast accounts for projected commercial, cargo, and passenger demand, the Airport’s capabilities, and broader conditions in air transportation markets and aircraft technologies, and other relevant factors. It is a long-term forecast and it is not dependent on annual short-term variations in traffic levels. It is similar to long-range population and employment forecasts used by land use, transportation, and other public facility planning disciplines. Projections are not predictions because no one can accurately predict the future. Rather they are the most likely scenarios for which a jurisdiction should prepare in advance. The Airport forecasts are the FAA norm for capital improvements and planning. The Airport’s projection finds that the existing three-runway airfield is unable to accommodate forecast demand levels. It is not certain when the traffic will reach those demand levels. The Airport faces risks in not preparing to meet forecast demands. As discussed in main issue 3-b. above, the federal and state government entities can initiate a process to acquire lands for expansion, including local parks (such as Pt. Woronzof Park) for airport expansion needs.</p> <p>With preliminary planning configurations for a new runway, the Airport determined one is feasible without impacting the AWWU Treatment Facility. Both AWWU and the Airport are on record stating that any future runway must not impact the treatment facility. <i>(This paragraph laid on table at 3-13-17 PZC meeting)</i></p>	<p><b>Postponed.</b> <b>(3-13-17)</b></p> <p>Staff laid additional info in this item on the table at 3-13-17 meeting. Commissioners tabled the item to have more time to read.</p> <p><b>YES</b> <b>(4-3-17)</b></p> <p>Commissioner Spring questioned if the Airport forecast is affected or outdated by the recession. Staff responded that it is not as affected by local economic fluctuations, relative to outside factors, as are other types of planning forecasts.</p>

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		<p>The <i>West Anchorage District Plan (WADP)</i> addresses this issue in its Land Use Map in detail under the Airport section. <i>Anchorage 2020</i> directed the <i>WADP</i> to address longstanding Airport perimeter land issues. A future new runway would take 12-15 years of prior land assembly, design and engineering, public process, and FAA related interfacing. It is therefore important to show that some portion of Pt. Woronzof Park is likely to be involved in this expansion many years before the runway is needed to be operational. Part of the future runway planning would necessarily include a public vote to change dedicated parkland to another use prior to locating the facility. Staff believes it is necessary to highlight this potentiality in the 2040 timeframe of this plan even though the Airport does not currently envision a need for a new N-S runway within their 2035 Master Plan timeframe. There is no diminution of public value of this park by showing a potential different future use just as there is no harm in showing future public uses of Airport land. It is more responsible to the function of the city's long-term land use plan to inform the public and take it into account (See also response under main issue 3-b).</p> <p><b>Recommendation:</b> No further changes. See issue 3-b, 3-b supplement, and 3-b addendum above for the overall discussion and recommendations regarding the airport expansion area.</p>	
3-c.	<p><b>Airport Land Trade – Additional Text.</b> Objections to the language of the reference to an Airport land trade in the document. (<i>Turnagain Community Council, others.</i>)</p>	<p><b>Response:</b> A land exchange is considered a potential means by which the Municipality acquires and preserves the maximum amount of natural open space in the event of an Airport expansion discussed above. This conclusion was represented in the adopted WADP. The revised language in the Public Hearing Draft 2040 LUP fairly and accurately represents the complexities and future needs of areas owned by both the MOA and the Airport around the Airport perimeter. While not endorsing a land trade, the 2040 LUP acknowledges the potentiality and need to otherwise resolve longstanding land conflicts around the Airport perimeter and to portray a need for future runway expansion. The 2040 LUP text follows language from the adopted WADP. Action Item 10-4 implements the WADP and the 2040 LUP.</p> <p>Planning staff and TCC Land Use Committee discussed the Turnagain Bog at their November 30, 2016 consultation meeting, as requested by PZC.</p> <p>(LUP map references: CI-6 Parks and Open Space; CI-7 Natural Assets; CC-5 Land Ownership)</p> <p><b>Recommendations:</b> Action X-6 from the February 29 draft LUP was modified to become Action 10-4 as follows for the Public Hearing Draft. No additional changes are recommended.</p> <p>Action 10-4: Resolve land use, ownership, and open space conflicts around TSAIA. <del>through a land exchange.</del></p>	<p><b>YES</b> <b>(12-12-16)</b></p>

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		<p>Add the following to the end of the middle paragraph in the middle column on page 41:</p> <p><u>While a land exchange may be feasible and prove to be an optimal resolution mechanism for land issues around the Airport, this Plan does not endorse one. This action is only listed here as a potential mechanism following details in the WADP.</u></p>	
3-d.	<p><b>Turnagain Bog.</b> Objections to the limited size of Turnagain Bog “Greenway Supported Development” overlay pattern in NE corner of the International Airport. No development should take place in these high-value wetlands next to the Turnagain residential area. (<i>Turnagain Community Council</i>)</p>	<p><b>Response:</b> The NE corner of Airport property has been complicated by prior wetland permitting and related Assembly actions, juxtaposed with the general aviation facilities. An important guidance reference for this area is Assembly Ordinance (AO) 2000-151 (S-2). That ordinance includes the requirement for the Airport and Municipality to prepare a master plan to identify development areas and a Scenic Easement at the neighborhood interface, to be at least 55 acres and include a buffer zone at least 300’ wide. The WADP addressed this issue with hashed lines on its land use map for the Scenic Easement. Since the Airport’s 10-year Corps permit was rescinded and the Klatt Bog portion of conditions in AO 2000-151 (S-2) completed, the Airport believes this ordinance no longer applies. The Municipality continues to abide by the terms of this ordinance, which are reflected in the WADP and 2040 LUP. The ordinance provides future terms that include a process to identify additional buffer areas in this part of Turnagain Bog. The ordinance provides future terms including a process to identify additional buffer areas in Turnagain Bog. The WADP and this Plan reflect the terms of that ordinance. It is acknowledged that a larger protected Scenic Easement may come from a future joint Airport-MOA planning process, but the Plan does not show additional area in deference to the FAA’s restrictions on showing Airport land as buffer.</p> <p>Planning staff and TCC land use committee discussed the Turnagain Bog at their November 30, 2016 consultation meeting, as requested by PZC.</p> <p>(LUP map references: CI-6 Parks and Open Space; CI-7 Natural Assets; CC-5 Land Ownership)</p> <p><b>Recommendations:</b> No change to land use designation boundaries in the west side of the Airport. Add language referencing AO 2000-151 in the description of the Airport land use designation.</p>	<p><b>Discussed and Tabled</b> <b>(11-14-16)</b></p> <p><b>YES</b> <b>(12-12-16)</b></p>
3-d. addendum	<p><b>Turnagain Bog – Specific Amendment Language.</b> This addendum provides the specific language proposed to carry out the recommendation in 3-d above.</p>	<p><b>Response:</b> The language below is the proposed language to reference AO 2000-151. It is recommended to be located in the Airport land use description because it refers to areas primarily on airport lands that are not included in the open lands green overlay.</p> <p><b>Recommendations:</b> Add the following language referencing AO 2000-151 as the last paragraph at the bottom of the first column of page 40, in the description of the Airport land use designation. (NOTE: the</p>	<p><b>Discussed and Tabled</b> <b>(11-14-16)</b></p>

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		<p>first sentence in the new paragraph is recommended by issue-response item 4-c, which was agreed to by PZC on 12-05-16.)</p> <p><u>Planning and development of these facilities should account for resiliency to natural hazards including the need to remain operational following seismic events. In Airport lands under this overlay, wetland permits, land use regulations, FAA regulations and grant assurances, and other requirements would frame land uses and future development configurations. With TSAIA's location relative to nearby neighborhoods, for instance in Turnagain Bog, and trail or park facilities, future Airport growth generates considerable concern about impacts to these areas. Growth plans must address these neighborhood and park impacts. Assembly Ordinance 2000-151 (S-2) was adopted specifically to address Airport expansions and buffering in that section of that facility.</u></p> <p>Also include an additional sentence summarizing 2000-151 (S-2), so that the 2040 LUP is understandable as a stand alone document, without the reader having to research what 2000-151 does. (Ordinance 2000-151 (S-2) basically calls for any development in the Turnagain Bog area to be the result of a joint master plan between the Municipality and the Airport.)</p> <p>Staff Note on 1-14-17: Per the approved recommendation above, staff has prepared the following additional sentence: <u>That ordinance directs joint Airport-Municipality master planning in a large section of Turnagain Bog prior to future development along with a scenic easement between Airport land and the adjacent neighborhoods.</u></p>	<p><b>YES</b> <b>(12-12-16)</b></p> <p>Commission requested staff to add a sentence as described at the end of the recommendation.</p>
3-e.	<p><b>Anchorage Coastal Wildlife Refuge (ACWR).</b> Request for more accurate identification of ACWR and its boundaries on the map, including near Point Woronzof at the northern boundary of the refuge, and on municipal and private inholdings within the ACWR. Request the 2040 LUP revise existing Actions and add new Actions to address open space inside the ACWR boundary and access to that open space. <i>(Turnagain Community Council, Rabbit Creek Community Council, others.)</i></p>	<p><b>Response:</b> Planning staff has re-checked the ACWR boundaries and parcel ownerships within those boundaries. The 2040 LUP Public Hearing Draft includes revisions to the Land Use Plan Area Boundary description on page 50, which clarifies that municipal and private inholdings in the ACWR are considered within the Bowl land use planning area. Only State-owned lands and coastlands in the ACWR are shown outside the Anchorage Bowl land use planning area boundary. Therefore the 2040 LUP planning area boundary is deliberately not contiguous with the ACWR boundary in all places.</p> <p>Municipal lands and tidelands within the ACWR are designated as Park or Natural Area on the LUP. No lands north of Kincaid Park appear to be within the ACWR boundaries, except for tidelands. The Land Use Plan Area Boundary north of Kincaid appears contiguous with the ACWR boundaries depicted on the 10/10/2014 Alaska Department of Fish &amp; Game Figure 1 of 5 of the ACWR.</p>	<p><b>YES</b> <b>(11-14-16)</b></p>

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		<p>While Planning staff acknowledges that the three parcels highlighted in the comments from Rabbit Creek Community Council are potentially important wildlife areas, these are private lots and represent certain property value to the landowners. A designation of Other Open Space for these could be inconsistent with the landowner’s intent and not necessarily appropriate. Existing Title 21 and State and federal regulations provide guidelines for development that address the area’s wildlife and natural values. Action Items 8-1 and 8-2 address this issue as well.</p> <p><b>Recommendation:</b> An additional “Anchorage Coastal Wildlife Refuge” annotation label was placed on the September 2016 Public Hearing Draft Land Use Plan Map north of Kincaid Park, off the coast. As discussed above, a clarification of the ACWR relative to the plan area boundary was added on page 50.</p> <p>In addition, make corrections and clarifications to ACWR boundaries and status as they appear in Appendix A Map Folio Planning Factors Map CI-5: Parks and Open Spaces.</p> <p>No additional changes to the planning area boundary or land use designations on the 2040 LUP.</p>	
3-f.	<p><b>Implementation of Greenway Supported Development.</b>  Concern that there might not be an enabling Action Item to support initiation of linear Greenway Supported Developments. (<i>Watershed and Natural Resources Commission</i>)</p>	<p><b>Response:</b> The linear Greenway Supported Development corridor concept includes using former stream channels or drainage features, or identifying replacement stream channels, as catalysts for redevelopment projects. There does appear to be a need to identify an Action to direct the Municipality to be a participant and coordinator where a stream channel features in the greenway project.</p> <p>6-5-17 revision: Staff provided a proposed clarification to the recommended amendment language, for PZC June 5, 2017 meeting. The change is in double strike through. It deletes amendment language that was confusing. The deleted amendment language implied that the Actions map would show all the creek corridors and wetlands involved in this Action. The language referred only to the Greenway Corridors. The Greenways section in the Plan already refers to the Actions Map and prioritizes the Greenways.</p> <p><b>Recommendations:</b> Modify Action 8-1 on page 64 as follows:</p> <p>Pursue <u>financial resources including</u> State and federal grants and bonding to fund <u>feasibility findings, engineering, acquisition, and restoration projects</u> for creek corridors, <u>high priority linear Greenway-Supported Development corridors, and wetlands</u>, <del>as depicted on the Actions Map.</del></p>	<p><b>YES, with amendment highlighted in grey.</b> <b>(11-14-16)</b></p> <p><b>YES to revision in double strike-through</b> <b>(6-5-17)</b></p>



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<p><b>3-f.</b> addendum</p>	<p><b>Greenway Supported Development Connections to Other Trails.</b> This is a follow up to public/PZC comments and the responses in items 3-b and 3-f above.</p> <p>Additionally, this item covers other comments that it is important that proposed GSDs are connected to existing trails and greenways and not isolated segments. For example, Fish Creek GSD is great idea but if there is not an obvious, safe, accessible connection to existing trails and greenbelts it won't be used. <i>(Seth Anderson)</i></p>	<p><b>Response:</b> A sentence regarding GSD connections to existing trails systems would help further clarify how GSD relates to other trails. In response to Commissioners' comments on 12-12-16, further edits to wording are offered in the tracked-change language in highlights with strike-through and double-underlines.</p> <p><b>Recommendations:</b> Add the following text to the end of the fifth paragraph, just after the sentence ending in "...Pedestrian Plan," in the revised GSD section provided above in issue item 2-e supplement:</p> <p style="text-align: center;"><u>It is essential to the success of For GSDs to most effectively catalyze GSDs 's as catalysts for redevelopment and alternative access modes, that each corridors tie in they should connect to existing pedestrian corridors and trails especially where the GSD greenway is located in or adjacent to an RFA.</u></p>	<p><b>Discussed and Tabled</b> <b>(12-12-16)</b></p> <p>Commissioners were concerned about phrase "It is essential to the success of..." Requested staff to revise language.</p> <p><b>YES</b> <b>(12-12-16)</b></p>
<p><b>3-g.</b></p>	<p><b>Earthquake-induced Seismic Ground Failure Hazard.</b> Request various wording changes to strengthen language regarding seismically unstable ground particularly in the Downtown area. Recognize value of open space, and risks to transportation facilities from seismic hazards. <i>(Geotechnical Advisory Commission Resolution 2016-01)</i></p>	<p><b>Earthquake-induced Seismic Ground Failure Hazard.</b> The GAC adopted Resolution 2016-01 on November 22, 2016 with a number of recommended text and land use map designation changes that more clearly reflect the intent of the LUP. The GAC finds that the Anchorage 2040 LUP appropriately addresses natural hazards in the Anchorage Bowl subject to additional clarification.</p> <p>The Department acknowledges that language in the 2040 LUP regarding seismically unstable lands and criticality of major transportation facilities in the event of a major natural hazardous event should be clarified and include various wording changes.</p> <p>(LUP map references: CC-6 Hazards Mitigation)</p> <p>(Attachment: GAC Resolution 2016-01 emailed separately to PZC on December 2)</p> <p><b>Recommendations:</b></p> <ol style="list-style-type: none"> <li>1. In LUP Policy 1.6 on page 11 replace "minimize" with "reduce risk."</li> <li>2. In the description of the City Center land use designation found at page 33, first column, last paragraph, clarify the third sentence and replace with below:</li> </ol> <p style="text-align: center;"><u>There are areas of seismically unstable ground within the Downtown Anchorage area. These areas could experience significant ground displacements that would cause failure or collapse of structures built in these zones. Critical and high-density structures should not be placed in these very high-hazard areas (i.e., ground failure hazard zone #5). Furthermore, development within the Downtown District should be designed to resist the anticipated ground displacement and not</u></p>	<p><b>YES, with changes highlighted in grey</b> <b>(12-05-16)</b></p>

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		<p><u>reduce site and surrounding ground stability. Examples of critical or high-density uses include public safety facilities, medical facilities, schools, or high-rise residential and office buildings with high occupancies.</u></p> <p>3. Clarify the inset map on Page 33 by improving the visual contrast between the pattern overlay depicting “Very High Seismically Induced Ground Failure Hazard” and the base land use color behind it, and by adding “(Zone #5)” in parentheses to the end of the first legend term.</p> <p>4. Add new bullet under Zoning on Page 34:  13. <u>New seismically induced ground failure hazard overlay zone to address high and very high seismically induced ground failure hazard areas (Zones #4 and #5) of Downtown and Ship Creek.</u></p> <p>5. Add clarification in the introductory language about Open Space in the third column of page 36 that it is a good way to develop in hazardous areas including areas with a high seismically induced ground failure hazard.</p> <p>6. Provide a statement regarding major streets on page 49 that is similar to statement above. The major street network traverses a wide variety of hazard areas and ground conditions. The importance of having a core network of roadways that remain serviceable after a disaster is very high. Planning, design, and maintenance of these roadways should account for natural/seismic hazards.</p> <p>7. On the Hazard Mitigation and Resiliency Map CC-6: a) Make seismically induced ground failure hazard zones map layer visible above the fuel tank layer; b) Consider showing historic landslide extents as part of a future post-adoption amendment; and c) Consider if old landfills should be considered a hazard to be included in Map CC-6 as part of a future post-adoption amendment.</p>	
3-h.	<p><b>Goal 8 language.</b> Goal 8 is incomplete on page 16. It does not reference watershed and habitats within parks and open spaces. <i>(Nancy Pease)</i></p>	<p><b>Response:</b> The goal addresses the importance of natural systems in the Bowl’s future land use designations. Staff intended that riparian corridors (as noted by the comments) are included in the term greenbelts in the goal statement.</p> <p><b>Recommendations:</b> Add <u>riparian corridors</u> to the list of land features in the Goal 8 statement (on page 16).</p>	<p><b>YES</b> <b>(11-14-16)</b></p>

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3-h. addendum	<p><b>Goal 8 importance.</b> Goal 8 on page 16 should have higher priority or status. Add a LUP 8 policy that encourages and prioritizes greenways trail extensions into reinvestment focus areas and isolated neighborhoods. <i>(Seth Anderson)</i></p>	<p><b>Response:</b> The Planning staff did not mean to imply that Goals 2 through 10 appear in order of importance, from most to least important. Goal 1 does establish the overall land use plan and there is admittedly a progression in topics from general redevelopment (Goal 2) to a focus on redeveloping mixed-use centers (Goal 3) and housing (Goal 4). Goals 5 and 6 address infrastructure generally and transportation infrastructure. Goal 7 is compatibility between uses, a perennial land use aspiration. The remaining Goals address three more essential kinds of land use besides the housing and commercial mixed-use areas. Goal 8, open space is one of those three. Staff does not object to a clarification near the beginning of the Goals discussion that Goals 8, 9, and 10 are not necessarily less important—they are just more focused on a particular class of use.</p> <p><b>Recommendations:</b> On page 10, amend the Goal 1 discussion regarding goals 2 through 11, by adding a new second sentence to the first paragraph in the third column, as follows:</p> <p style="padding-left: 40px;">The Goals 2-11 elaborate on these aspects. <u>Goals 2-11 are organized in a progression of topics, not by order of importance.</u> This Plan acknowledges and encompasses...[...]...</p> <p>Add a new policy 8.2. on page 16, as follows:</p> <p style="padding-left: 40px;"><b>LUP 8.2.</b> <u>Provide greenways and trail extensions into designated Centers and reinvestment focus areas, to improve their connectivity with the trails system and overcome barriers to neighborhoods.</u></p>	<p><b>YES</b> <b>(2-6-17)</b></p>
3-i.	<p><b>Preservation of Hillside Stream Protection Setbacks.</b> Comment with concern that Action Item 8-3 is vague and might mean stream setbacks will be diminished. Recommends a new Action Item in Action Item for Goal 8 to create incentives that provide for open space tracts in new subdivisions along riparian corridors and wetlands. <i>(Nancy Pease)</i></p>	<p><b>Response:</b> Action Item 8-3 directs the MOA to finalize new stream setbacks. This action is underway and currently recommends a standard 50’ setback with additional provisions. The Assembly directed the Planning Department to expand and revise the stream setback section of Title 21. Besides the Hillside District Plan 50’ setback policy, the Assembly envisioned an expansion of the current 25’ setback area. Determination of setbacks will occur through the stream setbacks ordinance public process.</p> <p>Title 21 includes provisions and recommendations (conservation subdivision) that allow for and/or require setbacks for streams and retention of wetlands.</p> <p><b>Recommendations:</b> No change.</p>	<p><b>YES</b> <b>(11-14-16)</b></p>
3-j. (moved)	<p><b>HUD Fair Housing.</b> This item was moved to be 5-a. in the housing section below.</p>	<p><b>Response / Recommendations:</b> Moved to 5-a. below.</p>	<p><b>See 5-a. below.</b></p>



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3-k.	<p><b>Dedication of Parklands as Part of Housekeeping Rezoning.</b> Request to expand the scope of the Action 8-4 for a housekeeping rezoning of already dedicated parks to an Action that also dedicates additional parks. (Rabbit Creek Community Council, others.)</p>	<p><b>Response:</b> This action follows recent administrative action recommendations as a housekeeping item that all dedicated parks be consistent in zoning (PR) and with the new T21. It was also recommended to clear up lot lines and past platting discrepancies. Decisions on adding designated parks to this action would cause delay and require additional analyses and public outreach. Staff is not opposed to the concept of moving designated park sites to dedicated parks.</p> <p><b>Recommendation:</b> A new, separate Action 8-9 (formerly 8-8) was added to the PHD to evaluate remaining parks that are not in dedicated status for full dedication status in the future. This action is separate from the housekeeping rezoning (Action 8-4), which is already underway.</p>	<p><b>YES</b> <b>(11-14-16)</b></p>
3-l.	<p><b>Municipal Non-dedicated Open Space Inventory and Purposing.</b> Comments that in public hearing draft Action 8-8 (later renumbered to 8-9) the word “potential” should be deleted and that it should state that undedicated parks will be dedicated (RCCC, Nancy Pease, others)</p>	<p><b>Response:</b> Action Item 8-9 (formerly 8-8) is a new action intended for the Municipality to make best use determinations for parks that are not currently in dedicated status. The term potential is important since there may be sites called out as “designated” parks that may have other uses important to the public need. An analysis of these needs and these individual sites is a valuable and necessary exercise.</p> <p><b>Recommendations:</b> No Changes.</p>	<p><b>YES</b> <b>(11-14-16)</b></p>
3-m.	<p><b>Municipal Wetlands Bank.</b> Objections to Action Item 8-2, to create a Municipal wetlands bank. HLB can protect wetlands without this, and should avoid entering the wetlands mitigation bank business. The effort to collect funding for protected municipal land simply diverts funding that could protect private wetlands and yield public benefits. HLB has the ability to protect municipal wetlands through conservation easements or dedication of parklands. (<i>Huffman-O’Malley Community Council, Rabbit Creek Community Council, Nancy Pease</i>)</p>	<p><b>Response:</b> The Municipality has pursued a mitigation bank thru the Corps of Engineers’ program for the past 5+ years. The HLB has numerous holdings with wetlands and streams that could provide credits to offset future wetland developments in the Municipal area. If the MOA were to simply preserve these areas, there would still be associated costs. Obtaining wetland credits as required on Corps permits has become difficult and costly to private developments as well as public road and utility projects. The HLB mitigation bank is a logical and beneficial program that would generate funds the MOA could use to preserve its holdings and acquire threatened wetland areas that might otherwise not be preserved. Preserving wetlands to generate credits requires a conservation easement and land management, which is costly. The MOA needs funds to preserve lands via conservation easements and to buy future parcels. There is a concern that the MOA could compete with other banks, however more banks means more potential for preserving important areas.</p> <p><b>Recommendations:</b> No changes.</p>	<p><b>YES</b> <b>(11-14-16)</b></p>
3-n.	<p><b>Space for Food Production.</b> Agricultural land Uses for commercial food production should be factored into the</p>	<p><b>Response:</b> Title 21 provides for commercial agricultural land uses including community gardens, farmers’ markets, animal husbandry, and horticulture (which includes raising vegetables and fruits) in a variety of zoning districts, as follows:</p>	<p><b>YES</b> <b>(11-14-16)</b></p>

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	<p>future land uses planned in the Anchorage 2040 Land Use Plan. (<i>Patrick Solano Walkinshaw</i>)</p>	<p>* Community Gardens are permitted (allowed) in the R-2M, R3, R-4, and R4A residential zones, as well as in the B-1A, B-1B, B-3, and RO districts.  * Commercial horticulture is a Conditional Use in the R-1, R-1A R-2A, R-2D, R-2M and PLI zoning districts. It is permitted (allowed) in the B-3, I-1, and I-2 districts.  * Large domestic animal facilities are conditional uses in the B-3, I-2, PR, and PLI districts. They are permitted in the I-1 district.  * Farmers’ markets are permitted in the B1A, B1B, B-3, MC, I-1, I-2, and PLI districts.</p> <p>The issue of further addressing urban farms and food security is beyond the issues addressed in Anchorage 2020, and can be taken up under the future Comprehensive Plan Update, as part of Action 1-4.</p> <p><b>Recommendations:</b> Amend page 10, third column, second paragraph, as follows:</p> <p style="padding-left: 40px;">During the public process for the 2040 LUP, new issues and concerns emerged apart from those reflected in Anchorage 2020. These included community resiliency to natural hazards and other disasters, energy efficiency, <u>urban agriculture and food security</u>, economic uncertainties, changes in the climate, and other shocks and stresses.</p> <p>On page 37, third column, first bullet under “Other Open Space” uses, amend the last line as follows:</p> <p style="padding-left: 40px;">[...]...or <u>agricultural nursery</u> and horticultural uses.</p>	
<p><b>3-o.</b></p>	<p><b>Open Space No-Net-Loss / Protection.</b> Accessible open space is important to the quality of life in areas of infill development and higher density. The Comprehensive Plan should have a statement and an action item establishing no net loss of park lands, similar to no-net loss of residential lands in Action 4-13. It should also have a new Action item for revisions to Title 21 to protect—not reduce—common open space in residential developments. Recent revisions to Title 21 have chipped away at common open space and landscaping. (<i>Nancy Pease</i>)</p>	<p><b>Response:</b> This very point is one of the strong reasons for planning for new population growth – to be able to preserve the open spaces and parks that are needed to support growth, rather than see them turned into residential areas without adequate parks and open space infrastructure.</p> <p>However, the suggestion for a no-net loss requirement could also complicate changing appropriate land uses. For example, perhaps development requires open space but it’s just outside its borders. This could complicate changing the land use of adjoining parcels to make that possible. A no net loss requirement strictly applied to individual public and private projects could conflict with other needed objectives.</p> <p>Actions 5-3 and 8-8 (formerly 8-7), which update the Parks Plan and inventory and diagnose area park deficiencies and needs, already address public open space needs and deficiencies. See also Issue 3-p below.</p> <p>The new Title 21 improved the minimum standards for quality of private common open space in residential developments. While the old Title 21 required more open space area in some R zones, the new code introduces regulations and incentives for improving access and usability. Landscaping requirements are generally the same or higher than in old Title 21, and in the new code are fortified by bonding requirements</p>	<p><b>YES</b> <b>(1-9-17)</b></p>

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		<p>to improve installation survival rates. The 2040 LUP already addresses unfinished business with regard to Title 21 stream protection setbacks.</p> <p><b>Recommendations:</b> No changes.</p>	
3-p.	<p><b>Watersheds, Riparian Areas, and Green Infrastructure.</b> The LUP maps should portray riparian/watershed resources. The Actions Checklist should promote protection of riparian corridors and wetlands as part of future land use. Southeast Anchorage, especially, relies on watershed function because of onsite wells and septic systems.</p> <p>Spenard Community Council commented that the portion of the “Northwood at the Park” parcel that is in the floodplain should be considered for a conservation easement, to further the goal of restoring and developing the Fish Creek greenway. The remaining developable land should be considered for a maximum density for housing appropriate for the remainder of the parcel.</p> <p>Include green infrastructure in the Action 5-3 proposed asset inventory of Anchorage’s infrastructure. Inventory the following: riparian corridors, wetlands and other natural hydrology features that provide water recharge and water filtration, and important natural habitat connections. This data can help avoid unilateral actions that deteriorate these resources.</p> <p>The creek corridors and wetlands that have potential for restoration or public acquisition should be included in the inventory and also shown on planning factors Map CI-7: Community Natural Assets.</p> <p><i>(Huffman-O’Malley Community Council, Rabbit Creek Community Council, Spenard Community Council, Nancy Pease)</i></p>	<p><b>Response:</b> This proposal would expand the scope of Action 5-3 to include “green infrastructure”. The objective of Action 5-3 is to specifically manage the built infrastructure better and to be able to plan new development more efficiently. Anchorage built infrastructure capacity and maintenance deficiencies that could limit future growth. This includes deficiencies in water, sewer, stormwater lines, roadways, transit, and pedestrian infrastructure. The MOA must know where (and if) it will need new school sites to accommodate growth. Green infrastructure is relevant and related to performance of built infrastructure. For example, wetlands and other natural hydrology features can reduce costs of maintaining/upgrading Anchorage’s patchwork of stormwater drainage facilities, and increase resiliency to flooding events.</p> <p>Planning Factors Map CI-7 “natural assets” in Appendix A was developed for the project, incorporating partner agencies’ data as well as the Municipality’s. Much of the information on the map is a partial refresh of data from the late 1990s, and the map acknowledges that further updates and corrections to the data is needed. It is the intent of this map to recommend further investigation of Anchorage’s natural assets, or green infrastructure—including its state of health and how it contributes to economic growth and development. Because there is a growing recognition that green infrastructure is in fact important to economic development and reduces “built” infrastructure costs (e.g., for stormwater management), staff does not object to revising Action 5-3 to address green infrastructure and connecting to park and open space action 8-8 (park plan analyses; formerly numbered 8-7) and 8-10 (valuation and ecological studies of Anchorage’s natural assets; formerly numbered 8-9).</p> <p>In response to the first sentence of the issue statement, showing riparian/watershed resources on the Land Use Plan Map itself would complicate the map’s appearance and present challenges regarding which resources to show on the plan (e.g., B or just A class wetlands?) and maintaining/updating the accuracy of natural resource boundaries on the plan. Wetland mapping is updated and refined yearly. An example of a land use plan that shows sensitive areas is the Chugiak-Eagle River Comprehensive Plan. Its land use plan map shows “Environmentally Sensitive Areas” as an informational overlay not as a land use designation. However this overlay obscures the underlying land use designations presenting a problem for interpretation. This problem would be worse in the Bowl where the land use pattern is more complex. The 2040 LUP Map CI-7 natural assets map is intended to provide information about critical environmental areas without complicating the Land Use Plan Map.</p>	<p><b>YES</b> <b>(1-9-17)</b></p>

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		<p>Reference Map: Planning Factors Map CI-7 (Community Infrastructure Map 7) “Community Natural Assets,” in Appendix A.</p> <p><b>Recommendation:</b> Revise Action 5-3 on page 63 as follows:</p> <p style="padding-left: 40px;">Develop and maintain an updatable asset inventory of the condition and capacity of Anchorage’s infrastructure, including water, sewer, storm water, roads, alleys, sidewalks, public transit, schools, <del>and</del> energy utilities, and green infrastructure such as parks, wetlands, and natural drainageways—especially in areas designated for growth.</p> <p>Revise Planning Factors Map CI-7 Community Natural Assets in Appendix A to show all streams including, where the available data allows, streams in culverts and pipes underground.</p>	
3-q.	<p><b>Incentives for Open Space Tracts in New Subdivisions and Redevelopments.</b> Add a new Action to amend Title 21 to create incentives in future subdivisions and redevelopment areas to create open space tracts along riparian corridors and wetlands. Tracts, whether transferred to the Municipality or held in private common ownership, offer more protection than easements or setbacks on private parcels. <i>(Nancy Pease)</i></p>	<p><b>Response:</b> While staff agrees this concern is relevant to and anticipates impacts on open spaces from future growth, the 2040 LUP action items such as 7-6 (Was 7-5) and the Title 21 land use regulations address these concerns and provide incentives to support open space retention and creation. These include such things as Conservation Subdivisions, Cluster Housing, and PUD subdivision regulations.</p> <p><b>Recommendation:</b> No Changes.</p>	<p style="text-align: center;"><b>YES</b> <b>(1-9-17)</b></p>
3-r.	<p><b>Airport Rezoning.</b> Do not rezone TSAIA owned land on the west end of Raspberry Road adjacent to Kincaid Park and neighborhoods. The airport and former Kulis National Guard base lands offer other developable land with better access and fewer land use conflicts. <i>(Nancy Pease)</i></p>	<p><b>Response:</b> This issue relates to Action Item 7-1, which directs the adoption of an Airport Zoning District for Ted Stevens Anchorage International Airport proper. Creation of this new Title 21 district is being addressed separately as an Administration initiative (Case #2016-0148). This case has been postponed at the request of the Turnagain Community Council until the 2040 LUP is adopted. This new Airport District is a long term resolution of land use and zoning consistency issues and Airport land marketability. It was formal implementation action item in the 2012 West Anchorage District Plan. Action 7-1 reiterates this policy.</p> <p><b>Recommendation:</b> No Changes.</p>	<p style="text-align: center;"><b>YES</b> <b>(1-20-17)</b></p>
3-s.	<p><b>DELETED</b></p>		

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3-t.	<p><b>Merrill Field Lands west of Sitka Street including “Sitka Street Park.”</b> Planning and Zoning Commissioner expressed on 2-6-7 the intent to bring forward a new issue for consideration as a follow up to issue-response item 11-b. The issue would be to reconsider how Merrill Field and Sitka Street Park parcel to the west of Sitka Street is designated. <i>(PZC Commissioner Spring on 2-6-17).</i></p>	<p><b>Response:</b> Staff has yet to receive further comments or proposals, and recommends retaining the designation of the airport open space lands west of Sitka Street in the Airport, Railroad, or Port Facility land use designation with the Open Space Alternative green line pattern overlay.</p> <p>The staff response in issue 11-b describes the ownership of this land as part of the FAA grant assurance lands in Merrill Field. The land is a natural open space buffer and the runway/airport protection zone (APZ-1) area of Merrill Field. Much of the area is “A” wetlands. The North Fork of Chester Creek is channelized along the west side of Sitka Street. A developed neighborhood park area, Sitka Street Park, is leased by the municipal Parks and Recreation Department from Merrill Field.</p> <p>A review of issue-response 3-b. and other responses above regarding the designation of airport and public facility lands that are open space is important for plan consistency. The 2040 LUP should retain its consistent approach to designating airport, port, and railroad lands that are valued by the community as natural open spaces. Areas in Ship Creek, Turnagain Bog, Anchorage Coastal Trail, Little Campbell Lake in Kincaid Park area, Connor’ Bog Dog Park, Government Hill bluff areas, etc., are designated in the same way as Sitka Street Park area in Merrill Field, as a result of years of deliberation and negotiation between the property owning facilities and public. Changing the land use designation on Sitka Street Park would re-open a citywide discussion about how to address valued natural open spaces on public facility lands.</p> <p><b>Recommendation:</b> No further changes except as provided in the recommendations of issue 3-b.</p>	<p><b>Raised and Tabled by PZC with item 11-b</b> <b>(2-6-17)</b></p> <p><b>YES</b> <b>(5-1-17)</b></p>



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<b>Part 4: Infrastructure and Transportation Network</b>			
<b>4-a.</b>	<p><b>Preservation of Street System Function for Mobility.</b> Goal 6 discussion starting on page 14 of the Public Hearing Draft 2040 LUP should include a commitment to addressing arterial street system vehicle mobility and needed additional local and collector street connections, before the 2040 LUP recommendations for additional growth are implemented through rezonings and other Actions.</p> <p>Muldoon, Gambell/Ingra, Tudor, Spenard, South C Street, and Old Seward target areas for growth need transportation plans, collector streets, and/or other transportation improvements before beginning redevelopment in these areas, to avoid creating unsafe traffic impacts and congestion.</p> <p>Other recommendations for greater housing density on certain sites should be evaluated for potential traffic impacts on adjacent arterial streets, where the existing street facilities might not be able to accommodate the additional traffic. Three examples include the area south of E. 24<sup>th</sup> west of Lake Otis, the site northwest of O’Malley and Lake Otis, and the RFA along Chugach Way west of Arctic. Planning would benefit from an accompanying update to the AMATS traffic impact model. Although that is not possible yet, Planning staff should consult with AMATS and Traffic Engineering staff for a review of potential traffic impacts. The 2040 LUP should include a mechanism, such as a required TIA at time of a proposed up-zoning, to ensure adequate streets are provided before Plan implementation.</p> <p>The 2040 LUP should also verify coordination with the AMATS Metropolitan Transportation Plan (MTP).</p>	<p><b>Response:</b> The Goal 6 discussion can clarify that some principal highway system corridors have a relatively greater emphasis on vehicle mobility than others. This fits within a broader concept of <i>accessibility</i> being used to describe the relationship between land use and transportation in general. The broader emphasis that the 2040 LUP places on accessibility does not need to take away from the emphasis on vehicle through-mobility on some corridors. From the Planning Department’s perspective, not all arterials on the National Highway System (NHS) are the same. On other corridors, the MOA may reduce roadway footprint and re-direct resources to increasing transit and pedestrian use, which could reduce traffic impacts on the system.</p> <p>The Goal 6 discussion can also clarify what this plan means by Accessibility as a concept that better describes the relationship between land use and transportation than the Mobility concept. There seems to be an interpretation by ADOT&amp;PF that Accessibility as discussed in Goal 6 means that the 2040 LUP promotes site-specific driveway access to individual properties along an arterial street. In fact, the emphasis on Accessibility in Goal 6 is a general land use-transportation concept that more land uses and destinations should be closer to each other and easier to get to. This is different from suggesting that individual properties should have their own driveway access on arterials. Accessibility as discussed in the 2040 LUP is inclusive of driveway access management on an arterial, and could actually mean fewer driveways on an arterial corridor.</p> <p>The 2040 LUP could better express how it aligns with and depends on the MTP, first by clarifying policy 1.5 under Goal 1 and by updating and adding transportation policies to Goal 6. It is beyond the scope of this general, long-term city plan update to identify each and every one of the specific transportation improvement projects pre-requisite to implementing the plan in specific areas, such as Tudor Road area collector street improvements south of the UMED. However, it could strengthen discussion of transportation issues in the “Special Study Areas” on the Actions Map on page 67. The draft 2040 LUP includes Action 5-3 on page 63 which is to inventory street infrastructure capacity in areas designated for growth, as a near term item. AMATS and DOT&amp;PF are named among the implementers. Additionally, LUP Policy 6.1 on page 15 calls for street network improvements in centers and commercial corridors. This policy’s wording regarding the importance of these improvements to growth could be strengthened to address ADOT&amp;PF concerns.</p> <p>The “Mobility and Access” goal on page 2 of the 2040 LUP refers to two “Land Use &amp; Transportation” Goals from <i>Anchorage 2020</i>, including “Mobility and Access” and “Transportation Choices” (<i>Anchorage 2020</i>, pp. 37-38). Since the 2040 LUP is a targeted amendment to <i>Anchorage 2020</i> which supports and</p>	<p><b>Discussed and Tabled</b> <b>(11-14-16)</b></p> <p>Staff response was not written on 11-14.</p> <p>Commissioner Spring on 11-14 requested the “mobility” item be addressed ASAP with minimum change to the plan, as it was evident to him that ADOT&amp;PF had misinterpreted the word “accessibility” as used in the LUP.</p> <p>Commissioner Strike asked if we prioritize arterials and if so which ones, when we make land use decisions.</p> <p><b>YES</b> <b>(12-05-16)</b></p> <p>Staff will follow up on Commissioner Spring’s request to address the several specific problem sites that he identified, as separate issue items.</p>

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	<p>Growth in certain corridors hinges on MTP implementation. The draft 2040 LUP does not reference relevant information or recommendations in the MTP in its Goal 6 discussion, policies, or action items. The MTP documents road system deficiencies and recommends roadway improvements in specific areas which are prerequisite to safely accommodating more growth in these areas.</p> <p>The 2040 LUP needs to recognize that the emphasis on accessibility relative to mobility is different depending on the type of street. Accessibility cannot be raised as the broader goal for all streets, unless the 2040 LUP clarifies that Mobility is included in the definition of Accessibility. The Metropolitan Transportation Plan (MTP) calls for access management and control on principal NHS arterials such as Tudor Road, Muldoon Road, and the Seward to Glenn Highway connection. Mobility is the broader goal for the State and Federal Highway Administration (FHWA) on the NHS Interstate and Intermodal corridors – connecting other cities and ports/airports.</p> <p>Toward this end, Goal 6, regarding aligning land use and transportation systems, should recognize that the emphasis on accessibility relative to mobility changes based on the street classification.</p> <p>Anchorage 2020 goals address Mobility as well as Access. The “Mobility and Access” goal statement in the “Anchorage 2020—Anchorage Bowl Comprehensive Plan Guidance” subsection is missing a statement that addresses the need for principal NHS routes to have a mobility priority with reduced accessibility and crossings. Accessibility and crossings on these highest principal routes need to be maximized on alternative routes. Suggest adding language which states, “...and with a</p>	<p>builds on the Anchorage 2020 content, page 2 of the 2040 LUP refers back to those existing goals. The content on page 2 is very general and should avoid adding qualifying statements that are too specific or that would change the adopted Anchorage 2020 goals.</p> <p>Decisions regarding land use and allocation of future growth should certainly take into account adequate transportation infrastructure. We should only recommend growing where we anticipate there will be an adequate multi-modal transportation system that can promote and accommodate that growth. In some areas of the Bowl, the 2040 LUP recommends future growth understanding that infrastructure will need to be upgraded. Being a long-term, comprehensive land use plan directing future city growth, the 2040 LUP understands that growth and development will occur only gradually, or in fits and starts, over a long period, not everywhere at once but phased and sequential. Implementation of the plan will include improvements to the transportation network, and changes in how people use it to access where they want to go. For example, trends are such that, on average, more people will walk, bicycle, ride transit, or commute shorter distances. Trail, sidewalk, and transit connections will continue to improve. Focused growth in mixed-use land use patterns as recommended in the 2040 LUP will allow that to happen.</p> <p>Fundamentally, traffic is an important factor, but the fundamental relationship is: <u>transportation serves land use</u>. The city plan establishes a vision and goals for how and where the city will grow. Anchorage’s particular vision and goal is: growth through infill and redevelopment, much of it focused in mixed-use centers and corridors, and much dispersed near town centers and neighborhood centers to provide housing and job opportunities around the Bowl.</p> <p>While the 2040 LUP should provide policies for systematically addressing transportation network shortcomings, it is not realistic to expect a 25-year plan to conduct site specific Traffic Impact Analyses (TIAs) based on today’s road network and travel behavior in every site location the LUP recommends increasing housing opportunities.</p> <p>Even after adoption, the 2040 LUP will still evolve. Monitoring and updates will provide regular opportunities to refine the plan and resolve problems. The upcoming 2040 MTP by AMATS will identify missing links and locations where we can make better connections, and inform regular updates and improvements to the 2040 LUP.</p> <p><b>Recommendations:</b></p> <ol style="list-style-type: none"> <li>Under Goal 1, page 11, clarify the second sentence of Policy 1.5 as follows: <ul style="list-style-type: none"> <li>Account for existing infrastructure <u>and transportation system</u> capacity and <u>planned future</u> facility investments when determining <u>areas of growth</u> <del>where to grow</del>.</li> </ul> </li> </ol>	



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	<p>priority on maintaining the principal function of each roadway according to its classification.”</p> <p><i>(ADOT&amp;PF; AMATS; MOA Traffic Engineer, PZC Commissioner Jon Spring)</i></p>	<p>2. Under Goal 5 policies, page 14, insert a new LUP 5.1 as follows. Renumber subsequent policies and references to these policies from other parts of the plan. Include references to new policy LUP 5.1 from Goals 2, 3, 4, 6, 8, and 9 as being “integral to” to these Goals.</p> <p><b><u>LUP 5.1.</u></b> Implement recommended land use patterns and facilitate growth in the context of existing infrastructure capacity and planned improvements for utilities, streets, trails, public transit, parks, and schools.</p> <p>3. Add the following language to the end of the second paragraph in column 3 under Goal 6 on page 14, and to the beginning of the second full paragraph on page 15:</p> <p><i>[second paragraph of Goal 6 discussion on page 14:]</i> Accessibility includes mobility and also considers the total distance that must be traveled and the number of destinations within a certain distance.</p> <p><i>[second full paragraph on page 15:]</i> The concept of accessibility allows that some principal roadways within the city’s land use-transportation system will emphasize mobility more than others. To protect the function of principal national highway system routes, the 2040 LUP recognizes that additional street connections tie directly affect to the ability to grow in at least some of the commercial centers and corridors. Anchorage’s Metropolitan Transportation Plan (MTP) identifies arterial and collector street network deficiencies and needed improvements. Implementation of the MTP ties directly to implementation of the 2040 LUP. Also, new local and collector street connections and pathways between businesses and adjacent neighborhoods are needed to will allow the street network to safely support mixed-use densities.</p> <p>4. Under Goal 6 policies, page 15, insert a new LUP 6.1 and renumber subsequent policies and references to those policies:</p> <p><b><u>LUP 6.1.</u></b> Provide sufficient transportation infrastructure to promote and accommodate the growth this Plan anticipates in Centers, Corridors, other employment areas, and neighborhoods.</p> <p><b><u>LUP 6.2.</u></b> Provide new or upgraded pedestrian and local/collector street connections in <u>C</u>enters and <u>C</u>ommercial <u>C</u>orridors, to improve access to and from surrounding neighborhoods.</p>	

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		<p>5. Add <i>Anchorage 2020</i> Policies 32 (congestion management techniques) and 37 (multi-user road design) to the list of “Related Anchorage 2020 Policies” in the middle column of page 15.</p> <p>6. In Table 4, Actions Checklist, amend Action 1-2 and insert a new Action 1-3 on page 60, as follows (and renumber subsequent Actions):</p> <p><i>Action 1-2:</i> Identify key indicators of progress on issues addressed by the 2040 LUP, monitor progress, and report on <del>those</del> <u>the progress and</u> indicators on a regular basis. Integrate progress monitoring of <u>other</u> Comprehensive Plan elements <u>that impact land use and growth</u>, including functional plans (e.g., <u>2040 MTP</u>, Bike Plan) and area-specific plans.</p> <p><u><i>Action 1-3:</i> Use Actions 1-1 and 1-2 to inform regular updates and improvements to this Plan including its implementation Actions. (Responsible Agency: Planning, AMATS*. Timeframe: 1-3/Ongoing)</u></p>	
4-a. addendum	<p><b>Need for Area-specific Transportation Improvements—Follow up From Issue 4-a. Above.</b> The MTP lacks projects that would be necessary to achieve the LUP in certain areas, including parts of Muldoon, Tudor, Gambell/Ingra, and Spenard. Special area specific transportation plans and collector improvements should be prerequisite to land use changes in some areas. The key is not to wait for the primary arterial street project alone. Identifying, preserving, upgrading, and sometimes adding collectors are key to these areas. For example, Muldoon Corridor needs collector street projects as a prerequisite to Muldoon infill and redevelopment (Oklahoma, Duben, Patterson, Peck, Boundary connectivity, etc.). Tudor Road (between Lake Otis and Elmore) needs parallel local or collector streets just to its north and south to provide local interconnectivity. More collectors are also needed in the south Anchorage 92<sup>nd</sup> and 100<sup>th</sup> Avenue areas. (DOT&amp;PF)</p>	<p><b>Response:</b> This addendum responds to the request by Commissioners in their 12-05-16 discussion of item 4-a. for staff to return with specific language and Action Map amendments for special study areas. The response stems from the issues raised in 4-a. above and 4a addendum comments to the left. The amendments seek to address concerns about the need for multi-modal transportation improvements and greater connectivity in certain areas targeted for growth, by identifying specific study areas and actions.</p> <p><b>Recommendations:</b> Amend the Small Area Plans/Special Study Area Strategy 8 on page 56, by adding language to address the need for area specific study of transportation improvements in Fairview’s Gambell – Ingra Street Corridor, and Muldoon Corridor from Creekside Town Center northward. Depict these study areas on the Actions Map on page 67: Planning staff to carry out Actions Map edits. Amendment language for page 56 is as follows:</p> <p><b><i>Strategy 8: Special Study Areas/Small Area Plan</i></b></p> <p><i>Special Study Areas</i> are locations where additional study and analysis are needed to refine the land use designation boundaries, and local planning implementation actions. Some areas have been identified through adopted neighborhood and district plans. Others will help implement RFAs. <u>Others will identify study areas for transportation and infrastructure improvements, such as secondary street and sidewalk connections that are needed to support planned growth in an area.</u></p>	<p><b>Discussed and Tabled (12-05-16)</b></p> <p>Commissioners reviewed partially developed recommendation for special study areas on 12-05-16 and requested further development with specific language before approving.</p> <p>The issue-response was completed by staff for the 4-3-17 Commission meeting.</p>

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	<p>What is meant by “street tree landscaping” in the Main Street Corridor land use designation on page 25? The identified Main Street Corridors already exceed their capacity within their limited rights-of-way. Modifying these corridors will require additional right-of-way. <i>(Municipal Traffic Engineer)</i></p> <p>Page 10, column 2: “Mixed-use, walkable centers served by transit will absorb much future growth...” Page 14, column 3: “Coordinating Phasing land use and transportation actions is especially important in places where a majority of new housing and employment will go.” ACC comments here that Anchorage 2020 goals rather than simply vehicle mobility or LOS measures should drive transportation priorities. This plan must address how fundamental transportation investments are implementing the Comprehensive Plan. The emphasis on “accessibility” rather than just “mobility” is helpful. Connectivity is another standard that should be used here. <i>(Anchorage Citizens Coalition)</i></p>	<p>[PZC: staff to add language regarding need to address the overall network connectivity of the local neighborhood area, based on meeting notes and recordings.]</p> <p>Examples include North Muldoon corridor, Fairview’s Gambell/<u>Ingra</u> Street corridor, and the 3500 Tudor Road Master Plan redevelopment area, <u>as well as along the Tudor Road corridor in general between Lake Otis Parkway and Elmore Road. These and other examples are depicted on the Actions Map.</u></p> <p>Until such time as new land use designations are adopted <u>from special study areas</u>, existing policies and regulations apply to these areas.</p> <p>Amend Action 5-3 on page 63 of the Actions Checklist Table as follows. Add AMATS to the list of responsible agencies. Add a “\$”.</p> <p><b>5-3.</b> Develop an updatable asset inventory of the condition and capacity of Anchorage's infrastructure, including water, <u>wastewater sewer</u>, storm water, roads, alleys, sidewalks, public transit, schools, and energy utilities—especially in areas designated for growth. <u>A street inventory includes the identification of needed additional local and collector street connections, intersection and access improvements, and pedestrian connections.</u></p> <p>Amend Action 6-8 (was Action 6-1) on page 63 of the Actions Checklist Table as follows. Also change the time frame to 4-6 years.</p> <p><u>Develop a phasing and prioritization program for</u> <del>Coordinate with agency partners to develop a working list of</del> additional local and collector street connections, intersection and access improvements, <u>right-of-way width</u>, and pedestrian connections that are needed to support infill and redevelopment in neighborhoods, centers, and corridors targeted to experience growth and change, <u>including in Special Study Areas identified such as</u> along Lake Otis and Tudor near the UMED District, <u>and along northern Muldoon Road, and other areas shown on the Actions Map.</u></p>	<p><b>YES, with changes</b> <b>(4-3-17)</b></p> <p>Commissioners called for adding language to end of first paragraph to address the overall network connectivity of the local neighborhood area. Connectivity beyond side access TIA, but not the entire transportation network. Staff to determine language and return to PZC at end of its deliberations.</p>
<p><b>4-a.</b> addendum #2</p>	<p><b>Individual Sites with More Severe Roadway Level of Service (LOS) Deficiencies: Ensure Improvements Prior to Growth?</b> As part of its review of issue 11-g, Planning and Zoning Commission requested staff to return with plan amendment language to ensure that sites with more severe LOS inadequacies get adequate infrastructure/LOS prior to implementing higher density</p>	<p><b>Response:</b> As provided in issue-response 4-a and 4-a addendum above, the Public Hearing Draft plan and the PZC’s approved revisions provide policies, strategies, and actions to address the need for infrastructure improvements to accompany urban growth in Reinvestment Focus Areas (RFAs), Town Centers, and other policy growth areas over the next 25 years. These policy areas won’t all grow at the same time. The 2040 LUP calls for a phased approach in part through RFA’s and Small Area Plans that provide the basis for focused increases in public infrastructure investment. For example, RFAs in Central Spenard and Downtown may happen long before the 3500 Tudor site. In addition to the RFAs, etc., improvements to the</p>	<p><b>Discussed and Tabled</b> <b>(5-1-17)</b></p> <p>Commissioners Spring and Robinson requested staff to return with language to strengthen the Plan’s statements</p>

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	<p>land use designations. The Commission discussed potentially conditioning its support for recommendations on timing higher density development with the levels of service needed to support that density. (2-6-17)</p> <p>Comments regarding traffic impacts on the site in issue item 11-g are similar to comments on other sites where the 2040 LUP recommends new growth and development. The list of these related issues, including this one, regarding traffic impact mitigation includes:</p> <ul style="list-style-type: none"> <li>• 10-d. part 3: Chugach Way area</li> <li>• 10-g.: Forest Park Mobile Home Community (MHC)</li> <li>• 10-l. addendum: Windemere Subdivision</li> <li>• 11-a.: NW corner of Tudor Rd./Piper St.</li> <li>• 11-b.: SW corner of 15<sup>th</sup>/Lake Otis</li> <li>• 11-d.: Mental Health Trust TLO 35 acre parcel</li> <li>• 11-g, E. 24<sup>th</sup> Ave property west side of L. Otis</li> <li>• 11-l. Green Acres Subd and College Village Addn. #1</li> </ul> <p>Sites with similar potential TIA issues such as on the NE corner of Dimond Boulevard and Arlene Street (13-l.) did not get the same attention from commenters. Issue-response item 4-a. addendum #2 has been added to the 4-a., 4-c, and 4-d. issue series to respond to PZC’s request for plan amendment language to ensure that sites with more severe roadway level of service inadequacies get adequate infrastructure / levels of service prior to implementing higher density land use designations. <i>(Planning and Zoning Commission, Planning Department Long-Range Planning Division, see also commenters for the individual issue sites listed above.)</i></p>	<p>network of local and collector streets in policy growth areas, including adding street connections and pedestrian facilities, will occur incrementally over time, as opportunities, investments, and public support arise. It is important for these policy growth areas to have adequate infrastructure LOS prior to implementing higher density land use designations than current zoning allows. For example, on Chugach Way, the path to adequate infrastructure is through the RFA-related implementation actions, including Action 2-4</p> <p>However, for individual sites such as at E. 24<sup>th</sup> and Lake Otis, the generalized Bowl-wide Land Use Plan is unable to practically require or guarantee that, for every site in town where it shows increasing densities increasing, the Municipality will have the funding and project timing to make TIA-type road expansions and intersection improvements before the need for housing and jobs arises. Such an expectation cannot be realistically met. Therefore, if making that promise, or carrying out a site-by-site TIA (and based on a 2017 auto-centric travel behavior in a poor pedestrian environment) is held by PZC or the Assembly as a prerequisite to designating growth, then these bodies put the 2040 LUP in a “Catch-22” situation. The LUP would not be able to carry out the responsibilities of the MOA to adopt a Comprehensive Plan that accommodates future housing and employment growth, and to identify likely locations where growth can/will occur over the next decades. Since growth and change will occur gradually in fits and starts over time, it is reasonable to expect that pedestrian infrastructure and new connections including trails, complete street design, and transit services will improve as well. These and the socio-economic factors evident today are anticipated to reduce the per-dwelling or per-job traffic impacts of growth on sites around town. Moreover, vehicle mobility level-of-service standards and expectations will also evolve over time, especially if Anchorage continues to grow. Specifically, there may be some areas or situations in the Bowl, which require a policy decision to prioritize place-making, housing, and pedestrian access over auto-centric LOS.</p> <p>The Municipality already has tools in place to require TIAs and off-site improvements at the time of individual rezoning or development proposals. For example, Issue-Response 11-g. documents that TIAs may be required of rezoning and development proposals when certain site conditions exist. However, at the level of city-wide land use planning, the next step is to conduct modeling in the Metropolitan Transportation Plan update project, to assess the impacts of the 2040 LUP on future traffic. The MTP update, currently underway, includes this assessment. PZC has already approved in issue 4-c., a new transportation Action for the MTP update project’s growth allocation model to reflect the 2040 LUP land use designations. For more area-specific policy areas including Chugach Way and Tudor, the 2040 LUP indicates Small Area Plans and RFAs will create a means for area-specific modeling/transportation planning as part of reinvestment.</p>	<p>that implementation of some land use designations depends on infrastructure improvements.</p> <p>Specifically, first add a sentence to reinforce discussion on pp. 21-22 of implementation rezonings. Even a less intense zoning district among the listed districts that conforms to LUP may not be found appropriate change from current zoning in a rezoning case. Discuss what might trigger rejection of a proposed rezoning. Plan could state reasons why a proposed rezoning might get rejected, including transportation issues, in-depth traffic analysis, congestion issues, environmental issues like flooding, etc.</p> <p>Second, add language nearer to the start of the plan, such as where it talks about relationships to other plans, that states something to the effect</p>

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		<p>Note the following recommendations were revised for May 8 to reflect the May 1, 2017 Commission discussions.</p> <p><b>Recommendations:</b> Page 3, bottom of first column, following to the last paragraph, add the following sentences as shown in underline. Note this amendment coordinates with the amendment recommended in issue item 1-g. The new sentence below will come before the new last paragraph recommended by 1-g.</p> <p style="padding-left: 40px;">The 2040 LUP also plays a key role in coordination between other facility and operational plans. This includes water and wastewater facilities, public transit, and municipal and state roadway improvements. <u>The 2040 LUP assumes that over time, infrastructure improvements as identified in facility and operational plans, including the MTP, will be constructed. As these improvements come on line, the areas served can be fully developed as envisioned under the 2040 Plan.</u></p> <p>Page 15, near top of third column, amend Goal 6 list of “Related Anchorage 2020 Policies” to include: <u>32, 35</u></p> <p>In “Zoning Districts” subsection on pages 21-22, amend top of first column of page 22 by adding a new second sentence at end of first paragraph, that reads as follows in tracked changes:</p> <p style="padding-left: 40px;">Proposed rezones should be consistent with Title 21 <u>rezoning approval criteria</u> and <i>Comprehensive Plan</i> policies. <u>Proposed rezones may be denied if they are found to be inconsistent with the policies of the <i>Comprehensive Plan’s</i> or the best interests of the public’s health, safety or general welfare in the area.</u></p> <p>See also issue-responses 4-a. and 4-a. addendum above for related amendments.</p> <p>Reviewers are also encouraged to view this item as addressing the site-specific issue-responses listed in the issue column at left.</p>	<p>that, the plans respond to each other. The MTP responds to this plan and, conversely this plan responds to the MTP. It is often just a matter of timing. Just because the land use designation is in the LUP doesn’t mean the area is ready for that land use now. Even just one sentence referring to transportation. The LUP presumes those transportation enhancements in MTP will be made over the life of the plan, and those land use changes might depend on some of those enhancements are implemented. Staff to provide the language for May 8 PZC meeting.</p> <p style="text-align: center;"><b>YES</b> <b>(5-1-17)</b></p> <p>Commission had no further comment on 5-8 or 6-5 regarding the language provided by May 8.</p>



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4-b.	<p><b>Funding for Higher Levels of Maintenance and Operations for Complete Streets.</b> ADOT&amp;PF could require MOA assistance in funding and carrying out higher levels of maintenance and operations for local access. ADOT&amp;PF is primarily responsible to prioritize maintenance and operations (M&amp;O) that supports statewide traffic mobility, and local accessibility only secondarily. ADOT&amp;PF will have to consider which costs are the responsibility of MOA for local accessibility impacts to infrastructure that reduces statewide mobility, such as increasing the number of traffic signals or added/enhanced multi-modal facilities. How does the 2040 LUP balance needed maintenance and operations with growth when maintenance and operations budgets are decreasing at all levels of government? (<i>ADOT&amp;PF&amp;PF</i>)</p>	<p><b>Response:</b> The 2040 LUP discussion for Goal 6 addresses the need to account for increased costs for maintenance and operations on page 15. Not all of the changes and growth in the 2040 LUP will take place simultaneously. The 2040 LUP envisions a strategic, phased approach to public investment in future growth. It identifies specific areas and corridors for nearer term growth and investment, such as in the top three RFAs near Downtown and Midtown, and in the prioritization of future Transit Supportive Development Corridors. This information is shown on the Actions Map on page 67. The plan intends to prioritize areas that have the latent infrastructure capacity and have relatively lower costs of resolving deficiencies.</p> <p>Growing through infill and redevelopment in urbanized areas will require investment in more sidewalks, street connections, transit, and M&amp;O. Infill and redevelopment have been shown to use transportation and utility infrastructure more efficiently than suburban/auto-oriented land use and transportation systems. Compact development patterns, which depend on enhanced multi-modal facilities, maximize existing infrastructure. This improves the local tax base and increases tax competitiveness with other economic regions. Compact development infrastructure has been found to be up to 47 percent less expensive than infrastructure to service conventional development patterns. Officials at the city of Calgary, Alberta, estimate that compact development patterns would save \$11 billion over the next 60 years on roads, transit, water, and other infrastructure. Compact development is becoming an important economic development factor because it is more attractive to young professionals and Millennials that the region and state are trying to retain and attract to grow the economy. Compact development patterns also reduce household transportation costs, and have higher property values. In a sense, it is the current automobile-centered/suburban oriented development pattern that in the long run will not be affordable or sustainable.</p> <p><b>Recommendations:</b> (revised from 12-05-16) No changes.</p>	<p><b>Discussed and Tabled (11-14-16)</b></p> <p>Commissioner Spring on 11-14 requested this item be addressed ASAP with minimum change to the plan, as DOT O&amp;M practices should not drive a city long-range land plan.</p> <p><b>Discussed and Tabled (12-05-16)</b></p> <p>PZC requested staff draft a general, aspirational action statement.</p> <p><b>YES (1-20-17)</b></p> <p>Staff presented and PZC approved revised version recommending no changes in the plan.</p>
4-c.	<p><b>Consistency and Coordination with Transportation Plans.</b> Provide a more complete list of the functional plans on page 3 of the 2040 LUP. Refer to the MOA Official Streets and Highways plan, AMATS Congestion Management Process Update, AMATS Freight Plan, etc.</p> <p>On page 12, in Goal 3 discussion, insure Consistency with AMATS Bike Plan, Ped Plan, MTP, and Congestion Management Process.</p> <p>Policy LUP 1.5 to coordinate with transportation planning is not reflected in the rest of the draft LUP. DOT&amp;PF</p>	<p><b>Response:</b> No objection to adding a sentence to the Goal 3 discussion expressing coordination with the transportation plans, including the MTP.</p> <p>The 2040 LUP discussion of functional plans on page 3 is supposed to be a brief introduction to the role of the 2040 LUP in relation to functional and area-specific plans. Listing a few examples of functional plans is only to illustrate what functional plans are. The list isn't supposed to be comprehensive. Putting a complete list of functional plans here would overwhelm the section with too much detail. Staff does not object to inserting a footnote or reference pointing to a longer list of functional plans located elsewhere in an appendix to the plan or as adopted in AMC Title 21 Chapter 21.01.</p>	<p><b>YES, with changes (4-3-17)</b></p> <p>Commissioners recommended adding a new transportation Action to the LUP for the MTP update project's growth</p>

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	<p>reviewers had to go to the MTP to verify coordination by looking at MTP recommendations in the same areas the LUP proposes for increased density, to determine if MTP supports the LUP in areas. MTP supports the LUP, but this is not demonstrated in the LUP. See MTP figure 5-4 where MTP has growth on Tudor-Muldoon; figure 5-19 showing No Build failures in growth areas, Figure 5-26 .</p> <p>The MTP is not just illustrative as if carrying out the MTP can be deferred while moving ahead with implementing the higher densities the LUP recommends. The LUP should clearly state the MTP plan is critical to Tudor, Seward/Ingra/Gambell, Minnesota and C Street. Without improvements to these corridors the transportation system will not be able to address land use trip generation and the MTP will fail in its performance measures.</p> <p>The LUP should reference the applicable MTP figures so there is an “accounting” that the LUP depends upon 2035 MTP implementation for successful implementation. (DOT&amp;PF, MOA Transportation Planning Division)</p>	<p><b>Recommendations:</b> Add a new last sentence to Goal #3 discussion on page 12, expressing the need to invest in infrastructure particularly complete street and pedestrian improvements consistent with the various transportation plans: MTP, Ped Plan, Bike Plan, etc. Staff to determine the specific language.</p> <p>PZC: Add a new transportation Action 6-1 to the LUP for the MTP update project’s growth allocation model to reflect the 2040 LUP land use designations. Staff to provide specific language. Staff to provide specific language based on PZC meeting notes and recording. (Note: existing Action 6-1 was renumbered to become 6-8)</p>	<p>allocation model to reflect the 2040 LUP land use designations. Staff to provide specific language.</p>
<p><b>4-d.</b></p>	<p><b><u>Multimodal Transportation Investments as a Prerequisite to Growth through Higher Densities</u></b></p> <p>Denser land use development in the Bowl must be accompanied by a concerted shift in the transportation system to pedestrian and transit users. The current emphasis on more vehicle lanes and highway interchanges does not support compact land use or benefit non-driving residents. 2040 LUP should identify percentage of land occupied by parking lots and roadways, and compare that to other cities. It should propose to reduce the amount of land devoted to automobiles and re-assign to other uses. (Nancy Pease; Fairview Community Council)</p>	<p><i>Anchorage 2020</i> incorporates many of the policy suggestions made by various commenters. Since its beginnings as a railroad town in 1915, Anchorage has grown and evolved with a modern transportation system. Future growth is not expected to be the same as it was in the past where the single-occupant vehicle and roadway infrastructure dominated transportation planning and capital funding. Now, residents increasingly want more transportation options and choices. These concepts are reflected in <i>Anchorage 2020</i> as well as in the 2040 LUP. Goals Three, Five, and Six in Section 1 of the LUP represent this interest and recognize that the coordination of transportation, land use, and connectivity is necessary to provide safe, efficient and affordable travel choices in concert with new growth.</p> <p>Staff is not prepared to undertake a full-blown analysis of the percentage of land occupied by parking lots and roadways and compare that ratio to other cities. From anecdotal knowledge we know that Anchorage has a significant amount of its land base committed to roadways, car travel lanes and to surface, structured and on-street parking. Typically, roadways and parking account for between half and two-thirds of the land area in American suburban commercial environments like Midtown. The <i>Downtown Comprehensive Plan</i> calls for structured parking in redevelopment sites and less surface parking in Downtown. A typical parking</p>	<p><b>YES, with changes (5-1-17)</b></p> <p>Commission approves Recommendations #1, #2, and #4, but does not approve #3.</p> <p>Commissioners stated it is not clear what such a ROI with such broad cost-benefit factors would look like, or how</p>



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	<p>Before adding higher density residential development, streetscapes should be upgraded with curb and gutter, paved alleys, separated sidewalks, and transit service operating every 20 minutes or less. This is the case in South Addition where areas designated for increased housing do not yet have this infrastructure to support the growth. Vehicle speeds should be lowered to 25 MPH on A, C, I, L Streets north of Fireweed Lane. The Metropolitan Transportation Plan (MTP) should be redirected to promote multi-modal (walking, biking, transit, cars), complete streets and away from prioritizing mainly movement of motor vehicles across town. <i>(South Addition Community Council)</i></p> <p>The draft Plan’s language still tends to assume that Anchorage will build additional roadway capacity to support infill development, rather than shifting investments to significantly grow walking and transit. The plan seems reluctant to discuss the role of the automobile relative to 2040 land use patterns. For example, it calls for more local and collector streets. Instead, the plan should include strategies that redirect travel behavior from primarily auto to auto being only one of several transportation choices when travelling between home, work, school, and other daily activities. If the intent is to create higher densities within the Bowl, it should shift from the current auto-centric policy, regulatory, and design framework to one more oriented to people and multiple modes of travel. Otherwise, new infill housing and employment will just result in increased traffic congestion and parking demand. It will be costly for households and the community to depend on auto travel. <i>(Anchorage Citizens Coalition; Fairview Community Council)</i></p> <p>A more evenly balanced approach to transportation in the Plan would include: a reduction/elimination of parking</p>	<p>structure costs roughly \$7.0 to \$10.0 million. A standard surface parking lot costs \$25,000 per parking space. A number of major arterials or collectors are subject to State transportation jurisdiction, and highway interchanges are the responsibility of the State Department of Transportation, not the Municipality. That being said, the Municipality will work closely with its transportation partners to find multimodal options within the federal-state-local transportation framework. The LUP process has been instrumental in bringing together transportation agency stakeholders to address complex issues related to land use and transportation. These conversations will continue to influence the policy debate over the course of the 2040 Land Use Plan. Essentially all of the LUP Action Items under Goal Six address the issues presented in this Issue Response item, including Action 6-1 (later renumbered to 6-8).</p> <p>The <i>Metropolitan Transportation Plan</i> (MTP) will provide policies and direction for multimodal transportation options. Individual district and neighborhood plans call for multimodal transportation choices too. Implementation of multimodal travel such as walking bicycling, transit, and cars will require smarter planning and more efficient ways to finance these types of public assets. Declining Federal and State funding will force trade-offs that will have to be addressed by local planning bodies and the elected governing body. In some instances transportation improvements may come from new developments and/or public-private partnerships.</p> <p>Comments in support of complete streets, design standards, support for transit and pedestrians, and parking reductions are already supported in the 2040 LUP. Comments addressing key responsibility and jurisdiction of certain road corridors is on-going and is addressed in LUP Goal 6-1, and also 4-d. addendum item on ROW ownership transfers. The comment that the plan should direct a reduction or elimination of parking requirements within targeted areas is addressed in Action Item 4-3. Issue Response 2-j addresses public parking facilities. Title 21 already includes a lot of enabling provisions allowing for shared parking, parking districts, and other innovations—the code is available for use if the Municipality or groups of businesses become aware of and take advantage of these provisions.</p> <p>Implementation of complete streets and context sensitive design standards is addressed by the MOA and carried out in Actions 6-2 and 6-4 of 2040 LUP. Specific comments about revising Action Item 6-2 are unnecessary since Action Item 6-4 addresses their ideas and concerns. LUP Policy 3.2 under Goal 3, and LUP Policies 5.2 and 5.4 in Goal 5 also address these issues directly. Virtually all of the Action Items under Goal 6 address a balanced approach and present equal priority to all travel modes. The Plan clearly provides policies and actions that seek a balanced approach to growth that supports and accompanies higher residential densities and the new land use designations that rely on diverse travel modes.</p>	<p>it would work. The plan already supports multi-modal shift in street investments without this. Commission deletes recommendation #3 as shown in strike-through.</p>

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	<p>requirements within the strategically targeted areas; and a strategy for MOA to identify land within the RFAs for public parking structures; and people-oriented Complete Streets.</p> <p>One way to balance transportation investments toward multi-modal system is to add a new policy under Goal 6 in the LUP for AMATS to screen all transportation projects using a cost-benefit analysis that more comprehensively considers accessibility, mobility, economic vitality, environmental effects, social equity, funding, land use, growth management, and livability. (<i>Anchorage Citizens Coalition</i>)</p> <p>A second improvement to the Plan would be to revise Action 6-2 to instead read: “Create a priority list of high volume streets currently cutting through residential neighborhoods to consider for redesign with the goals of making the streets more compatible with adjacent land uses and also safe and comfortable for transit use and walking. Criteria for selecting these streets will include proximity to Town and City Centers, current and planned employment and residential densities, proximity to schools and park space, posted speeds compared with 85<sup>th</sup> percentile speeds.” (<i>Anchorage Citizens Coalition</i>)</p> <p>The following specific edits could also support multi-modal system:</p> <ul style="list-style-type: none"> <li>Page 1 column 1: “Anchorage 2020 envisioned a more compact and efficient land use pattern <u>served by active transportation connections and transit</u> in and around mixed-use centers, while preserving lower intensity...”</li> <li>Page 1 column 3: “The core purpose of the 2040 LUP is to manage land uses <u>and shape transportation investments</u> to improve the quality of life for all residents during times of change</li> </ul>	<p>The comment that we should add a new policy under Goal 6 to have AMATS screen transportation projects through a cost-benefits analysis is ideally handled by the direction of Action 5-2. Some additional language under the return on investment (ROI) discussion on page 54 could bolster this approach.</p> <p>Transportation planners’ recommended edits to Policy LUP 1.5 were considered, however the LUP policy here should remain focused on multi-modal <u>infrastructure</u>. The policy should not get more complicated than it already is by introducing the concept of services, whatever those may include. Infrastructure is more permanent and dedicates land in support of land uses.</p> <p>The language recommendation for Page 1 column 1: “Anchorage 2020 envisioned a more compact and efficient land use pattern <u>served by active transportation connections and transit</u> in and around -mixed use centers, while preserving lower intensity...”, adds too much topic-specific detail for the plan’s introductory text. Likewise, the comment to change page 1, column 3: “The core purpose of the 2040 LUP is to manage land uses <u>and shape transportation investments</u> to improve the quality of life for all residents during times of change”, would expand the scope of the basic core purpose of the land use plan to be a transportation plan. The core purpose of the 2040 Plan is land use. Transportation and other strategies are a big part of this plan but its main purpose statement on page 1 should be simple and focused on the vision for the land use pattern. The suggested change for page 10, column 2: “Mixed use, walkable centers <u>served by transit</u> will absorb much future growth while infill development is encouraged along multi-modal corridors,” is unnecessary and would add too much topic-specific detail to an introductory sentence about Centers. While staff appreciates that transportation and other infrastructure (e.g., utilities, parks) are integral to land use, it would be out of context to slip transportation-specific policies into these land use intro sentences on pages 1 and 10.</p> <p>Page 15, column 1: “...safely support mixed-use densities. <u>At the same time, a number of roadways serve as major barriers dividing downtown neighborhoods and midtown shopping areas. They need to be redesigned to reduce vehicle speeds and allow safe pedestrian crossings for people who live there now, and those to come as homes and jobs are added along the corridor.</u>” Staff agrees this concept has merit and may play out as the Plan gets implemented. Roadway management and speed reductions are highly regulated and coordinated with ADOT&amp;PF and Traffic Engineering. Certainly some roads will end up with speed reductions. While this level of detail is better addressed in the MTP, a statement in the 2040 LUP Goal 6 transportation policy discussion should be provided to express the importance of slower speeds and safer more frequent crossings on some streets. Staff notes that at public meetings, pedestrian connections were one of the most common comments received.</p>	

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	<ul style="list-style-type: none"> <li>Page 10 column 2: “Mixed use, walkable centers served by transit will absorb much future growth while infill development is encouraged along multi-modal corridors.”</li> <li>Page 15, column 1: “...safely support mixed-use densities. At the same time, a number of roadways serve as major barriers dividing downtown neighborhoods and midtown shopping areas. They need to be redesigned to reduce vehicle speeds and allow safe pedestrian crossings for people who live there now, and those to come as homes and jobs are added along the corridor.”</li> </ul> <p><i>(Anchorage Citizens Coalition)</i></p> <p>On page 11, in Policy LUP 1.5, second sentence, please insert “services” after “infrastructure capacity” and add “area-specific plans and functional plans” to end. <i>(Planning Department AMATS/Transportation Planning Division)</i></p>	<p><b>Recommendations:</b> Amend the draft plan as follows:</p> <ol style="list-style-type: none"> <li>Amend the policy discussion under Goal 6 to include a brief sentence (20 words or less) regarding slower vehicle speeds and safer more frequent crossings in some land use contexts. Staff provide text.</li> <li>Add a new bulleted item to the list of infrastructure funding methods under Strategy 3 on page 54:  <u>Shared Parking Facilities and Parking Districts: The Municipality may encourage or participate in shared parking facilities among multiple businesses, including shared surface lots, shared parking structures, smaller common parking aisles between businesses, reconfiguration of on-site parking layout to more efficient shared parking areas, and managed on-street parking.</u></li> <li><del>Add the following as a new paragraph at the top of the third column on page 54: <u>One way to diversify transportation investments to include more multi-modal design and improvements is to apply cost-benefit analyses with transportation elements of redevelopment projects and new road projects. This approach could more comprehensively consider accessibility, mobility, economic vitality, environmental effects, social equity, funding, and connectivity.</u></del></li> <li>Amend Action 5-2 on page 63 by inserting “capital projects and transportation projects” on second line.</li> </ol>	
4-d. addendum	<p><b>Municipal Ownership of Select Arterials to Support Implementation of Complete Streets and TSDC Policies.</b> Strategies to create multi-modal, complete streets within reinvestment areas cannot occur as long as the arterials are owned and maintained by the DOT&amp;PF. The DOT&amp;PF prioritizes motor vehicle mobility and will not support a street where people are treated as equals to the automobile. The Municipality should exercise more aggressive leadership on this important issue and assume ownership of key transportation assets within key reinvestment areas. This includes Gambell Street. It is requested that the 2040 LUP Actions Checklist Table include an Action to, “Develop a prioritization schedule for considering municipal ownership of select arterials</p>	<p><b>Response:</b> Municipal Planning, AMATS, and Traffic Engineering staff discussed the merits of transfer of ownership of State ROWs at interagency consultation meetings, and its appropriateness as a strategy in the 2040 LUP. Staff agrees that transfer of ownership can be a valid long-term strategy or tool, to be used on a case-by-case basis. But it is not the only tool in the toolbox or necessarily the best way to effect changes in street design, at least in some cases.</p> <p>For strategies of the 2040 LUP that specifically address Gambell Street, see issue-responses 1-a. addendum, 4-b, and 10-b. To see more generally other policies and actions that support multi-modal street design, see Action items 6-2, 6-3, 6-4 and 6-5 in the plan, and some of the issue-items in this section 4 of the Issue-Response Table.</p> <p>Transfer of arterial ownership is a longer-term strategy. It is not necessarily an easy, near-term action. For many streets other options for improving the facility, including State-owned roads, may be more effective and practical. Different solutions may occur in different places. Ownership transfer can be more challenging in part because it must be agreed to by both the Mayor of Anchorage and his or her counterpart</p>	<p><b>YES, with changes (5-1-17)</b></p> <p>Commission approves the recommended amendment language except to delete the last sentence, as shown in strike-through.</p>

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	<p>within the Anchorage Bowl to support implementation of complete street policy and transit supportive development corridors. <i>(Fairview Community Council)</i></p>	<p>at DOT&amp;PF. The DOT Director for the region must be convinced of the benefits and advantages of the transfer. For example, Victor Road was improved by the State to Municipal standards and subsequently transferred to the Municipality for long term maintenance and operation.</p> <p>Staff believes it is questionable to assume that a change in ownership from State to Municipal will be necessary in order for a street to become a multi-modal, complete streets. It is the observation of municipal staff that DOT&amp;PF approaches and standards are evolving to prioritize multi-modal facilities in Anchorage. DOT&amp;PF's long held stance is evolving to support more "Complete Streets" approaches in some cases. New federal guidance through FHWA, supports and encourages multi-modal transportation. The Municipality continues to seek agency flexibility in endorsement of street-design measures that support transit and walking. Planning staff supports continued discussions between the Municipality and the State on this matter and encourages DOT/PF to use the NACTO Urban Street Design Guide where appropriate or applicable. A partnership approach with DOT&amp;PF is far more likely to yield results for multiple streets in the long run. One approach is to consider framework agreements that identify a variety of ways, including ownership transfers, to resolve multi-modal, complete street design.</p> <p>Transfer of ownership would come with significant costs to the Municipality. Many DOT&amp;PF rights-of-way (roads and drainage) are in poor condition or were not constructed to municipal standards. They would need to be completely rebuilt. The Municipality does not have the staff or financial resources to take on ownership, maintenance, and reconstruction of multiple major DOT&amp;PF rights-of-way. The Municipality would need to limit acquisitions to cases where funding matches the costs, and where the Municipality will receive a higher return-on-investment from the surrounding private redevelopment that a road reconstruction would help foster.</p> <p><b>Recommendations:</b> Add new Action 6-9 that reads as follows:</p> <p><u>6-9. Establish a Framework Agreement between the Municipality and ADOT&amp;PF regarding the designation and improvement of streets or street segments where greater emphasis will be placed on multi-modal, complete street design, and potential ways to attain these streets will be identified, which may include ownership transfers and other case-by-case solutions. <del>The Framework Agreement should be applied to the Tudor Road Transit Corridor as a pilot project in the near term.</del> (1-3 years ( ongoing) Responsible Agencies: AMATS, DOT&amp;PF, TE, Public Works, Utilities. \$\$ Related Plans: ....]</u></p>	

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4-e.	<p><b>Trail Connections within and between Neighborhoods, Community Institutions, and Commercial Centers.</b></p> <p>Amend the plan to include walkway connectivity to schools and more requirements for the development of sidewalks. (<i>Urban Design Commission</i>)</p> <p>Linear trails and greenways are proving very effective in making desirable places. In Goal 6, add language to encourage ped/bike trail connections from existing green belts into neighborhoods not currently connected (such as Fairview and the Spenard/36<sup>th</sup> Area). (<i>Seth Anderson</i>)</p> <p><i>Many comments from public meetings regarding the need for improve and upgraded pedestrian connections between land uses around neighborhoods. [Note: see also comments documented from neighborhood meetings in Appendix D.]</i></p>	<p><b>Response:</b> LUP Policy 6.1 highlights the need to provide or upgrade missing links to centers and corridors. Primary tools will include the Municipality and AMATS capital improvement programs, where these improvements are programmed and funded. It focuses on centers so it does not necessarily address the overall comment raised by the public for more connectivity and accessibility in general, such as between and within neighborhoods. A more generalized policy would provide context for policy 6.1., and respond to significant amount of public comment from public meetings regarding the need for more multi-modal connections between land uses in and around designated centers and neighborhoods.</p> <p>The Greenway Supported Development concept introduced in the 2040 LUP is a new tool that looks at our urban streams as an urban feature for adjacent development. The stream setback/trail could provide new linkage that should be enhanced or day-lighted rather than channelized and/or undergrounded. See also the response in issue 3-f addendum.</p> <p><b>Recommendations:</b> Insert a new generalized policy 6.1 and renumber subsequent policies.</p> <p><del>LUP 6.1. Promote the development of an urban pattern of connected and accessible neighborhoods, corridors, and centers where the network of streets, walkways, and trails maximize connections and overcome barriers to accessibility between and within the city's neighborhoods and other districts.</del></p> <p>Amend the land use designation description for Community Facilities and Institutions on page 38, third column, by adding an additional bullet under “Character”, that reads as follows:</p> <ul style="list-style-type: none"> <li>• <u>Pedestrian connectivity is provided to schools and community institutions, and the infill design principles to enhance connections and pedestrian access apply (Section 2.1).</u></li> </ul>	<p><b>NO and YES (4-3-17)</b></p> <p>NO: Commission did not support the first recommendation, to add a new LUP policy 6.1. It seemed redundant to Commissioners.</p> <p>YES: Commission supported the second recommendation, adding a new bullet item.</p>
4-f.	<p><b>Commuter Rail Stations.</b> Comments received for and against commuter rail corridors and stations. Critics argue that it is premature to show commuter rail stations in the 2040 LUP. There are concerns expressed that it is not included in the latest interim update to the 2035 MTP, and that rail stations and rail lines are not ideally located with respect to the Downtown Core and Midtown employment areas. The Dimond Center Mall is too far spread out with low density employment. Comments state there is a need</p>	<p><b>Response:</b> Commuter Rail Stations, described on page 30 of the draft plan, are a longer-term element within the 2040 LUP. Planning believes it is important for the city’s long-term land use development plan to look beyond the near-term conditions, and support and carry forward the adopted policies and direction for commuter rail and transit oriented development (TOD) around stations in the long term. Moving toward a transit supportive land use pattern can improve the feasibility of commuter rail while also supporting mixed-use centers and alleviating land shortages for housing and employment.</p> <p>Commuter rail is already in the <i>Comprehensive Plan</i>, for example as a revitalization strategy of the <i>Downtown Plan</i> and <i>Ship Creek Plan</i>, which recommend ways to connect the railroad station to the Downtown Core. It is also in the <i>Chugiak-Eagle River Comprehensive Plan’s</i> land use plan map, the</p>	<p><b>No Consensus (Split) (11-14-16)</b></p> <p>Commissioner Spring would need to see feasibility studies including the stations shown. Spring and Robinson question feasibility and</p>



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	<p>for feasibility analyses before designating commuter rail stations.</p> <p>Comments in support for commuter rail stations and including some recommendations for expanding transit oriented development designations along the railroad corridor. Commuter rail advocates cite feasibility studies and plans and investments made. They request labelling the Alaska Railroad corridor as a commuter railway and/or adding it as a transit supportive development corridor Growth Supporting Feature of the 2040 LUP with the diagonal line pattern overlay. They recommend the establishment of Transit Oriented Development (TOD) within a 1/3 mile radius around the intermodal stations at Dimond Center and Downtown, and extending the transit supportive development corridor on 92<sup>nd</sup> Avenue north to include the Dimond Center, and west from there along Dimond Boulevard.</p> <p><i>(Anchorage Citizens Coalition, Alaska Railroad, AMATS, Dimond Center Mall, Cynthia Wentworth, PZC Commissioner Jon Spring)</i></p>	<p><i>Girdwood Plan</i>, and the <i>Turnagain Arm Comprehensive Plan</i>. The Anchorage Bowl LUP only completes the picture.</p> <p>The <i>2035 Metropolitan Transportation Plan</i> (adopted May 2012) recognizes the prospect of future commuter rail service from Anchorage to the Mat-Su Valley, within the 2035 planning horizon. According to AMATS staff, the interim update to the 2035 MTP (adopted November 2015) did not replace the content of the main MTP but rather carries forward its recommendations. The MTP states that enhancements to regional public transportation service through commuter rail implementation could assist in addressing forecast capacity deficiencies in the Glenn Highway corridor.</p> <p>AMATS has expressed support for including commuter rail stations in the 2040 LUP in written comments and consultations. Retaining commuter rail in the land use plan can assist public agencies and private entities in seeking funding for intermodal station development. It also informs property owners, developers, and public agencies making decisions in these areas about the long-term intent of the Municipality for commuter rail. Commuter rail successfully implemented would link Anchorage’s mixed-use centers to a metropolitan region ridership market extending to the MSB in a way that would leverage and complement local transit service.</p> <p>The general locations of four of the potential future commuter rail station areas are well-known and have already been subject to study, planning, and/or investment. These include the existing stations in Ship Creek/Downtown and the International Airport, and a planned station at Dimond Center, and one envisioned at Spenard Road. The <i>Spenard Corridor Plan</i> consultant and staff project team believe a Spenard station to be a major opportunity for a transit oriented development (TOD) area and connections to local transit service along Spenard Road and into Midtown. There may be additional potential stations. The 2040 LUP identifies an opportunity site at Huffman Road and Old Seward Highway, where a Greenway Supported Development corridor enters the Huffman Town Center connecting the Oceanview and Huffman-O’Malley neighborhoods. The description for Commuter Rail Stations on page 40 of the 2040 LUP identifies these stations as only “potential.”</p> <p>The Alaska State Rail Plan (Draft 2016) also considers the concept of commuter rail service between Anchorage and the Matanuska-Susitna Borough, which has been studied multiple times, and the desire for commuter rail service between Anchorage and the Valley was one of the most frequently heard comments from the public during that planning process. Prerequisites for a commuter rail system, at a minimum, include: identification of a funding source; project development planning; engineering and environmental analyses; operations detailing; equipment procurement and customization; station and facilities development; service specifications; patronage pricing; marketing, and revenue-projection refinements; arrangements to integrate and connect public transportation services; and related multi-government</p>	<p>likelihood, and are concerned the stations may distract from other plan objectives.</p> <p>Commissioner Strike cites that long-term aspirational elements are appropriate in long-term plan.</p> <p>Discussion tabled ending at a split.</p> <p>See 4-f. addendum, below.</p>

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		<p>coordination. In other words a significant amount of work needs to be done before any commuter rail option moves forward. Furthermore, a commuter rail system would need to be integrated within an overall transportation system for the metropolitan area.</p> <p><b>Recommendations:</b> Retain Commuter Rail Stations on the 2040 LUPM.</p> <p>Page 40, third column, amend the Commuter Rail Station passage as follows:</p> <p style="padding-left: 40px;">This Land Use Designation also identifies potential passenger railway intermodal stations along the Alaska Railroad <del>corridor right-of-way</del>. <u>Regional commuter rail service between Anchorage and the Matanuska-Susitna Borough stations</u> could interact with transit oriented <u>land use</u> development in <u>designated commercial mixed-use Centers and Corridors</u>, and connect to local <u>public</u> transit service. Some commuter station <u>facilities</u> already exist or are in planning states. <u>The timeframe for implementation of commuter rail transit service is uncertain, and is considered a longer-term element in this plan. Prerequisites include feasibility analyses and identification of funding and operations sources.</u> Placement on the Plan Map now helps <u>support and</u> inform investment decisions <u>in these areas</u>.</p> <p>Add the Transit Supportive Development diagonal line pattern overlay to the Dimond Center Regional Commercial Center in the area of its Commuter Rail Station.</p> <p>Page 40 or on page 44 in the Transit-Supportive Development section, add a sentence explaining the relationship between commuter rail stations and transit supportive development Growth Supporting Feature.</p>	
<p><b>4-f.</b> addendum</p>	<p><b>Commuter Rail Stations – Revised Amendment.</b> (see commenters above in 4-f.)</p>	<p><b>Response:</b> This revision to issue 4-f. responds to Commission discussion regarding issue 4-f on 11-14-16 . Several Commissioners questioned if there were any plans and feasibility studies that identified future commuter rail station areas, and the feasibility and likelihood for commuter rail within the 2040 time horizon. They are concerned that showing commuter rail stations on the LUPM may distract from other more urgent land use and public transit objectives. However, another Commissioner countered that long-term aspirational elements are appropriate in a long-term plan.</p> <p>As discussed in the issue-response above, other elements of the Comprehensive Plan address Commuter Rail. These include the adopted Downtown Plan and West Anchorage District Plan and upcoming Spenard Corridor Plan that is being written. While it is challenging to look beyond the current recession and statewide/national fiscal woes and the near-term public transit network changes, Staff agrees with the Commissioner’s statement that long-term aspirational elements are appropriate in a long-term city plan.</p>	<p><b>Discussed and Sent Back for Staff to Fix (11-14-16)</b></p> <p>Commission recommended staff to simplify and shorten the proposed language and to show less certainty. The MOA would evaluate feasibility in the future. Staff to use</p>



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		<p>However, the plan can address commuter rail in a less distracting way, by simply referring to rail station development in the text of the Transit Supportive Development section. This allows the plan to support the long-term aspiration for commuter rail service, without showing rail stations as a separate feature on the Land Use Plan Map. The language can also express that more feasibility studies and funding plans are prerequisites. Staff believes that this can avoid distracting from more urgent short-term objectives such as local public transit operations while also achieving the important role of the long-term plan to support and inform longer-term investments and planning.</p> <p><b>Recommendations:</b> Remove the “Commuter Rail Station” paragraph from the <i>Airport, Port, or Railroad Facility</i> land use designation on page 40, and delete the Commuter Rail Station icon and legend item from the Land Use Plan Map.</p> <p><i>(Note: reviewed by PZC on 4-3-17)</i> Move the Commuter Rail Station paragraph to the <i>Transit Supportive Development Corridors</i> section, after the first full paragraph in the first column on page 45. Revise to read as follows:</p> <p style="padding-left: 40px;"><u>Transit-oriented land use patterns are also encouraged to develop in potential commuter rail station areas along the Alaska Railroad Corridor, as identified in various adopted plans and studies. This Land Use Designation also identifies potential passenger railway intermodal stations along the Alaska Railroad right-of-way. Regional rail service between Anchorage and the Matanuska-Susitna Valley stations could connect with local public transit service in the Bowl and interact with transit oriented development in commercial mixed-use Centers and Corridors. and connect to local transit service.</u> Some commuter station <u>facilities</u> already exist or are in the planning <u>stages</u> states. <u>These include stations envisioned at Spenard Road and Dimond Center, and expansion of the existing Downtown/Ship Creek and Airport railroad stations. Timeframe for implementation of commuter rail transit service is uncertain. Prerequisites include feasibility analyses and identification of funding and operations sources. Including these areas in the Transit Supportive Development feature Placement on the Plan Map further now helps informs long-term investment decisions in these areas.</u></p> <p><i>(Note: 5-1-17 final revised version based on PZC recommendations of 4-3-17)</i> Move the Commuter Rail Station paragraph from page 40 of the Public Hearing Draft to page 45 of the <i>Transit Supportive Development</i> section, after the first full paragraph in first column. Staff assumes this includes removing the rail icons from LUPM and to add the TSD diagonal line pattern overlay to the Dimond Center Regional Commercial Center in the area of its Commuter Rail Station. Revise the paragraph to read as follows:</p>	<p>meeting recording for guidance.</p> <p><b>NO: Revise Further.</b></p> <p><b>(4-3-17)</b></p> <p>Commissioners on 4-3-17 requested staff to further simplify and shorten the proposed language and to show less certainty. Language highlighted yellow at end of recommendations proposes to carry out PZC recommendation. PZC does not agree with identifying station areas. Ok with Ship Creek as it has had planning and financial cost estimate. Questionable feasibility south of Ship Creek. Rail planning/feasibility is not certain enough. Commissioner Spring suggests keeping the first part of the 4-3-17 staff language. Strike proposed deleting all. Commissioner Robinson requests only a few simple sentences that states the Municipality will continue to look at the feasibility of passenger rail. PZC supports it as a long-term future</p>

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		<p><del>Several Transit Supportive Development areas also encourage transit-oriented land use patterns to develop in potential commuter rail station areas along the Alaska Railroad Corridor. This Land Use Designation also identifies potential passenger railway intermodal stations along the Alaska Railroad right-of-way. The 2040 LUP supports a long-term vision in which regional rail service between Anchorage and the Matanuska-Susitna Valley stations could connect with local public transit service in the Bowl and interact with transit-oriented development in commercial mixed-use Centers and Corridors. Several potential sites in the Bowl have been identified in various adopted plans and studies. The Municipality and its partners will continue to explore the future feasibility of commuter rail service. and connect to local transit service. Some commuter stations already exist or are in the planning states. Placement on the Plan Map now helps inform investment decisions.</del></p>	<p>possibility. But avoid implying the Municipality is ready to make land use decisions in specific areas based on commuter rail.</p> <p><b>YES to highlighted 5-1-17 language (5-1-17)</b></p>
4-g.	<p><b>New Transit Supportive Development Corridor on Northern Lights Boulevard.</b> The designation of Northern Lights Corridor as a transit supportive development corridor does not make sense. Housing density along this corridor is much lower than the 9-12 DUA needed to support high frequency public transit service. The addition of new pockets of transit supportive corridor near Boniface will not increase residential density to this level. <i>(PZC Commissioner Spring)</i></p> <p>The LUP should provide more east-west multi-modal or pedestrian corridors. Could Northern Lights/Benson, 36<sup>th</sup>, or Tudor Road be designated as Main Street or Transit Supportive Development Corridor? <i>(Spenard Community Council)</i></p>	<p><b>Response:</b> The Northern Lights transit supportive development corridor coordinates with the Public Transit Department’s “Anchorage Talks Transit” plan. The municipal Public Transit Department has requested the addition of Northern Lights as a transit supportive development corridor. Other observers including Spenard Community Council also commented that the Feb. 29, 2016 draft LUP did not show many east-west corridors. Public Transit is proposing to restructure the transit route network. Under the final route restructuring options to be put forth as an outcome of its “Talks Transit” planning process, Northern Lights/Benson would increase to 15-minute headways between buses, becoming the highest frequency east-west route. This corridor connects between the major employment centers and the town center and population along northern Muldoon Road. The transit supportive development designation on the LUP applies only to two segments of the corridor: Midtown and a half-mile segment centered on Boniface which does in fact have R-2M, R-3, and commercial zoning including redevelopment opportunities. Development in these segments should take advantage of the planned 15-minute headways and leverage the public investment in transit on this corridor. Public Transit also requested this designation to emphasize the importance of this transit corridor to traffic engineers at the Municipality and DOT&amp;PF.</p> <p>This new corridor does not supersede or delay implementation of the near term first and second priority transit corridors on Spenard Road, and DeBarr Road, as shown on the Actions Map on page 67. It coordinates well with the Arctic Boulevard corridor, which would be implemented at least partially at the same time because it geographically overlaps with Arctic.</p> <p><b>Recommendations:</b> No changes.</p>	<p><b>YES, except PZC requests staff to reconsider the TSDC segment near Boniface. See addendum (next item) (11-14-16)</b></p>

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<p><b>4-g.</b> addendum</p>	<p><b>New Transit Supportive Development Corridor on Northern Lights Boulevard.</b></p> <p>PZC agreed with retaining the Northern Lights/Benson Transit Supported Development Corridor at its 11-14-16 deliberations.</p> <p>However, PZC requested staff to reconsider the segment of the E. Northern Lights TSDS near Boniface. Concern expressed was why have such a small isolated piece of transit supportive corridor out by Boniface. <i>(PZC Commissioner Spring)</i></p>	<p><b>Response:</b> Staff reviewed the future housing potential within ¼ to ½ mile of E. Northern Lights in the area of the Public Hearing Draft 2040 LUP Transit Supportive Development Corridor segment near Boniface Parkway.</p> <p>Although much of the length of the E. Northern Lights Corridor east of UMED District to Muldoon has low existing housing densities and low future additional housing capacity, the segment near Boniface has existing R-2M and R-3 zoning, higher existing housing densities, and substantial future buildable housing capacity. Initial results from the 2040 LUP housing capacity analysis indicates a future additional housing capacity of 500 additional housing units. It also includes a commercially zoned neighborhood commercial center with redevelopment potential at Northern Lights and Boniface. The 2040 LUP should promote transit supportive development patterns as this area develops to take advantage of this opportunity.</p> <p>The east – west public transit service along Northern Lights provides a critical link to other transit routes and major employment destinations across the entire community. The route traverses most of the length of Northern Lights, and is recommended by the Public Transit Department to be prioritized with 15-minute headways between buses.</p> <p><b>Recommendations:</b> No changes; retain Northern Lights TSDC near Boniface.</p>	<p><b>YES</b> <b>(12-05-16)</b></p>
<p><b>4-h.</b></p>	<p><b>Removal of Transit Supportive Development Corridor on Jewel Lake Road.</b> Do not support the elimination of the transit supportive development corridor on Jewel Lake Road between Raspberry Road and Dimond Boulevard. This part of Jewel Lake has high density and also connects to a town center at Jewel Lake and Dimond. <i>(PZC Commissioner Spring)</i></p>	<p><b>Response:</b> The Public Transit Department is recommending to reduce and in some areas curtail fixed route public transit bus service in south Anchorage, in order to focus its resources on areas serving greater ridership. It recommends to delete Jewel Lake Road as a transit supportive development corridor, and also questioned the near and medium term viability of the Lake Otis transit supportive corridor. Public transit believes it is cost prohibitive to provide frequent transit service to population and density nodes outside of the core network (like the Jewel Lake area). The cost to connect a frequent route in the Jewel Lake area to the rest of the frequent transit network is high and those resources would have a higher return on investment if concentrated in areas with connected density. 2040 LUP planning factor maps LU-2, LU-5, and CC-2 in <i>2040 LUP Appendix A: Map Folio</i> indicate that this corridor has the lowest existing residential densities along the potential transit supportive development corridors. Map BL-3 shows there is now relatively little redevelopment opportunity along most of Jewel Lake Road. The forecast population/employment growth rates through 2040 suggest to Planning Department staff that it is unlikely this area would become a transit supportive development corridor within the 2040 planning horizon.</p> <p>NOTE: Map CC-2: Transit Supportive Locational Factors has been provided as a separate attachment in the November 10 packet materials delivered to PZC. This draft map does not yet take into account the future</p>	<p><b>Reinstate Jewel Lake Transit Supportive Development Corridor. Number it on Actions Map on p. 67 as having the lowest phasing priority among the TSDCs.</b> <b>(11-14-16)</b></p> <p>Commissioners on 11-14 stated that TSDC connections to Town Centers including in this case Jewel Lake Town Center was important.</p>

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		<p>development capacity under the draft 2040 LUP, and so may understate future transit supportive characteristics in some areas. A final version that incorporates 2040 LUP capacity is being requested.</p> <p><b>Recommendations:</b> Preferred option is no change. However, if PZC recommends to reinstate the Jewel Lake transit supportive development corridor on the 2040 LUP, it should be numbered on the Actions Map on page 67 as having the lowest phasing priority among the transit-supportive corridors.</p>	<p>There is multifamily along Jewel Lake. TSDC is consistent with having the town center.</p>
4-i.	<p><b>Airport Compatibility Overlay Zone.</b> Opposition to Action to create an Airport Compatibility Overlay Zone (<i>Turnagain Community Council, others.</i>)</p>	<p><b>Response:</b> This action is based on a land use action from the WADP, and also addresses safety issues in urban areas near the JBER military runway.</p> <p>It is intended to implement the WADP by addressing land uses around the Airport perimeter to mitigate impacts of the Airport on neighborhoods and of public uses on Airport facilities. This action was identified as another means of addressing Airport impacts and of protecting the Airport’s facility needs if zoning regulations are not used or adequate.</p> <p>The same concerns and situations exist around both Merrill Field and the JBER runways. The intent is to have a more consistent recognition and treatment of airport runway protection and clear zones, noise contours and guidelines and related airport features.</p> <p><b>Recommendation:</b> Action 10-3 from the February draft plan was modified as follows for the Public Hearing Draft to better reflect the intent:</p> <p>Develop airport interface compatibility zone for areas next to TSAIA, Merrill Field, and JBER, <u>to address noise, runway/aircraft protection zones, public safety, and airport special functions.</u></p>	<p><b>YES</b> <b>(11-14-16)</b></p>
4-j.	<p><b>Importance of Intermodal Transportation Facilities.</b> Request that the “anchor” transportation facilities (airports, port, and railroad) be noted on pages 38 and/or 40 as “intermodal” facilities to represent how they are key to the Statewide economy and not just local or regional. (<i>ADOT&amp;PF</i>)</p> <p>Also highlight the importance of these facilities during a natural disaster such as a major earthquake. It is important that planning and development of these facilities take into account the seismic hazards. They need to survive seismic events and be operational to facilitate disaster response and</p>	<p><b>Response:</b> Planning Department has no objection to incorporating statements expressing the importance of these intermodal facilities to the statewide economy and their need to be resilient to natural disasters including earthquakes. In particular, the Port of Anchorage site is susceptible to seismically induced catastrophic ground failure.</p> <p>Relocating Merrill Field and reusing its land for housing is not a realistic option that would resolve Anchorage’s land deficits or improve the distribution of land uses in the Municipality. The majority of the airport facility site sits on the former city landfill. The soil and site conditions cannot economically support housing or neighborhood infrastructure. Therefore, reusing Merrill Field would yield relatively few housing units, at great cost to Anchorage’s economy, employment, and transportation system. The northern portion of Merrill Field (north of the east-west runway) sits on solid ground, but is occupied by substantial infrastructure and building investments for the airfield. Tearing these structures down and building new ones in undeveloped areas more isolated from the markets and supporting uses in the Bowl would not be</p>	<p><b>Yes</b> <b>(12-05-16)</b></p>

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	<p>allow for goods and services to continue flowing into the state. (<i>Geotechnical Advisory Commission</i>)</p> <p>Relocating Merrill Field Airport outside of the Bowl could potentially open up significant new lands for housing, streets, and parks. Redeveloping a significant portion of the Airport for housing would close the 2040 housing gap. Add a new Action to conduct a cost-benefit analysis of relocating Merrill Field Airport and reusing the land to meet Anchorage’s housing needs. (<i>Fairview Community Council</i>)</p> <p>Add freight hubs and distribution centers to the list of uses on page 40. (<i>AMATS</i>)</p>	<p>consistent with principles of sustainability, economic efficiency, or maintaining jobs and employment sectors in the Bowl. Merrill Field remains one of the busiest general aviation airports in the world, and has a unique connection to Alaska Regional Hospital. It is also a source of employment and further secures Anchorage’s position in the statewide economy and transportation network.</p> <p><b>Recommendations:</b> On page 40, first column, amend the last sentence in the first paragraph of the Airport, Port, or Railroad Facility land use designation as follows.</p> <p><u>They These facilities are extensive in land area and their intermodal facilities anchor the local and statewide essential to Anchorage’s economy and the regional transportation system infrastructure.</u></p> <p>Secondly, on the same page at the bottom of the first column, add a new last sentence which reads:</p> <p><u>Planning and development of these facilities should account for resiliency to natural hazards including the need to remain operational following seismic events.</u></p> <p>Third, on the same page in the middle column second bullet under “Uses”, add freight distribution to the list of example light industrial uses.</p>	
4-k.	<p><b>Depiction of Seward-to-Glenn Highway Connection and Other Potential Major Street Connection Projects.</b> Calling the Seward to Glenn Highway Connection and UMED Northern Access projects “illustrative” on page 49 of the Public Hearing Draft plan does not convey their importance to the LUP. Projects such as these and others in the MTP including Tudor Road and Minnesota Drive should instead be listed as critical components to enable the 2040 LUP. These projects allow the roadway to absorb more trips by any mode. (<i>ADOT&amp;PF; AMATS</i>)</p> <p>Avoid implying that a specific route alignment has been determined in the inset maps, especially for the Seward-to-Glenn Highway. The route and alignment have yet to be determined. Mountain View Community Council opposes the 2040 LUP depicting the potential 3<sup>rd</sup> Avenue alignment</p>	<p><b>Response:</b> In general, the 2040 LUP depicts the anticipated future network of primary and secondary streets, based on adopted transportation plans and interviews with transportation planning agencies. If an arterial or collector street is expected to be operational by 2040, and the general alignment is known, then it appears on the 2040 LUP Map. Including the future street ROWs in the 2040 LUP provides visual perspective for users of the map, illustrates the relationship between the future land uses and the primary street network, and the land areas devoted to ROWs. For example, several of the highway interchanges occupy significant swaths of land that a roadway line feature cannot represent. 92<sup>nd</sup> and 100<sup>th</sup> Avenues are extended further westward than their current improved alignments, because this plan assumes they will be extended and influence land use and development within the 2040 time horizon.</p> <p>Three of the future road connection projects, Seward to Glenn Highway connection, Knik Arm Crossing, and UMED Northern Access, in the Metropolitan Transportation Plan (MTP) have uncertain timing, route alignments, and design. These projects will significantly affect the surrounding land use pattern. The February 29 draft LUP depicted these projects in a translucent, dashed line on the main Land Use Plan Map. But some members of the public including Mountain View Community Council found the map confusing and assumed it was proposing these projects. In response to public comments, and to DOT&amp;PF consultations, the Public Hearing Draft 2040 LUP moved the depiction of the three from the main LUPM map to inset maps on page 49, including an explanation of what the 2040 LUP depiction of these projects</p>	<p><b>Discussed and Tabled</b> <b>(11-14-16)</b></p> <p>Staff response was not written on 11-14.</p> <p>Commissioner Spring on 11-14 believed that DOT misunderstood the word “illustrative” as used in the 2040 LUP.</p> <p><b>YES</b> <b>(4-3-17)</b></p>



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	<p>of the Seward-to-Glenn Highway project. <i>(ADOT&amp;PF; Mountain View Community Council)</i></p> <p>The 2040 LUP soft-pedals the land use issues associated with the Seward-to-Glenn Highway Connection project. The MOA should take a more assertive leadership role in resolving the land use uncertainties associated with this project. It is difficult for owners in the Fairview Gambell and Ingra corridors to make long-term investment decisions. Anchorage is missing out on the new reinvestment trends experienced in other central cities. Western Fairview is a designated high density residential and mixed use area, and a Reinvestment Focus Area (RFA) in the plan. Fairview is below standards for access to open space, greenways, and attractive street environments. A “Main Street” is needed to create an environment that attracts the construction of housing and businesses. This is why Fairview and the Fairview Neighborhood Plan advocate for converting Gambell St to a Main Street. The 2040 LUP should support the Fairview Neighborhood Plan by recommending to resolve the highway alignment and design that includes: moving regional traffic below ground in a cut-and-cover design, restoring Gambell Street as Fairview’s commercial main street, adding a north-south park/greenbelt feature over the alignment as a Greenway Supported Development feature connecting Ship Creek to Chester Creek. The Public Hearing Draft LUP Map shows nothing calling out the highway project. The previous draft LUPM (2-29-16) showed a dotted line. The revised plan needs to depict something, such as a special study area. Therefore, add the policy statements, actions items, special study area, and map features are needed. <i>(Fairview Community Council; SJ Cline public hearing testimony; Allen Kemplen public hearing testimony)</i></p>	<p>means. Planning does not object to further adjusting these maps to avoid misrepresenting the projects such as implying the route alignments are selected.</p> <p>There also seems to be a misunderstanding by transportation engineers and transportation planners on the use of the word “illustrative” on page 40 in the 2040 LUP. They believe the LUP implies that these projects are not important or high priority. Per the transportation planning professionals, “illustrative” is specific jargon in the MTP that refers to unfunded, aspirational road projects that are not prioritized in the near or medium term. Planning did not imply this in the depiction of these potential road projects, and does not object to adjusting the wording to avoid confusion.</p> <p>In response to the Fairview comments, Issue-Response 2-e. recommends adding a Greenway Supportive Development (GSD) corridor in the Gambell-Ingra Corridor. Issue-Response 10-b recommends new policy/strategy language and implementation Actions including a special study area for prioritizing and beginning work on the Seward-to-Glenn Highway Connection project.</p> <p><b>Recommendations:</b> 1. Further emphasize the uncertainty of the conceptual route alignments of the three prospective street connections depicted as dashed translucent lines on the maps on page 49 by adding a white question mark connected by leader line to each of the dashed lines illustrating the street connections.</p> <p>2. Amend the bottom paragraph on page 49, first column, as follows:</p> <p style="padding-left: 40px;"><u>Three potential major street connections identified included in the 2035 MTP for which the timing, funding, design, and/or alignment are not yet determined. Because of these uncertainties, they are not shown on the Land Use Plan Map due to the uncertainties of their timing, funding, design, and/or alignment. — However, they are significant due to their potential impacts on land use. They are illustrated at right as illustrative with white translucent dashed lines overlaid onto the 2040 LUP land use designations inset maps at right. The Seward-to-Glenn Highway connection and Knik Arm Crossing appear on the first map. ; and The UMED Northern Access is shown on the second map.</u></p>	

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	Comments questioning whether KAC is even likely anymore since the immediate project was defunded. <i>(MOA PM&amp;E staff, Traffic Engineering)</i>		
4-l.	<b>State Transportation Improvements Program (STIP).</b> Regarding STIP language on page 51 of the draft plan: DOT has its own STIP process, but all STIP projects in AMATS planning area go through AMATS and the TIP. The existing LUP language implies we do not coordinate. <i>(ADOT&amp;PF; AMATS / Transportation Planning Div.)</i>	<b>Response:</b> Planning Department acknowledges the need for this correction and clarification. <b>Recommendations:</b> Page 51, end of first paragraph, amend last sentence to read, Other agencies, such as the Anchorage School District and the Alaska Department of Transportation and Public Facilities, have their own capital improvement planning processes, <u>which inform or coordinate with the CIP and TIP.</u>	<b>YES</b> <b>(11-14-16)</b>
4-m.	<b>Parking, Driveway, and Traffic Impact Standards for Development Projects.</b> Fairview recommends reduction or elimination of off-street parking requirements to reduce building costs and promote compact, well-designed development patterns within strategically targeted areas such as the RFAs and in urban neighborhoods where residents are in walking distance of where they live/work/play. Huffman/O’Malley Community Council wants more amenities and shopping in Huffman Town Center—more mixed-use with shared/coordinated parking. The Traffic Engineer states there is a significant concern about the parking impacts (e.g., overflow parking demand when not enough parking included in developments) during the transitional time-period from current densities/patterns of development to more compact land uses, as well as along the geographic margins of high intensity neighborhoods. <i>(Fairview Community Council, Huffman/O’Malley Community Council, Municipal Traffic Engineering)</i> Consider allowing sub-standard levels-of-service to be the standard for traffic mitigation requirements in delineated target areas. This would be analogous to the lower parking requirements placed on downtown development. Also,	<b>Response:</b> Title 21 land use regulations establish minimum parking requirements. Parking is not required in Anchorage Downtown CBD. For the rest of Anchorage, new Title 21 land use regulations reduced the base parking requirements and allowed for further parking reductions administratively. The available parking reductions vary by location, site plan design, and the parking management strategies the developer proposes. The new parking requirements and parking reductions in new Title 21 are based on substantial local parking surveys, vehicle ownership data, and research of parking demand in comparable cities. Experience so far indicates that some office developments are taking advantage of the lower minimums. Industrial users are likely to do so as well. Senior housing and affordable housing providers such as CIHA have also taken advantage of the parking reductions for housing units. However, residential developers of market rate housing have generally not taken advantage of the parking reductions. No single land use seems to be taking full advantage of the available parking reductions. Shared parking, off-site parking, on-street parking, parking districts, and other arrangements to achieve coordination and shared pools of parking among businesses in town centers are allowed through the Title 21 parking reductions, as desired by Huffman/O’Malley in its comments. Based on local parking demand studies, a 25 percent parking reduction is available in the urban neighborhoods within “walking distance to Downtown”, including South Addition and Fairview. The reduction can be compounded if the development is near public transit service, etc. Title 21 allows far more significant reductions in on-site parking requirements in Fairview than developers have been willing to risk. Planning staff believes that the parking ratios as expressed and percentage reductions currently available in Title 21 achieve Fairview’s desires in its comments. Significantly reducing the parking requirements even further would risk the scenario the Traffic Engineering Department expresses in its comments. Even if parts of Anchorage evolve toward a compact development pattern with more walking, bicycling, bus ridership, autonomous vehicles, and significantly fewer parked	<b>YES, pending language</b> <b>(5-1-17)</b> Staff to provide the specific language of the recommended amendments before PZC approves.  <b>YES, with a concern</b> <b>(5-8-17)</b> Commissioner Robinson supported the language in general but expressed his concern that the second new paragraph of amendment language which begins with “Keys to lower parking demand...” seems to potential lead to



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	<p>Traffic Engineer agrees with reforming the existing system of requiring off-site improvements (page 54, third column, second to last paragraph). However, there is conflict between the cost of bringing infrastructure into compliance with standards and the legal requirement that mitigation be both reasonably related and proportionate to the impacts of development. <i>(Municipal Traffic Engineering)</i></p> <p>Traffic Engineering Dept. asks, What specific changes in driveway standards are contemplated in the Traditional Neighborhood Design areas discussed in last paragraph on page 47? Title 21 already allows flexibility. Most developers seem to want more and wider driveways, which conflict with creating a safe and comfortable environment for pedestrians and bicyclists. Several housing developers in consultation meetings identified on-site circulation requirements for compact infill housing projects with 3 or more units per site as impacting site plan quality and housing opportunities. <i>(Cook Inlet Housing Authority, Andre Spinelli, Municipal Traffic Engineering)</i></p>	<p>cars, there will be an extended transition period when parking demand is still relatively high. Unlike Downtown, most areas of the city are not ready to accept new infill developments that do not provide some amount of parking. Turnagain Crossing is an example of a mixed-use infill development coming on-line in a neighborhood with little on-street parking or capacity to handle the overflow parking. Therefore, Planning Dept. recommends against substantial across-the-board reductions to the Title 21 parking requirements at this time. Staff believe it is prudent to allow the new code more time to operate, and see what happens when more developers start taking advantage of the reductions already available in the code.</p> <p>The 2040 LUP does include an Action 4-3 to amend Title 21 to allow certain parking reductions by-right (without Traffic Engineering approval) up to certain percentage reductions, and strategically increasing the amounts of reductions available in areas like RFAs.</p> <p>Planning staff believe the development code requirements for driveways, on-site circulation aisle widths, and off-site street improvement requirements pose a greater challenge for compact infill housing. Driveway and circulation aisle requirements for small infill housing projects of around three to five units use up the buildable space on the lots, degrade site design, and drive developers to build two-family duplex dwellings rather than 3- and 4-unit developments. Action 4-6 in the 2040 LUP seeks to reform on-site access and circulation requirements, particularly in urban neighborhood settings. Reform of off-site improvement requirements will be challenging. Staff notes that, while the 2040 LUP discusses this in its strategies, it lacks a specific Action item for carrying this out.</p> <p>6-5-17 revision: In response to Commissioner comments at the May 8 PZC meeting, staff recommends the edits to the amendment language highlighted in double underlines and strike-throughs, for June 5th.</p> <p><b>Recommendations:</b> Staff to add language in the last paragraph of Goal #2, third column of page 11, that states to the effect that the amount of space needed or required for parking and on-site driveways is also a barrier to compact development, and shared / reduced parking is a key to more infill development. Specific language of the amendment, for May 8 Commission meeting:</p> <p style="padding-left: 40px;">Successful communities also leverage walkable urban-development patterns (e.g., a street block grid, sidewalks, or alleys), remove barriers to compact development compatible with such areas, and incorporate flexibility in development requirements.</p> <p style="padding-left: 40px;"><u>One such barrier is the amount of space used up by parking lots. Parking can take more than half of a property, raise its development costs by double-digit percentages, and surround each establishment with “dead space” that precludes an interactive pedestrian environment. Shared</u></p>	<p>requirements that individual buildings even in suburban auto-oriented contexts will be required to have “sidewalk oriented building frontages.”</p> <p><b>YES to 6-5-17 revision, with change in grey highlights</b></p> <p><b>(6-5-17)</b></p> <p>Commissioners added the language highlighted in grey. Commissioner Robinson stated that public parking including on-street is important to reducing the need for on-site parking, to attain compact development.</p>

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		<p><u>parking and reduced parking literally creates “free land”. Less parking also lowers the costs of development and housing.</u></p> <p><u>Keys to lower parking demand include: public transportation, bicycle facilities, continuous pedestrian connections, expanded on-street and district parking, and a built environment evolving toward pedestrian-oriented patterns of building and site development. <del>sidewalk-oriented building frontages.</del> Once considered only “amenities”, these are essential infrastructure for Anchorage to realize its potential to grow through more efficient use of land.</u></p> <p>Add an Action 2-12 near top of page 61, to reform off-site improvement requirements for development projects, to a more flexible and predictable formula for determining requirements, including possible relaxed improvement standards in delineated focus areas. Specific language of the amendment, provided for May 8 Commission meeting:</p> <p><b><u>2-12.</u></b> <u>Reform the system for requiring off-site public infrastructure improvements to be more flexible and enhance certainty in the development approval process. Flexibility may include a lower level-of-service (LOS) standard for off-site transportation improvements in delineated reinvestment focus areas where alternative transportation modes such as transit and pedestrian access exist. Retain the objective to provide adequate public facilities. (Responsible Agencies: OECD, DevServ, Traffic, Planning, PM&amp;E, utilities, PRIV, Finance, OMB. Time Frame: <u>1-3 years.</u> Add a “\$” sign. Related plans and studies: staff to determine.)</u></p>	
4-n.	<p><b>Anchorage 2020 Transportation Policy References on page 2.</b> 2040 LUP language summarizing Anchorage 2020 addressing transportation goals differs from the actual Anchorage 2020 language. The LUP summary of Anchorage 2020 can give the incorrect impression that transportation land uses and the transportation system itself, are subordinate to all other land uses. The Anchorage 2020 perspective of compatibility of adjacent land uses, including transportation land uses, has been changed in the LUP to imply that transportation is to have low impact on all other surrounding uses. Please edit the LUP to match the Anchorage 2020 language. (Multiple</p>	<p><b>Response:</b> Page 2 of the 2040 LUP paraphrases and summarizes 2040 land use goals, policies, and principles that are most applicable to the 2040 LUP, all in a one-page sidebar that aspires to brevity. It is not intended to repeat <i>Anchorage 2020</i> verbatim.</p> <p><u>Balance of Commercial and Industrial Land (page 2, middle column, fourth goal down from top):</u> AMATS believes the 2040 LUP omits compatibility of “transportation land uses” and moves away from <i>Anchorage 2020</i>’s call for a balanced supply of commercial, industrial, institutional, and transportation land uses. However, <i>Anchorage 2020</i> refers to airport/port/railroad facility as a land use and does not include streets. The 2040 LUP statement was meant to be interpreted as including airport, port, and railroad facility uses in industrial use categories. This can be clarified that transportation facilities as a land use already has an adequate land supply. Both Airports and the Railroad have indicated in the 2015 Industrial Lands Assessment study that the lands in their ownership are adequate to meet their needs. These lands are not easily transferred to non-transportation facility uses. Therefore, the 2040 LUP focuses on the real issue of</p>	<p><b>YES (4-3-17)</b></p>

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	<p>specific edits suggested) (<i>AMATS Transportation Planning Division</i>)</p> <p>Another comment regarding page 2 column 3, suggested edit: “Mobility and Access. Develop a transportation system that <u>supports desired</u> <del>aligns with</del> land use and moves people and goods safely with <u>positive impacts</u> <del>low impact</del> on surrounding land uses and the environment, and that <u>makes it easy to choose active</u> <del>maximizes choices and alternative travel modes</del> transportation like walking, bicycling and or public transit. (<i>Anchorage Citizens Coalition</i>)</p>	<p>concern: balancing the remaining commercial and industrial land supply that is available to non-aviation/rail/port enterprises.</p> <p><u>Mobility and Access (page 2, third column, fourth goal down from top):</u> AMATS refers to <i>Anchorage 2020</i> statements that transportation land uses should be compatible with adjacent land uses, the transportation system should have “minimal adverse impact” on the community, and that LUP changes should have “low impact on surrounding uses.” But the 2040 LUP mobility statement has nothing to do with transportation land uses (ie. airports, railroads). It is not clear to Long-Range staff why “low impact on surrounding uses” seems so different from “minimal adverse impact on the community.”</p> <p>AMATS points out that “Mobility and Access” does not fully capture the Anchorage 2020 page 38 goal for Transportation Choices. It is missing an “efficient transportation system” that provides “affordable viable choices” among various modes of travel.” AMATS recommends matching the Anchorage 2020 language.</p> <p>While there is not space to repeat the 2020 language, more nuances from the original 2020 goals can be inserted into the statement.</p> <p><b>Recommendations:</b> Page 2, third column, amend the goal for “Mobility and Access” as follows:</p> <p style="padding-left: 40px;">Develop an <u>efficient</u> transportation system <u>that is based on</u> <del>that aligns with</del> land use, and moves people and goods safely with <u>minimal</u> <del>low</del> impact on surrounding uses and the <u>community environment, while maximizing</u> <del>and that maximizes</del> choices <u>among various modes of travel including active transportation</u> <del>and alternative travel modes</del> like walking, bicycling, or public transit.</p>	
4-o.	<p><b>Transit-Supportive Development Corridor on A/C Couplet in Midtown.</b> Public Transportation’s new People Mover route alignment program calls for 20-minute or better frequency bus service along the A/C couplet in Midtown. The route connects Downtown, Midtown, and the UMED District via Tudor Road. The Public Transportation Department requests that A/C corridor be added as a transit supportive development corridor, with the same phasing priority as the new transit supportive development corridor on Tudor Road between Lake Otis and Elmore. South Addition residents have commented</p>	<p><b>Response:</b> Staff missed this item, which emerged in April as the transit route changes were finalized. Segments of the A/C corridor are considered to have potential for additional housing, mixed-use development, and employment with pedestrian enhancements, especially between Fireweed and 40th Avenue. The transit operations changes can support additional transit-supportive employment and housing densities and associated physical development patterns along the A/C corridor between 15th and 9th Avenues and in Midtown between Fireweed Lane and 40th Avenue. This land use pattern can further support the planned higher-frequency transit service. Public Transportation has provided information on the current transit dynamics in the A/C couplet:</p>	<p><b>YES</b> <b>(6-5-17)</b></p> <p>Commissioner Spring stated he would not oppose the recommendation however stated his concern that it is a departure from the original purpose of Transit Supportive Development Corridors that Anchorage 2020 Land</p>

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	<p>that improved transit service and facilities on A/C corridor should be tied to new housing north of 15th Avenue. (<i>Public Transportation Department, South Addition Community Council</i>)</p>	<ul style="list-style-type: none"> <li>• The Midtown section of the A/C couplet (between Fireweed and 40th) contains six bus stops with above-average boardings that serve the existing Route 75. The average for stops system-wide was about 10 boardings per day in 2016, and these stops recorded between 22 and 82 boardings per day in 2016.</li> <li>• The weekday and weekend productivity (boardings per service hour) for the existing Route 75 has been very high at about 34.6 and 32.4, respectively, despite a low level of service that often runs only every hour and despite being the second-longest route at 21.5 miles round-trip. This productivity is second only to the existing Route 45, which has been at about 40.5 weekday boardings/hr. System-wide average weekday productivity is about 23.0 boardings/hr.</li> </ul> <p>Such high existing productivity suggests that there is demand for the improved service levels for that route that are being introduced in October, which could be further aided by transit-supportive land uses.</p> <p>Treatment of the Midtown segment of the A/C corridor would also be consistent with the LUP’s approach to the Northern Lights / Benson corridor. This recognizes the long term redevelopment potential along this corridor.</p> <p>A transit supportive overlay north of 15<sup>th</sup> Avenue would also address a neighborhood precondition for considering it appropriate to increase housing and redevelopment opportunities in the northern A/C land use corridor.</p> <p><b>Recommendations:</b> Add the “Transit Supportive Development” Growth Supporting Feature overlay on the Land Use Plan Map to the A / C Street corridor between 9th Avenue and 15th Avenue and between Fireweed Lane and 40th Avenue.</p> <p>Add the Transit Supportive Development line feature on these segments to the Actions Map, and label their prioritization number as 7, equal to the Tudor Road prioritization.</p> <p>Public Hearing Draft 2040 LUP, Section 2, page 45, first column: add “A/C Street” to the bulleted list of Transit-Supportive Development Corridors.</p>	<p>Use Policy Map established in 2001. TSD corridors were intended to connect in between designated centers, supporting more dense land use development along those linkages. Adding Transit Supportive Development (TSD) corridors within designated Major Employment Centers / City Centers is redundant to those city center land use designations. City Center designations already call for higher density. Staff agreed there is at least some redundancy however the TSD designation could provide extra emphasis to implementation of TSD land use, urban design, and street improvement actions in the A/C and Northern Lights/Benson corridors.</p>

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<b>Part 5: Infill Housing in Neighborhoods – Housing Need and Neighborhood Compatibility</b>			
<b>5-a.</b>	<p><b>HUD Fair Housing.</b> Concerns expressed about Fair Housing Act issues (<i>Claire Waddoup, Housing and Neighborhood Development commissioner, and Chris Constant, Fairview Business Association</i>)</p> <p>HAND-Encourage that the LUP ensure that all housing developments include affordable and low-income residences with easy access to public transportation routes; prioritize where possible infill housing near services and jobs to provide easier access for residents who don't have cars; incorporate where possible local neighborhood priorities especially greenbelts and recreational green space; encourage businesses to establish a presence in areas with dense population; increase density of multifamily housing to provide units for the protected classes particularly minorities and people with disabilities; And, for any housing developments in residential areas recommend policies to avoid neighborhood opposition: encourage community councils to find out about the Fair Housing Act, encourage community councils to find out about the need for and benefits of group housing, supportive housing, and rental housing; promote supportive housing proportionate to the community; and suggest that MOA take measures to consider timely updates of future land use plan.</p> <p>Chris Constant, Fairview Business Association: North of Chester Creek there is a disproportionate impact on the community from supportive and low-income housing. Move social services across the municipality to be more equitable. Map out supportive housing units.</p> <p>Fairview request for Action Item regarding equitable distributions of subsidized affordable housing: "Establish</p>	<p><b>Response:</b> Policy #56 of the Anchorage 2020 Anchorage Bowl Comprehensive Plan supports the Municipality's <i>Housing &amp; Community Development Consolidated Plan</i>, which furthers the goals and strategies for Fair Housing. Fair Housing describes a condition in which individuals of similar income levels in the same housing market have a similar range of choices available to them regardless of race, color, national origin, religion, sex, disability, familial status, age, marital status, pregnancy or parenthood. The Land Use Map provides a visual context for an aspirational, future distribution of housing opportunities in a variety of types and price ranges throughout the Anchorage Bowl.</p> <p>As a recipient of federal funding from the U.S. Department of Housing and Urban Development (HUD) the Municipality is required to analyze impediments to fair housing, including factors which limit housing choice; take appropriate actions to overcome impediments; and, maintain records regarding the analysis and actions taken. Furthermore, HUD interprets these broad objectives to comply with the federal Fair Housing Act.</p> <p>After the 11-14-2016 PZC discussion, Planning staff met with Commissioner Barker who provided more information about Fair Housing and discussed potential text edits to the plan. Further department review and revisions occurred, which include clarifying an existing housing policy, adding a new fair housing policy, clarifying an existing Action, and adding two new Actions related to Fair Housing. DHHS staff lead on the Municipality's HUD Assessment to Fair Housing Plan project (adoption scheduled for 2017) also reviewed and provided edits and comments.</p> <p>The reason for amending the 2040 LUP to incorporate this issue is based on conversations with staff from the Dept. of Health &amp; Human Services (DHHS), as well as a report prepared in 2015 for the Municipality about Fair Housing, and guidance provided by the Dept. of Housing and Urban Development. Based on federal regulations, and a 2015 U.S. Supreme Court case, (<i>Texas Department of Housing &amp; Community Affairs v. The Inclusive Communities Project, Inc.</i>), the Municipality needs to be wary of implementing zoning regulations and special limitations which inhibit the development of housing for persons in protected classes.</p> <p><b>Recommendations:</b> In furtherance of the Municipality's commitment to Fair Housing the following is recommended. See also issue-response 5-h and 5-h addendum recommendations regarding ensuring mixed-income housing in dense neighborhoods and big housing projects.</p> <p>Amend LUP 4.3 (p. 13), and add a new Policy 4.5, to read as follows:</p>	<p><b>Discussed and Tabled</b> <b>(11-14-16)</b></p> <p>Commissioner Barker on 11-14 requested to follow up with staff and staff to revise the issue-response.</p> <p><b>Discussed and Tabled</b> <b>(12-05-16)</b></p> <p>Commissioners acknowledged revised language seemed to address Fair Housing, however requested staff to get follow-up review comments by DHHS and wait until Commissioner Barker returns 12-12-16.</p> <p><b>YES</b> <b>(12-12-16)</b></p> <p>Commissioners present on 12-12-16 found the language to have addressed the issue. At request of Commissioners, staff</p>



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	<p>policy protocols for equitable distribution of subsidized “affordable housing” to ensure a geographical balance of subsidized affordable/supportive housing facilities with “workforce housing” and “market rate housing.” Fairview describes a tendency to concentrate subsidized housing in areas of town where land rents are cheapest and to develop the highest density permitted to minimize costs. This has led to an over-concentration of subsidized high-density housing in certain parts of town particularly older neighborhoods such as Fairview often to the detriment of affected neighborhoods. Local jurisdiction policies which lead to concentrations of affordable housing are discriminatory and in violation of US Fair Housing Act. 3 of the 10 Census Tracts in Anchorage with the greatest percentage of households having low-moderate incomes (LMI) are in Fairview. Therefore the LUP should take action to avoid concentrating high-density and affordable subsidized housing. <i>(Fairview Community Council)</i></p>	<p><b>LUP 4.3.</b> Promote balanced neighborhoods with diverse infill housing, and <u>provide opportunities for development of affordable and accessible housing that avoids creating areas of concentrated low-income housing.</u></p> <p><b>LUP 4.5.</b> Consider actions that will affirmatively further fair housing in decisions regarding land use and allocation of housing opportunities, and regarding zoning or land use regulations which may inhibit the development of housing for persons in protected classes.</p> <p>Amend Action 1-2 on page 60 to include the “Fair Housing Plan” in the list of example functional plans in parentheses.</p> <p>Insert two new Actions 4-8 and 4-11, under Goal 4 (Housing) of the Action Checklist (p. 62), and renumber subsequent Actions. To support these actions, add the HUD Assessment to Fair Housing Plan (FHP-2017) to the list of related functional plans in Table 3 on page 59.</p> <p><u>4-8: Evaluate and monitor barriers to fair housing in Anchorage, and establish goals and actions to overcome those barriers. Responsible Agency: DHHS, Planning; Timeframe: 4-6 Years/Ongoing; Related Plans and Studies: FHP.</u></p> <p><u>4-11: Partner with other agencies to provide public education about the provisions of the Fair Housing Act and municipal laws to developers, landlords, tenants, financial institutions, and homebuyers. Responsible Agency: DHHS. Timeframe: 4-6. Related Plans and Studies: FHP.</u></p>	<p>followed up with Commissioner Barker to get her review and comments. Commissioner Barker on 12-14 responded and indicated the language was fine.</p>



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5-b.	<p><b>Proposed Densities Versus Achieved and Attainable Densities.</b> How will the proposed density ranges (in dwelling per acre) for the residential neighborhood land use categories on pages 28-30 of the draft plan be achieved in the 2040 timeframe? The designated density ranges for some of the Neighborhood land use designations appear to be significantly higher than historical and current trends for achieved densities. <i>(PZC Commissioner Robinson – work session comment/question)</i></p> <p>Density projections on the LUP for many areas appear to be optimistic. The Compact Mixed Residential – Low land use designation corresponds with the R-2M zoning district in many areas. Under old Title 21, the density in these areas was estimated as 1-8 dwelling units per acre. The 2040 LUP shows them as 8-15 dwelling units per acre. What will influence added density in these areas. Based on current experience with the existing regulations in the new Title 21, the level of density called for in the plan is not generally allowed. The combination of landscape requirements, open space, snow storage, solar access, and other requirements impact the ability to achieve desired densities. This is particularly true in the R-3 and R-4 zoning districts. <i>(Planning Department Current Planning Division letter as well as check if questionnaire response item A.1 p. 22 comment was addressed)</i></p> <p>The LUP does little to increase density within the Anchorage Bowl and is in conflict with the vision and goals of the <i>Anchorage 2020 Comprehensive Plan</i>. BOMA is concerned that the LUP in its current form will adversely affect the development community during the current recessionary economic environment. <i>(Building Owners and Managers Association - BOMA)</i></p>	<p><b>Response:</b> The planning analysis conducted in response to the questions and concerns by Planning and Zoning Commission and BOMA shows that the 2040 LUP residential neighborhood designations envision housing density ranges that are higher than currently achieved in most multifamily zoned areas in the Bowl. The planned densities are achievable in some areas and have been attained already by some zoning districts, but not most areas. In many existing neighborhoods, the housing density ranges included with these land use designations would suggest many more new households than the size of the local market has produced or is forecast to produce. Therefore, the Public Hearing Draft plan seems to achieve BOMA’s interests. The greater housing opportunity envisioned by the LUP is consistent with the growth-oriented policies and strategies of the <i>Anchorage 2020 – Anchorage Bowl Comprehensive Plan</i>. <i>(Anchorage 2020, pp. 45-61)</i>.</p> <p>However, the gross density ranges in the draft plan may not be realistic, given: (a) the forecast rate of population growth; and, (b) land capacity to accommodate additional housing. The density ranges for these Neighborhood land use designations should be lowered if the intent is to communicate an objective that ties to projected growth and future neighborhood densities to 2040.</p> <p>The following analyses provide the details, accompanied by maps LU-5 and LU-6. Conclusions and recommendations follow these analyses.</p> <p>Map References:</p> <p style="padding-left: 40px;">LU-5. Gross Housing Density, in Dwelling Units Per Acre (DUA), 2015</p> <p style="padding-left: 40px;">LU-6. Gross Housing Densities of 2040 LUP Neighborhoods, in Dwelling Units Per Acre (DUA)</p> <p><u><i>Analysis of Existing Zoning District Densities:</i></u> Due to historically low residential development density patterns in Anchorage’s three multifamily zoning districts, net housing densities (dwelling units per acre, or DUA) on individual development parcels for compact housing types have typically fallen below what is allowable under multifamily zoning. This discrepancy became more pronounced by the late 1990s as site condominium and townhouse-style products comprised a larger share of new housing stock as opposed to stacked apartment buildings in the multifamily zones.</p> <p>Title 21 land use regulations establish maximum allowable DUA for the R-2M, R-3, and R-4 districts through district dimensional standards. These maximum allowable densities may not have changed significantly since the 1960s or 1970s. The table below (next page) compares the maximum allowed density in Title 21 to the historical average actual attained “net” DUA per site (ie., the average of all existing developments), and to the recently achieved densities since the 2000’s (ie., the average of developments since around 2000), for the Anchorage Bowl:</p>	<p style="text-align: center;"><b>YES</b> <b>(4-10-17)</b></p> <p>Commissioners agreed to a staff change in recommendation on the meeting floor, that low end of density range for Urban Residential— High land use designation be 15 DUA instead of 20 DUA.</p>

Item #	Comment or Issue	Response and Recommendation				PZC Action																
		<table border="1"> <thead> <tr> <th data-bbox="1021 250 1169 310">Zoning District</th> <th data-bbox="1392 250 1615 310">Average Historical Net DUA</th> <th data-bbox="1714 250 1911 310">Average Recent Net DUA</th> <th data-bbox="2010 250 2233 310">Maximum Allowed Net DUA by Zoning</th> </tr> </thead> <tbody> <tr> <td data-bbox="1021 347 1150 370">R-2M</td> <td data-bbox="1392 347 1446 370">9.7</td> <td data-bbox="1714 347 1768 370">9.1</td> <td data-bbox="2010 347 2064 370">17*</td> </tr> <tr> <td data-bbox="1021 407 1123 430">R-3</td> <td data-bbox="1392 407 1454 430">16.1</td> <td data-bbox="1714 407 1776 430">12.2</td> <td data-bbox="2010 407 2064 430">42*</td> </tr> <tr> <td data-bbox="1021 467 1123 490">R-4</td> <td data-bbox="1392 467 1454 490">23.1</td> <td data-bbox="1714 467 1776 490">14.3</td> <td data-bbox="2010 467 2091 490">100**</td> </tr> </tbody> </table>	Zoning District	Average Historical Net DUA	Average Recent Net DUA	Maximum Allowed Net DUA by Zoning	R-2M	9.7	9.1	17*	R-3	16.1	12.2	42*	R-4	23.1	14.3	100**				
Zoning District	Average Historical Net DUA	Average Recent Net DUA	Maximum Allowed Net DUA by Zoning																			
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R-4	23.1	14.3	100**																			
		<p>*Note 1: In the R-2M and R-3 Districts, maximum allowed DUA increases with lot size and the maximum DUA shown is attainable only on larger lots. Allowable DUA on 6,000 to 7,000 square foot lots is closer to 25 DUA in the R-3 District, and 12 to 14 DUA in the R-2M District.</p> <p>** Note 2: In the R-4 District, height and bulk limitations combine to create an effective maximum DUA of around 100 DUA, depending on project configuration. Few developments have achieved that density.</p> <p>The actual development densities have remained lower than the maximum allowed densities zoning due to a combination of factors including regulatory development requirements and market forces. Site development requirements include parking, driveways, landscaping, storm water drainage, building size, setbacks, etc. Market forces include market size, economic cycles, construction costs, household incomes and consumer preferences, etc.</p> <p>For multistory apartments in the R-4 district, market forces and parking appear to be the primary dampeners keeping density below zoned maximums. Robert M. Lewis, principal of Development Strategies, an economic development consulting firm, analyzed the economic development impacts of R-4 zoning in Anchorage as part of the Title 21 Rewrite Economic Impacts Analysis (Title 21 EIA, 2008). The key finding from this analysis is: “Current zoning is not fully exploited and market forces are more restrictive than zoning.” That analysis documented the beneficial impacts of lower parking requirements for stacked apartments brought about by the new Title 21, but it concluded that proposed changes to development standards from the old Title 21 to the new Title 21 were expected to have a limited impact in comparison to market forces. The 2012 Anchorage Housing Market Analysis and subsequent studies have since shown that apartment buildings have become difficult to make financially feasible, due to a variety of factors.</p>																				

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		<p><i>Analysis of Gross Densities Envisioned in the 2040 LUP Compared to 2015 Existing Gross Densities:</i> Page 21 of the 2040 LUP explains the purpose of the gross density ranges in the residential neighborhood designations of the plan. The measurement is expressed as a range of potential densities of dwellings per acre. Page 22 (third column) of the LUP explains that housing density in the plan is measured in terms of <b>gross</b> DUA. This measures the DUA over an entire neighborhood, including its streets and non-residential lots, rather than the “net” DUA of individual parcels used by Title 21. The density ranges in the 2040 LUP plan do not apply to individual parcels. They are lower than the maximum allowable densities in Title 21 because they include the entire area of the neighborhood including its streets.</p> <p>The three residential land use designations corresponding to the R-2M, R-3, and R-4 implementation zones are the Compact Mixed Residential – Low, Compact Mixed Residential – Medium, and Urban Residential – High Neighborhoods. These designations and their gross density ranges appear on pages 28 – 30 of the LUP.</p> <p>The density ranges for these three designations are influenced by previously adopted plans, including area-specific plans and the still-in-effect Anchorage Bowl Generalized Land Use Plan / Residential Intensity Map (1982). These plans are influenced by Title 21 allowable net site densities established in the 1960s and 1970s. Since Anchorage’s growth rate and development patterns have not reached densities envisioned in the 1960s and 1970s, the plans might have inherited unrealistic expectations.</p> <p>Planning staff studied the existing gross densities in the three multifamily districts. The number of dwelling units in each zoning district polygon was divided by the total land area in the polygon (streets were included but major non-residential use areas such as public school sites were deducted from the acreage). 2040 LUP Planning Factors Map LU-5, <i>Gross Housing Density in Dwelling Units Per Acre (DUA)</i> shows the results.</p> <p>From the map analysis, the table below (next page) compares the density ranges envisioned in the 2040 LUP to the gross neighborhood densities actually achieved as of 2015.</p> <p><i>(see table next page)</i></p>	

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		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;"></th> <th style="width: 20%; text-align: center;">Compact Mixed Residential – Low (corresponds to R-2M) Density Range: 8–15 dua</th> <th style="width: 20%; text-align: center;">Compact Mixed Residential – Medium (corresponds to R-3) Density Range: 15–35 dua</th> <th style="width: 20%; text-align: center;">Urban Residential – High (corresponds to R-4) Density Range: 35 or more dua</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="text-align: center; background-color: #f2f2f2;">Existing Achieved Gross Densities in Corresponding R-2M, R-3, and R-4 Zoning Districts (2015)</td> </tr> <tr> <td>25<sup>th</sup> Percentile Density (i.e., lower DUA areas)</td> <td style="text-align: center;">5</td> <td style="text-align: center;">7</td> <td style="text-align: center;">12</td> </tr> <tr> <td>50<sup>th</sup> Percentile Density (median DUA areas)</td> <td style="text-align: center;">6</td> <td style="text-align: center;">11</td> <td style="text-align: center;">16</td> </tr> <tr> <td>95<sup>th</sup> Percentile Density (i.e., higher DUA areas)</td> <td style="text-align: center;">12</td> <td style="text-align: center;">30</td> <td style="text-align: center;">36</td> </tr> </tbody> </table> <p>Using the 25<sup>th</sup> percentile to 95<sup>th</sup> percentile zoning district areas as a proxy for the achieved density ranges helps to remove outlier zoning polygons for a comparison to the 2040 LUP Neighborhood land use designations’ gross density ranges. The table indicates that in each of the three land use designations, the envisioned gross housing densities for 2040 are much higher than the existing densities as of 2015.</p> <ul style="list-style-type: none"> <li>• The Compact Mixed Residential–Low designation envisions a density range of 8 - 15 gross DUA. By comparison, the actual attained gross density range of the zoning district polygons of the corresponding R-2M zoning district (using 25<sup>th</sup> to 95<sup>th</sup> percentile polygons) is 5 - 12 DUA, and the median achieved gross density is 6. Even polygons in the 75<sup>th</sup> percentile are little more than 7 DUA, less than the lower end of the draft 2040 Plan’s 8 - 15 range. Densities would need to increase by 3 DUA (i.e., a 25 to 50% increase over today) to attain the 2040 density range, and some areas currently zoned R-2M transferred to a lower density LUP designation.</li> <li>• The Compact Mixed Residential–Medium designation envisions a density range of 15 - 30 DUA. The actual attained gross density range of the 25<sup>th</sup> to 95<sup>th</sup> percentile zoning district polygons of the corresponding R-3 zoning district is 7 - 30 DUA, and the median is 11. So the existing median density is less than the lower end of the planned density range. The low end of the density range would need to double from what exists today in order to attain the planned density range.</li> </ul>		Compact Mixed Residential – Low (corresponds to R-2M) Density Range: 8–15 dua	Compact Mixed Residential – Medium (corresponds to R-3) Density Range: 15–35 dua	Urban Residential – High (corresponds to R-4) Density Range: 35 or more dua	Existing Achieved Gross Densities in Corresponding R-2M, R-3, and R-4 Zoning Districts (2015)				25 <sup>th</sup> Percentile Density (i.e., lower DUA areas)	5	7	12	50 <sup>th</sup> Percentile Density (median DUA areas)	6	11	16	95 <sup>th</sup> Percentile Density (i.e., higher DUA areas)	12	30	36	
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		<ul style="list-style-type: none"> <li>The Urban Residential–High designation envisions 35 or more gross DUA. By comparison, the attained gross density range as of 2015 in the corresponding R-4 zoning district is 12 - 36 DUA. The median gross density among the R-4 polygons is 16 DUA. The upper end of the existing density range is only 1 DUA above the minimum end of the planned density range. Essentially, the number of housing units in many R-4 zoned areas would need to triple from 2015 to 2040 in order to achieve the density ranges envisioned in the draft LUP.</li> </ul> <p><u>Analysis of 2040 LUP Housing Capacity to Achieve the Density Ranges by 2040:</u> The findings above indicate that attained housing densities as of 2015 do not match the future densities envisioned in the 2040 plan. However the issue for the Public Hearing Draft 2040 LUP is whether the forecast population growth and the estimate of additional housing capacity will match its planned density ranges.</p> <p>To find out, staff used supply side and demand side estimates of what future gross residential densities may be by the year 2040. On the supply side, staff used the 2040 LUP housing capacity analysis. The 2040 LUP housing capacity analysis is an updated and enhanced form of the municipal report Anchorage Housing Market Analysis (2012). The 2040 LUP capacity analysis estimates the number of potential additional housing units of land capacity that implementation of the 2040 LUP could yield, by geographic area. To estimate what future gross densities might be under the 2040 LUP, staff added the potential additional housing capacity to the existing 2015 housing stock in each land use designation polygon, and then divided the total future housing by the land area in the polygon (streets were included but major non-residential use areas such as public school sites were deducted from the acreage). Planning Factors Map LU-6 illustrates the results. From the mapping analysis, the table below summarizes the data findings.</p> <p>On the demand side, staff projected a rate of growth in households that could occur under base-case and high-case growth forecasts of the 2040 LUP Appendix B-1, <i>Anchorage Employment &amp; Non-Residential Land Need Forecasts</i> (2016). Page 25 of Appendix B-1 provided a baseline average annual household growth rate (AAGR) of 0.9% for the Municipality from 2015-2040. It also referenced two high case growth scenarios with a 1.0% and 1.2% AAGR respectively. The baseline growth rate would result in a 25% total increase in households by 2040. The two higher growth rates scenarios would result in 29% and 34% total increases in households. Staff next applied an assumption that the amount of housing growth in the multifamily zones of the Bowl would be equal to the overall household growth rate of the Municipality. If the multifamily areas were to experience a 25 or 33 percent increase in housing units to accommodate a base case or high case forecast need over the planning horizon, and average gross densities were to increase proportionally by 25 or 33 percent over 2015 existing housing densities, then what would the 2040 housing</p>	

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		<p>demand based densities be in the multifamily areas? Staff acknowledges this is a blunt and imprecise tool for guess-estimating the amount housing densities must increase in order to satisfy likely growth scenarios. It may over-inflate the top-end DUA in the range, beyond what zoning might allow. However, its demand-side approach at least promotes a forward-looking, needs-based point of view for determining what the Land Use Designations' housing density ranges should be.</p> <p>The following table provides both the supply side and demand side based future 2040 LUP density ranges. The top section (supply-side) shows the densities that may potentially result based on the Public Hearing Draft plan's estimated housing capacity. The second section (demand-side) shows the densities that might result from a 25 or 33 percent increase over existing housing densities.</p> <table border="1" data-bbox="1002 581 2276 1162"> <thead> <tr> <th></th> <th>Compact Mixed Residential – Low</th> <th>Compact Mixed Residential – Medium</th> <th>Urban Residential – High</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="text-align: center;">Potential Gross Densities in Land Use Designation Polygon Areas (2040 LUP Housing Capacity Analysis)</td> </tr> <tr> <td>25<sup>th</sup> – 95<sup>th</sup> Percentile Density Ranges (DUA)</td> <td>6-17 (median: 7)</td> <td>9 – 23 (median: 12)</td> <td>16 – 34 (median:20)</td> </tr> <tr> <td colspan="4" style="text-align: center;">25% and 33% Growth Scenarios for Future Gross Densities in Land Use Designation Polygons to Accommodate 25% or 33% More Housing than 2015</td> </tr> <tr> <td>25 Percent Increase: (25<sup>th</sup> – 95<sup>th</sup> Percentile Density Ranges - DUA)</td> <td>6 – 15 (median: 8)</td> <td>9 – 38 (median: 14)</td> <td>15 – 45 (median: 20)</td> </tr> <tr> <td>33 Percent Increase: (25<sup>th</sup> – 95<sup>th</sup> Percentile Density Ranges - DUA)</td> <td>7 – 16 (median: 8)</td> <td>9 – 40 (median: 15)</td> <td>16 – 48 (median: 21)</td> </tr> </tbody> </table> <p>The table above provides a basis for determining if the 2040 LUP density ranges envisioned for the three land use designations should be adjusted to reflect estimated housing capacity and forecast growth to 2040:</p> <ul style="list-style-type: none"> <li>In Compact Mixed Residential–Low designated areas (LUP density range of 8-15 gross DUA), the 2040 LUP additional housing capacity yields a density range of 6 - 17 DUA using the 25<sup>th</sup> to 95<sup>th</sup></li> </ul>		Compact Mixed Residential – Low	Compact Mixed Residential – Medium	Urban Residential – High	Potential Gross Densities in Land Use Designation Polygon Areas (2040 LUP Housing Capacity Analysis)				25 <sup>th</sup> – 95 <sup>th</sup> Percentile Density Ranges (DUA)	6-17 (median: 7)	9 – 23 (median: 12)	16 – 34 (median:20)	25% and 33% Growth Scenarios for Future Gross Densities in Land Use Designation Polygons to Accommodate 25% or 33% More Housing than 2015				25 Percent Increase: (25 <sup>th</sup> – 95 <sup>th</sup> Percentile Density Ranges - DUA)	6 – 15 (median: 8)	9 – 38 (median: 14)	15 – 45 (median: 20)	33 Percent Increase: (25 <sup>th</sup> – 95 <sup>th</sup> Percentile Density Ranges - DUA)	7 – 16 (median: 8)	9 – 40 (median: 15)	16 – 48 (median: 21)	
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		<p>percentile areas in this designation, and a median gross density among the polygons of 7 DUA. The demand-based scenarios for 25 and 33 percent growth in households yield similar ranges.</p> <ul style="list-style-type: none"> <li>• In Compact Mixed Residential–Medium designated areas (LUP density range of 15-30 gross DUA), the 2040 LUP additional housing capacity yields a density range of 9 – 23 DUA using the 25<sup>th</sup> to 95<sup>th</sup> percentile areas in this designation and a median of 12 DUA. Demand-based scenarios for 25 and 33 percent growth in households yield an inflated top-end range as high as 40 gross DUA.</li> <li>• In the Urban Residential–High designated areas (LUP density range of 35+ gross DUA), the 2040 LUP additional housing capacity yields a density range of 16 – 34 DUA using the 25<sup>th</sup> to 95<sup>th</sup> percentile areas in this designation and a median of 20 DUA. Demand-based scenarios for 25 and 33 percent growth in households yield an inflated top-end range as high as 48 gross DUA.</li> </ul> <p>The future housing capacity uses citywide density averages in zoning district, so it may underestimate the potential top-end range of gross DUA in Urban Residential-High areas that are small, comprising one or two development sites. If such a site developed near maximum densities attainable in the R-4 or R-4A with structured parking, gross densities in these areas might reach 80 DUA or more.</p> <p><u>Conclusion.</u> The density ranges in the Plan are aspirational. They provide ample room for even the higher case growth scenarios forecast for the plan. At the very least, the density ranges should be somewhat higher than the current forecast growth rate to provide a more flexible and durable plan should the Municipality grow faster than expected over the 25-year planning horizon. This approach helps avoid the policy risk in land use planning of under-estimating the future housing need and limit densities below what is necessary to accommodate a successful level of economic growth in Anchorage’s longer term future. The density ranges in the Public Hearing Draft plan rightfully avoid reflecting only the current land use patterns of today. The Plan’s density ranges are consistent with the objective to promote more housing opportunities in the future.</p> <p>But the densities may be too high to be realistic in some cases, even under high case growth scenarios. It would not be helpful to portray a future that plan users would find unrealistic. Specifically, the lower ends of the density ranges for the Compact Mixed Residential designations and the density envisioned for the Urban Residential designation are substantially above both the anticipated land capacity and forecast household growth. The analysis above shows that they should be adjusted to be grounded in existing conditions, trends, and the range of likely growth scenarios.</p> <p>Also, while previously adopted land use plans did not tolerate overlaps between the density ranges of their different intensity residential classifications, the analysis indicates that overlap will be a reality through the</p>	

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		<p>2040 planning horizon. Therefore, the 2040 LUP should tolerate some overlap between the density ranges of the Low, Moderate, and High residential land use designations for compact housing.</p> <p>Planning Department staff recommend that the revised 2040 LUP density ranges for each designation should govern in cases where they depart from the density ranges in the adopted neighborhood and district plans. As discussed above, the previous plans did not have the benefit of the updated housing inventory data and gross density analysis, and so they primarily carried forward existing assumptions and ranges from decades before. While the low ends of the density ranges are suggested to be reduced to reflect actual conditions, staff recommends that, near mixed-use centers and public transit corridors, the plan continue to encourage gross densities at or greater than 8, 15, and 20 in each of the three land use designations, respectively.</p> <p>Map References:</p> <p style="padding-left: 40px;">LU-5. Gross Housing Density, in Dwelling Units Per Acre (DUA), 2015</p> <p style="padding-left: 40px;">LU-6. Gross Housing Densities of 2040 LUP Neighborhoods, in Dwelling Units Per Acre (DUA)</p> <p><b>Recommendations:</b> 1. Page 22, third column, add the following after line 4: <i>(or add to first column p. 26)</i></p> <p style="padding-left: 40px;"><u>The housing density ranges in several of the 2040 LUP residential neighborhood designations depart from the density ranges in the area-specific plans’ equivalent residential designations. The 2040 LUP density ranges should govern in these cases because the earlier plans carried forward assumptions from decades prior without the benefit of the updated 2040 LUP housing analysis.</u></p> <p>2. Page 28, middle column, amend the “Density Range” for the Compact Mixed Residential–Low land use designation as follows:</p> <ul style="list-style-type: none"> <li>• <u>5 to 15</u> <del>8 to 15</del> units per gross acre, with 8 or more near Centers or transit corridors.</li> </ul> <p>3. Page 29, middle column, amend the density range for the Compact Mixed Residential–Medium land use designation as follows:</p> <ul style="list-style-type: none"> <li>• <u>10 to 30</u> <del>15 to 35</del> units per gross acre, with 15 or more near Centers or transit corridors.</li> <li>• <del>Up to 40 units per gross acre in Center-influenced areas, subject to limitations</del></li> </ul> <p>4. Page 30, first column, amend the density range for the Urban Residential–High designation as follows:</p> <p><u>15 to 80 units</u> <del>35 dwellings</del> per gross acre, with 20 or more near Centers or transit corridors.</p>	

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5-c.	<p><b>Adding Density and Height to Neighborhood Areas Zoned R-2M and R-3 near Town and City Centers.</b></p> <p>1. Concern and opposition by multiple commenters regarding statements on pages 28 and 29 in the physical “Character” descriptions of the “Low” and “Medium” Compact Mixed Housing Neighborhood land use designations. One would allow for increased density within up to half a mile from designated City Centers in Compact Mixed Residential – Low, which is implemented by the R-2M zoning district (p. 28). The other provision would allow additional units or a fourth story within a quarter mile of Town Centers and City Centers in Compact Mixed Residential – Medium, which is otherwise a three-story designation that cross references to the R-3 zoning district (p. 29).</p> <p>2. Most of the commenters recommend the two statements be removed, or at very least amended to state that neighborhood plans will provide guidance as to the specifics of development, in compliance with Action 7-4 (p. 64), which is to create a traditional neighborhood zoning district or overlay zone. Also, that the statements be clarified to state that the additional urban design and compatibility standards be put in place in the code before individual developers are allowed to add height or density beyond what the existing zoning districts call for.</p> <p>3. Some of the commenters noted that Action 4-4 would carry out the changes. There was a suggestion to strengthen/clarify the public process intent in Action 4-4 by having it state that it will include meaningful collaboration with neighborhoods and public hearings.</p> <p>4. Many of the commenters state their support for infill housing projects in the neighborhood as critical to growth. But they support relatively smaller scale, compact infill</p>	<p><b>Response:</b> Concerns regarding land use descriptions adding density to the neighborhoods on pages 28 and 29 appeared in an earlier form in the February 29, 2016 Community Discussion Draft plan. The descriptions were revised for the Public Hearing Draft in response to public comments. The descriptions were amended to state the specifics and compatibility criteria would be determined in a forthcoming public process.</p> <p>While it is generally agreed there is a need for infill housing near employment and amenities, the provisions (on pages 28 and 29 of the Public Hearing Draft) could be clarified in their intended outcomes, public process, and how they get implemented. A part of the clarification could be to relocate these concepts to a more appropriate section in the plan. These changes could simplify the plan document, allay concerns of neighbors, while achieving the housing objectives. Otherwise, to many readers and users of the plan, the provisions seem to have the effect of complicating other provisions in the plan and overriding zoning regulations governing neighborhood densities and scale. A review of potential changes in the plan’s language follows. The staff recommendations retain the housing objectives while responding to concerns.</p> <p>Issue items 1-a. and 1-b. seek to clarify the draft Plan’s numeric estimate of the housing need and how and where the Plan recommends distributing growth to meet that need.</p> <p>Multiple readers of the draft plan inferred that developers could implement the provisions for additional housing units through individual development proposals or rezones with “SLs” (special limitations). The Public Hearing Draft did not intend this interpretation. It intended to implement the provisions through Actions 4-4 and 7-2, which involve a public process to amend Title 21 land use regulations in the R-2M and R-3. It intended that entitlements to the additional units or height would be available only to sites that meet certain criteria, established first through the public process of Action 4-4 on page 62 of the plan.</p> <p>The general intent of the Plan is to amend the Title 21 site development standards to create more housing opportunity near centers, in a built form compatible with existing neighborhood scale and character. The Plan is promoting to more fully utilize the lands zoned for housing in the neighborhood within its current allowed zoning densities, in a form compatible with valued characteristics of the neighborhood. This change in Title 21 standards would be created through Actions 4-3, 4-4, 4-7, 4-10 and other complementary Actions. Each code amendment would be a public process involving residents, neighborhoods, and developers. However, staff acknowledges that the placement of the two provisions on pages 28 and 29 without reference to how they get implemented could create confusion.</p> <p>The intent of the language in the Compact Mixed Residential–Low provision on page 28 (first full bullet near top of middle column) is to seek opportunities that are in scale with the R-2M neighborhoods, such as additional compact housing units, cottage housing, skinny lot homes, or accessory dwellings. These would fit in the existing neighborhood context. It was not intended to allow a height increase or allow a fourth</p>	<p><b>Discussed and Tabled 11-14-16</b></p> <p>Commissioners on 11-14 requested elaboration on specific park sites, and why the plan seems to take different approaches to different parks; and stepping back to consider the individual sites in context of this being an aspirational plan to preserve residential land with no net loss.</p> <p><b>YES and NO (4-10-17)</b></p> <p>Specific Commission recommendations below. Commissioners found some of the proposed new language to be more confusing than the Public Hearing Draft. They were concerned the new language implied abandoning height increases. 4 story buildings make sense</p>

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	<p>housing development that would invite an increase in density with multiple residences on a lot and be compatible with the valued characteristics of the existing neighborhood. Infill and redevelopment be carefully planned to integrate with the existing neighborhood. The scale and height of new development should be carefully guided to protect the character of the neighborhood. The specific guidance for compatible development should come from neighborhood plans. See also issue-response item 5-m.</p> <p>5. Commenters find the Compact Mixed Residential–Low exception on page 28 middle column allowing “increased density” within a half-mile of centers contradicts or confuses existing zoning designations in nearly all of South Addition as well as Fairview and other neighborhoods. It could lead to confusion or conflict between the Municipality, developers, and residents. Concerns mostly about added taller, larger, multi-story buildings and loss of single-family scale and sunlight/sky view access in the R-2M. Other concerns are spillover parking congestion, traffic volumes, two-car garage facades on lots with alley access, impacts to yards /gardening/landscaped character, neighborhood historic character.</p> <p>6. Commenters state that the extra height (fourth story) in the “Medium” Neighborhood designation on page 29 bottom of first column violates existing R-3 zoning. R-3 provisions were worked on for many years to guide appropriate development in these areas, such as in Bootleggers Cove a high seismic area. 4-story structures would undermine the character and negatively impact the neighborhoods that are intended for R-3. Low sun angles in Alaska mean that taller buildings going into an existing low rise residential area will block the sun for much of the</p>	<p>story in the R-2M district, or to be a blanket variance from the R-2M land use regulations. Instead it seeks to allow an additional unit on a parcel where compatible with the zoned scale, density, and character of the neighborhood. The provision could be clarified, revised, or moved to reduce the confusion.</p> <p>The intent of the language in the Compact Mixed Residential–Medium provision on page 29 (last bullet in first column) is to implement the <i>Anchorage 2020</i> call for up to 40 dwelling units per acre near Town Centers, and “medium to high density” housing around Major Employment Centers. Prerequisite criteria would focus on ways that a taller building on the site would impact adjacent lots and neighborhood characteristics, and would include minimum site area requirements and sunlight access provisions.</p> <p>Commenters questioned if these two provisions on pages 28 and 29 are needed. Other provisions in the plan provide for the necessary additional infill housing. Even current zoning provides capacity for additional infill housing. Title 21 maximum allowed densities (housing units per net acre on a lot) in the R-2M and R-3 Districts are much higher than existing built densities. See Issue-Response 5-b. above for details. For example, the Compact Mixed Residential-Low designation calls for a gross neighborhood density range of 8–15 DUA. This designation is implemented by the R-2M district and applies to most of South Addition. The existing gross density for most of South Addition is only 6 DUA. Staff agrees the Plan should be clarified so it does not imply neighborhoods can have “increased density” above the density ranges established in the land use designations.</p> <p>But whatever the zoning district may say about the number of housing units allowed on a parcel, the site development requirements (parking, landscaping, etc.) and market forces often combine to reduce the number of units that are practical to build. The 2040 LUP includes strategies and actions (e.g., Actions 4-10 and 2-4) for reducing regulatory and financial barriers to compact housing that conforms to the allowable maximum housing densities and building size in the zoning district. This will help attain the amount of housing that the neighborhood is already zoned and planned for.</p> <p>The location of the provisions for additional density and height on pages 28 and 29 plan may be confusing. The additional density provision on page 28 may not fit well in the “Character” subsection of the Compact Mixed Residential-Low designation. The provision is primarily about adding housing units and density, but the “Character” section is supposed to be about the physical character of the neighborhood. The Compact Mixed Residential-Low description of “Uses” on page 28 already includes a comprehensive list of compact housing types (Exception: no accessory units). The “Density Range” provision for up to 15 units per acre is more than enough density to accommodate additional housing. Therefore, the Compact Mixed Residential-Low description already provides the framework for more compact housing types and density than exist today. It seems that with some clarifications the Housing Strategy discussion in 3.2 (page 55) and Actions</p>	<p>from a development perspective since they can have same wood construction as 3 story buildings.</p> <p>Commission agrees with staff recommendations 1, 2, and 3.</p> <p>Commission disagrees with staff recommendation 4. Instead, retain Public Hearing Draft language in the bullet on page 29, first column, under “Character”, last bullet.</p> <p>Commission agrees with staff recommendation 5 except do not delete the phrase “or an additional story”.</p> <p>Commission disagrees staff recommendation 6. Instead, amend Action 4-8 as shown in Option A but retain Action 4-4 too. Revise Action 4-4 as shown in Option B except do not delete the language in strike-through.</p>

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	<p>year to surrounding homes. Even newer 3-story structures allowed under current R-3 zoning have shadowed neighboring lots and park space in South Addition.</p> <p>7. There is general concern that both provisions are a blanket variance from existing zoning. It does not recognize the unique aspects of the various neighborhoods it would cover within South Addition. It gives the impression that the zoning and careful land use and neighborhood planning may be nullified, cancelled out, or disregarded within the impacted area. It suggests a way to “go around” this careful planning. It is the commenters’ recommendation that if an owner desires a fourth story, the appropriate public process of a rezoning should be observed.</p> <p>8. Commenters pointed out the two provisions are also unnecessary. They are unnecessary to get new infill and redevelopment of a higher density, for several reasons. The LUP already clearly outlines other ways to increase housing density near centers, including many policies and actions. Existing R-2M and R-3 zoning provides for a lot of additional housing capacity already, because many lots are underbuilt in comparison to the number of units allowed by current zoning. Some infill/redevelopment at a higher density is already occurring now. Taller, larger scale developments can and should go to areas including Downtown and western Fairview that are already zoned and designated for it. There are underutilized lands and redevelopment opportunities in those areas to provide that kind of housing within walking distance of grocery stores, arts and culture, and restaurants. The Plan does not demonstrate that these other areas cannot accommodate the needed housing capacity. It makes more sense for the taller buildings to be downtown or in the R-4.</p>	<p>4-4 through 4-8 (later renumbered 4-10) (page 62) and could suffice on their own to carry forward new allowances for additional compact residential units on small sites in the R-2M and other zones.</p> <p>The density and four-story height provision on page 29 is also redundant to other parts of the plan, except that it discusses an increase in building scale to four stories. If the Plan should pursue a strategy for allowing a fourth story under certain conditions in the Medium residential designations, it is appropriate to retain this idea in the “Character” section. Wherever this concept appears in the plan, it would be appropriate to clarify that additional design and compatibility standards will be put in place first via a meaningful, collaborative public process.</p> <p>The locational criteria for both provisions are arbitrary as applied within specific distances of Centers. Most areas zoned R-2M and R-3 are already relatively close to some kind of center or designated mixed-use or transit supportive corridor. The 2040 LUP also designates these compact housing areas to be near mixed use centers and corridors. Mixed-use transit corridors further away than ¼ mile or ½ mile from a Center could still be appropriate for additional infill housing. The two provisions are also inconsistent with one another, one being ¼ mile and another ½ mile. It would be simpler for the 2040 LUP to focus on infill housing strategies that apply throughout the compact housing designation, regardless of being within ¼ mile, ½ mile, or further away along a public transit corridor from a Center.</p> <p>The 2040 LUP already has other Strategies (Strategy #6, page 55) and Actions (4-3, 4-4, 4-6, 4-7, and 4-10) to reduce barriers in Title 21 to compact infill housing. Action 4-8 (renumbered to 4-10) is to ease restrictions on compact housing types. It lists several target housing types already, and can be modified to include the concept of adding an additional unit or two as long as the size of the unit is smaller and the scale and character of the district remains intact. It can be expanded to include the actions and public process assurances provided in Action 4-4.</p> <p>Deleting the two provisions of concern to the neighborhood on pages 28 and 29, and replacing them with more appropriately located and clearer strategies and actions later in the plan, retains the plan’s commitment to Actions that provide more compact housing, and does not reduce or change the amount of housing recommended in the Plan. But it eliminates the uncertainty and confusion regarding how additional housing becomes implemented, and whether there will be adequate public process.</p> <p>Revisions for 6-5-2017 PZC consideration: The recommendations below have been revised from the May 8 version to reflect the Commission’s directions on 4-10-2017. The recommendations below have been further revised, as shown in grey highlights, to respond to staff’s subsequent review of the Actions work program flow during completion of issue item 8-a. Staff recommends in the grey highlighted changes below to</p>	<p><b>YES to 6-5-17 changes (6-5-17)</b></p>



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	<p>9. Two commenters supported the two provisions for promoting more housing and urban neighborhoods near Centers. More density within core areas is key to helping Anchorage be a more livable (walkable/transit-able) city. One suggestion was to add an Action to the Actions Checklist to identify specific design criteria for eligibility (Action 4-4 was supposed to indicate this but the connection must not have been clear). Another was to reduce or eliminate off-street parking requirements and make other changes that would give core areas of Anchorage a more people-oriented environment that will attract residents, visitors, and businesses.</p> <p><i>(South Addition Community Council; Anchorage Citizens Coalition; Seth Anderson; Teresa Arnold; Mara Carnahan; Dael Devenport; Penelope Goforth; John Havelock; Jacquelyn Korpi; Mary Langdon; Sandra Ramsey; Janine Schoellhorn; John Thurber; Kathie Veltre; Michelle Wilber)</i></p>	<p>separate the Title 21 amendment to the accessory dwelling unit (ADU) regulations into its own near-term Action. Staff also recommends merging Action 4-7 into the compact housing Action 4-10 (formerly 4-8).</p> <p><b>Recommendation:</b> (Note: PZC revisions in far right column are incorporated into the recommendations below. PZC’s added language is in double underlines. PZC’s deletions are in double strike through.)</p> <ol style="list-style-type: none"> <li>Page 28, first column, under the “Uses” subsection of Compact Mixed Residential – Low, insert a new second bullet that reads, <ul style="list-style-type: none"> <li><u>Accessory dwelling units may also occur.</u></li> </ul> </li> <li>Page 28, under the “Character” subsection of Compact Mixed Residential – Low, in middle column, delete the first complete bullet (“To provide greater housing…”).</li> <li>Page 29, first column, under the “Uses” subsection of Compact Mixed Residential – Medium, insert a new third bullet that reads, <ul style="list-style-type: none"> <li><u>Accessory dwelling units may also occur.</u></li> </ul> </li> <li>Page 29, first column, under “Character”, <u>retain</u> <del>amend</del> the last bullet in the column to read: <p><u>Areas within a quarter mile walking distance of Town Centers and City Centers may allow up to a fourth story or additional compact housing units, subject to additional compatibility criteria.</u>  <del>Four story structures may be allowed on larger sites, only after a public process to amend the land use regulations with additional compatibility criteria including minimum lot size and appropriate setbacks from neighboring parcels and public streets.</del></p> </li> <li>Page 55, Strategy 6: Infill Development Regulations, third column, second paragraph, amend as follows: <p>It also includes exploring compatible ways to allow additional units on small- to medium-sized lots near Town and City Centers <u>and other housing priority areas</u>, such as allowing an additional dwelling on a lot <u>or an additional story</u>, subject to <u>compatibility standards for building massing and scale, design, lot coverage, setbacks, and access</u> <del>step-back</del> requirements.</p> </li> </ol>	



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		<p>6. Page 61, Actions Checklist. <del>Two options for Action 4-4. Staff recommends OPTION A.</del> <u>Planning and Zoning Commission recommends the language below, as amended in double underline/strike through.</u> <i>Staff proposed on 6-5-17 further changes that are highlighted grey, for the 6-5-2017 PZC meeting. The changes are to merge small lot housing Action 4-7 into compact housing Action 4-10 (formerly 4-8), and break Accessory Dwelling Units (ADUs) out from Action 4-8 to be a separate Action (New Action 4-7).</i></p> <p><del>OPTION A, delete Action 4-4 and include non-redundant elements from Action 4-4 in Action 4-8 as a consolidated compact housing related Title 21 amendment Action item as follows:</del></p> <p><b>Action 4-7:</b> Amend Title 21 to expand provisions allowing Small-Lot Housing on lots smaller than 6,000 sq. ft., subject to compatibility standards.</p> <p><b>Action 4-10 (Was Action 4-8):</b> Amend Title 21 to ease <del>current</del> restrictions that currently deter construction of compact housing types, and expand provisions that allow for compact housing types, such as ADUs and including small lot housing, accessory dwelling units (ADUs), cottage houses with shared courtyards, townhouses, and small-scale garden apartments. Determine appropriate measures through a meaningful, collaborative public process and make subject to site development standards including standards for neighborhood compatibility. Responsible Agency: OECD, Planning, DevServ, PRIV, AWWU. Timeframe: 1-3. Related Plans and Studies: HMA</p> <p><b>New Action 4-7:</b> Amend Title 21 to ease restrictions that currently deter construction of accessory dwelling units (ADUs). Determine appropriate measures through a meaningful, collaborative public process and include development standards for neighborhood compatibility. Responsible Agency: OECD, Planning, DevServ, PRIV, AWWU. Timeframe: Now. Related Plans and Studies: AB Comp Plan; HMA</p> <p><del>OPTION B, maintain Action 4-4 as separate from 4-6, 4-7, and 4-8, and amend as follows:</del></p> <p><b>Action 4-4:</b> Amend Title 21 to allow compact housing on R-2M or R-3 zoned lots <u>near designated Centers.</u> <u>May include increased height or allowed units per lot,</u> subject to additional urban design and neighborhood compatibility standards <u>such as for building massing and scale, lot coverage, setbacks, and vehicle access.</u> Determine appropriate measures through a public process <u>including collaboration with neighborhoods and stakeholders.</u> Responsible Agency: Planning. Timeframe: 1-3 Years.</p>	

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5-d.	<p><b>Requests to Reclassify Manufactured Home Community Sites to Commercial.</b> There have been multiple requests as part of the 2040 LUP public process, from owners of residentially zoned property. Several of these involve manufactured home park sites, where the request is to change all or part of their residential lands to a commercial use. (<i>CIRI, Debenham Properties, DOWL Engineering, others</i>)</p> <p>The Feb. 29 draft 2040 LUP explored increasing densities as a means of encouraging future redevelopment of mobile home parks to a higher density of housing. In response, residents, mobile home park managers, and Community Councils have expressed concern over potential loss of compact single-family form of affordable residential housing.</p> <p>The conversion of mobile home parks to other uses was of great concern to residents within these parks. Mobile Home Parks (MHP) provide an affordable housing option to Anchorage residents especially those low income households. The land on which these mobile homes are located, will grow in value as vacant and redevelopable lands within the Anchorage Bowl are developed. How will the Municipality assist these mobile home owners as these parks are converted to different uses? (<i>Penland Park management, community council consultation meetings comments, Assembly worksession</i>)</p>	<p><b>Response:</b> According to the 2040 LUP housing capacity analysis, there were approximately 4,100 mobile homes in manufactured home parks in the Anchorage Bowl in 2015. LUP Planning Factors Map LU-7: Manufactured Home Parks, provided with this issue-response, shows the locations of these parks and the number of units in each. Mobile homes continue to comprise a significant part of Anchorage’s affordable compact housing types and future housing land base. Some of the parks are stable, well-maintained and continue to receive investment in park infrastructure. Other parks are in poor condition and appear unlikely to survive through the 25 year 2040 LUP planning horizon.</p> <p>The Public Hearing Draft 2040 LUP seeks to retain the existing residentially zoned land supply, and to protect existing stable manufactured home communities that appear likely to remain viable through the 2040 planning horizon. Where a mobile home park has poor infrastructure and it is questionable if it can remain viable through the 2040 planning horizon, the 2040 LUP treats it like other residential properties that appear likely to redevelop. Sometimes the existing residential zoning on the property would allow only the same number or even fewer housing units than exist in the park today were it to redevelop. In some cases, such as near mixed-use Centers, the 2040 LUP recommends changing the land use designation to allow for more housing than is currently allowed. For sites considered appropriate for redevelopment where the site location, poor soils, and infrastructure replacement costs make residential-only development more difficult, the 2040 LUP applies a dot stipple pattern to allow for commercial mixed-use development while retaining housing capacity.</p> <p>In a few locations under certain conditions, the map may recommend a new commercial land use. Each manufactured home park offers a unique set of conditions and circumstances that must be factored against redevelopment costs, funding constraints, adjacent land uses, and community needs when applying new or updated land use designations. Regardless of new designation assignments, changing existing manufactured home parks to new developments ultimately leads to displacement of tenants/residents. It can result in a net loss in the total number of residential units from before and after the redevelopment, and usually does result in the net loss of a unique compact housing type of affordable units. These issues are factored into the land use designations for these parks.</p> <p>Individual property owners that have proposed changing mobile home parks to a commercial use have argued that because a mobile home park fronts an arterial, and other commercial areas are nearby, the site is not a good site for residential living. The draft 2040 LUP avoids this line of reasoning. Actually, many people in Anchorage live in residential areas along arterials, and near commercial areas. A look at a land use map, zoning map, or even the 2040 LUP also shows that a majority of areas fronting arterial streets are residential neighborhoods. Some corridors have become strip commercial, but Anchorage 2020 policies limit extending that. Lining Anchorage’s arterial streets with commercial retail uses has been found to be a</p>	<p><b>Discussed and Tabled</b> <b>11-14-16</b></p> <p>Commissioners on 11-14 requested elaboration on specific park sites, and why the plan seems to take different approaches to different parks; and stepping back to consider the individual sites in context of this being an aspirational plan to preserve residential land with no net loss.</p> <p><b>YES</b> <b>(4-10-17)</b></p>

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		<p>poor land use and transportation strategy. This causes the street to function poorly and is an inefficient use of the limited land supply in the Bowl. Therefore, location of commercial uses along an arterial street is not necessarily a sound basis for redesignating properties.</p> <p>The land capacity analysis in 2040 LUP Appendix B (forthcoming as part of issue items 1-a. and 1-b.) documents the potential worsening of the housing capacity deficit were the Municipality to reclassify mobile home parks to commercial use. The analysis includes the estimated future housing potential of mobile home parks. Some parks are assumed to remain and others to redevelop, usually to another form of housing or housing with mixed-use. Where all or a portion of a park is reclassified to non-residential use, the number of housing units on mobile home parks that are lost to the Bowl-wide residential land base is deducted from the future overall housing capacity estimate.</p> <p>Summary of initial findings of the Anchorage Bowl 2040 housing capacity and needs analysis, with details forthcoming in issue response item 1-a.:</p> <ul style="list-style-type: none"> <li>• Forecast 2040 Housing Demand: <u>21,000 units</u></li> <li>• Draft 2040 LUP Housing Capacity: <u>21,700 units (including 1,000 ADUs)</u></li> <li>• Share of Housing Capacity from Redevelopment of Mobile Home Parks: <u>3,800 units, or 18%</u></li>   <li>• Surplus/Deficit in compact housing types (includes mobile home parks): <u>+600 units</u></li> <li>• Surplus/Deficit in compact housing types without ADUs: <u>-400 units</u></li> <li>• Surplus/Deficit in single-family on standard urban lots: <u>-3,600 units</u></li> <li>• Surplus/Deficit in large lot single family on acre+ lots: <u>+800 units</u></li> <li>• Surplus/Deficit in multifamily/mixed-use housing type: <u>+2,800 units</u></li> </ul> <p>The surplus/deficits in the latter bullets are initial findings that apply methods used in the <i>2012 Anchorage Housing Market Analysis</i>. Issue-response item 1-a. will provide an adjustment to the allocation in housing demand among these housing types, using feedback from housing experts at a May 2016 focus group. This will include shifting a portion of the single-family house type deficit burden toward compact housing types, which include small lot housing, ADUs, mobile/manufactured home parks, single-family homes in site condominium developments, and two-family and townhouse structures. (Issue 1-a. will also recommend to re-allocate a portion of the single-family housing deficit to Chugiak-Eagle River, using a method developed by AMATS Growth Allocation Model consultant in 2014-2015, to be documented in Appendix B.)</p> <p>The housing capacity analysis tracks that each area converted to commercial use throws the ledger of housing capacity versus need deeper into the red. Beyond the housing capacity numbers, these changes disproportionately impact lower-income families and federally protected classes including racial and ethnic</p>	

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		<p>minorities. Business organizations including the AEDC and Chamber of Commerce are reporting that lack of housing already affects Anchorage’s ability to attract workers and grow businesses.</p> <p>The table below shows the assumptions used in the 2040 housing capacity analysis regarding the status and potential future of selected mobile home communities (MHCs). The analysis is based in part on future housing density by type of zoning, market assumptions about likelihood to redevelop, and the future use designation in the September 2016 Public Hearing Draft 2040 LUP.</p> <p>Table 5-d. Housing Capacity of Selected Manufactured Home Communities (MHCs) Based on Housing Capacity Analysis of Public Hearing Draft 2040 LUP</p> <table border="1" data-bbox="997 570 2282 1409"> <thead> <tr> <th data-bbox="997 570 1311 672">Manufactured Home Community</th> <th data-bbox="1311 570 1634 672">Existing Housing Units (2015)</th> <th data-bbox="1634 570 1956 672">Status / Constraints / Market Assumptions</th> <th data-bbox="1956 570 2282 672">2040 Housing Capacity Analysis Assumption</th> </tr> </thead> <tbody> <tr> <td data-bbox="997 672 1311 824">Dimond Estates</td> <td data-bbox="1311 672 1634 824">522</td> <td data-bbox="1634 672 1956 824">Stable Neighborhood R-2M Zoning Isolated Location</td> <td data-bbox="1956 672 2282 824">MHC stays to 2040</td> </tr> <tr> <td data-bbox="997 824 1311 927">Kathy ‘O Estates</td> <td data-bbox="1311 824 1634 927">78</td> <td data-bbox="1634 824 1956 927">Poor MHC Infrastr. Chugach Way Reconstr.</td> <td data-bbox="1956 824 2282 927">MHC redevelops for a net gain of 80+ units</td> </tr> <tr> <td data-bbox="997 927 1311 1110">Manoog’s Isle</td> <td data-bbox="1311 927 1634 1110">340</td> <td data-bbox="1634 927 1956 1110">Stable Neighborhood Good MHC Infrastr. Very High Water Table Arterial Capacity Limits</td> <td data-bbox="1956 927 2282 1110">MHC stays to 2040</td> </tr> <tr> <td data-bbox="997 1110 1311 1279">Rangeview</td> <td data-bbox="1311 1110 1634 1279">306</td> <td data-bbox="1634 1110 1956 1279">Poor MHC Infrastr. Creekside Town Center R-3 Zoning EADP calls for redev.</td> <td data-bbox="1956 1110 2282 1279">MHC redevelops for a net gain of 10+ units.</td> </tr> <tr> <td data-bbox="997 1279 1311 1409">South Park Estates</td> <td data-bbox="1311 1279 1634 1409">66</td> <td data-bbox="1634 1279 1956 1409">Poor MHC Infrastr. R-4 Zoning Abutting City Center</td> <td data-bbox="1956 1279 2282 1409">MHC redevelops for a net gain of 70+ units.</td> </tr> </tbody> </table>	Manufactured Home Community	Existing Housing Units (2015)	Status / Constraints / Market Assumptions	2040 Housing Capacity Analysis Assumption	Dimond Estates	522	Stable Neighborhood R-2M Zoning Isolated Location	MHC stays to 2040	Kathy ‘O Estates	78	Poor MHC Infrastr. Chugach Way Reconstr.	MHC redevelops for a net gain of 80+ units	Manoog’s Isle	340	Stable Neighborhood Good MHC Infrastr. Very High Water Table Arterial Capacity Limits	MHC stays to 2040	Rangeview	306	Poor MHC Infrastr. Creekside Town Center R-3 Zoning EADP calls for redev.	MHC redevelops for a net gain of 10+ units.	South Park Estates	66	Poor MHC Infrastr. R-4 Zoning Abutting City Center	MHC redevelops for a net gain of 70+ units.	
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		<p data-bbox="1008 251 2271 357">Southwood Manor      402      Stable Neighborhood; MHC stays to 2040 Good MHC Infrastr. Low Density Area</p> <p data-bbox="1008 389 2271 495">Penland MHP      389      Stable Neighborhood; MHC stays to 2040 Good MHC Infrastr. Sewer Capacity Limits</p> <hr data-bbox="1008 511 2271 514"/> <p data-bbox="1008 576 2271 779">Title 34 of the Alaska statutes provides guidance and protection for mobile home park tenants to a limited degree with time frames for when mobile home park residents can be evicted, and gives leeway for municipalities to establish their own ordinances. All park residents affected by a change in land use must be given at least 270 days' notice. A municipality may establish a mobile home relocation fund and require that residents affected by a change in land use be given a longer notice period or compensation from the fund for the cost of disconnecting, relocating, and reestablishing the mobile home.</p> <p data-bbox="1008 795 2271 1031">The potential market pressure to redevelop mobile (now manufactured) home parks poses a threat to the amount of affordable housing that is available to low-income households living at or below the area median income. Many families have limited housing options or choices. Inevitably, there will be trade-offs between the pressure to create market-rate housing units that can be built on infill and redevelopment parcels while at the same time preserving residential land for low-income households. New market rate units are typically not affordable to low-income households who will most likely be forced to leave the area or the community altogether because they can no longer afford to remain in place.</p> <p data-bbox="1008 1047 2271 1144">Therefore, while the 2040 LUP approaches each residential site differently depending on local factors, its general approach is to minimize conversions of the residential land base to commercial use, and to designate the property to yield a good number and mix of housing unit types.</p> <p data-bbox="1008 1161 2271 1364">Affordable housing stock and land supply is an important land use issue. <i>Anchorage 2020</i> provided policy direction for mobile home parks and their future transition. Page 60 offered a general overview and Anchorage context of this land use issue. The 2020 Plan presented three policies that directly address the issue and changes to other land uses, while a specific strategy was presented on page 101. Collectively these have been considered during land use reviews and projects associated with mobile home parks since <i>Anchorage 2020</i> was adopted, but it is clear additional policy and implementation actions are necessary.</p>	

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		<p>Where a mobile home park is displaced, the Municipality should consider policies to mitigate redevelopment. Policies that might be considered include but are not limited to: adoption of a mobile home park code enforcement program to improve public safety and reduce neighborhood blight; establish a relocation and housing assistance program for mobile home park residents (owners or renters); explore inclusionary zoning policies as a means to proactively develop ways to create new affordable housing; consider establishment of set-asides of affordable housing units in new housing development; provide density bonuses for new developments that include affordable housing units; and, reduce permitting fees or fast track developments that include affordable units. The experience of communities in the Lower 48 may prove instructive in terms of addressing the displacement and redevelopment of mobile home parks. The City of Fort Collins, Colorado created a housing affordability strategic plan with five areas of emphasis intended to expand the housing options available to the community. It identified preservation strategies (creating a specific zoning district, offering financial incentives, providing an opportunity to purchase, encouraging the sale to a third party, and facilitating the creation of new parks) as well as displacement mitigation strategies (requiring additional notice of closure, requiring a relocation report, requiring payment of relocation costs, or requiring payment of increased rental costs). Boise State University’s 2007 report about mobile home park strategies addressed many of the same issues found in Fort Collins. The Municipality could partner with UAA’s School of Social Work to conduct field research on the social policy implications of mobile park displacement as was done for the Russian Jack Community Council in 2001.</p> <p><i>NOTE: Map LU-7: Manufactured Home Parks identifies several former mobile home park sites that were redeveloped at a net loss of housing capacity. The first site is Centerpoint office park, which was rezoned from R-3 to mixed-use including residential. The mobile home park was removed and offices constructed. The B-3 SL was amended in the 2000s to remove the housing component from the new zone. The second site comprises three cleared parcels on the northwest corner of Tudor and Piper, where Providence is proposing a medical office. The Assembly has recently rezoned the site from residential to RO. The third site comprises much of Creekside Town Center, including townhouse residential units, a fire station, middle school, and commercial and mixed-use buildings. Creekside is the best local example of a redevelopment to mixed-use that includes new affordable and market-rate housing units, as well as other uses, though still at a net loss of affordable housing units.</i></p> <p><b>Recommendation:</b> No changes in general to the overall approach to the 2040 LUP. Evaluate proposed transfers of residential or industrial land to commercial use from the public policy perspective considering the cumulative impacts on housing and the economy. See individual site-specific issue responses as provided in issue-items 10-f, 10-g, and 11-c. Additional recommendations may come in review of the final housing capacity analysis results.</p>	



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		<p>Add new Action Item 4-12 that directs the Municipality to:</p> <p><u>Work jointly with the manufactured housing industry/community and affordable housing advocates to develop an affordable housing redevelopment displacement mitigation strategy. Responsible Agency: DHSS, Planning, HLB/RED, ACDA, PRIV. Timeframe: 1-3. Related Plans and Studies: AB Comp Plan, neighborhood and district plans, HMA, MOA Assessment of Fair Housing Plan.</u></p>	
5-e.	<p><b>Unit Lot Subdivisions.</b> Where the plan discusses encouraging infill and cottage type housing on page 13, include “unit lot subdivision” in the list of ways to create more compact housing choices. <i>(Seth Anderson)</i></p> <p>Current Planning Division is currently working on a “unit lot subdivision” ordinance that will change the subdivision rules, which already partially implements Action 4-7 from the Public Hearing Draft. <i>(Planning Department – Current Planning Division)</i></p>	<p><b>Response:</b> The policy section on page 13, bottom of first column, is a very generalized discussion of compact housing structure types, for a general audience. While a unit lot subdivision will certainly underlie some of these infill developments and is one of several technical amendments to subdivision and other land use regulations to make these units possible, it is a subdivision technique not a housing structure type. Listing it among housing structure types would lose the consistency of the sentence. It would make the discussion more technical and could need explaining.</p> <p>Staff does not object to specifying unit lot subdivisions in the Section 3 strategies of the plan. Development of a unit lot subdivision is a “now” priority and has been adopted by the Assembly (AO 2017-75).</p> <p><b>Recommendations:</b> Page 55, second paragraph in third column, add a second sentence which reads,</p> <p><u>“New small lot housing regulations such as unit lot subdivisions can promote efficient use of residential land in a form that is compatible with the neighborhood.”</u></p> <p>Page 62, add a new Action 4-17 to the Actions Checklist Table, separate from Action 4-7 (4-7 later merged into 4-10), which specifically supports the completion of the unit lot subdivision, as follows:</p> <p><b>4-17 (Was Action 4-15).</b> <u>Amend Title 21 to allow unit lot subdivisions enabling more forms of small lot housing as an alternative to large multi-unit buildings in multifamily districts.</u> (Responsible Agency: <u>Planning Department, DevServ, Traffic, PRIV, AWWU</u>) (Time Frame: <u>Now</u>) (Related Plans and Studies: <u>AB Comp Plan, HMA</u>)</p>	<p><b>YES</b> <b>(2-6-17)</b></p>

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5-f.	<p><b>R-3 Development Standards Ability to Carry out the Compact Mixed Residential – Medium Designation.</b> Page 29, Based on existing Title 21 development and dimensional standards, “R-4 in certain areas” should be included in the zoning districts listed for the compact mixed residential-medium neighborhood land use designation. Lots less than 14,000 sf, near city centers or transitions can’t be developed to desired character under the current R-3 development standards. The 2040 Plan should acknowledge R-3 on small lots doesn’t allow R-3 development or include R-4 in this designation. (<i>Seth Anderson</i>)</p>	<p><b>Response:</b> This concern is recognized by the 2040 LUP, and is addressed in the housing related near-term implementation Actions such as in 4-6 and 4-8 (renumbered to 4-10). The 2040 LUP recognizes that the existing land use regulations make it difficult to provide compact, compatible housing in a variety of formats such as small lot housing in the R-3. Strategy 6 on page 55 and housing actions will amend Title 21 to allow compact housing on R-3 zoned lots in keeping with the R-3 district’s intended density ranges. These actions will include amendments in the R-3 standards to enable developments to achieve the intended densities of the Compact Mixed Residential – Medium land use designation, while remaining in a compatible scale and character with the R-3 neighborhood context.</p> <p>Additionally, the 2040 LUP includes the action to make a new mixed-use residential medium density zoning instrument available as a bridge between the R-3 and R-4. See Action 2-6.</p> <p>The R-4 District would allow developments that are not consistent with the medium-density neighborhood intent and characteristics of the <i>Compact Mixed Residential – Medium</i> designation and the neighborhood and district plans. The 2040 LUP is an action-oriented plan to fix and provide the correct zoning tools quickly, and avoid promoting the application of incompatible tools in conflict with the Comprehensive Plan and area-specific plans.</p> <p><b>Recommendation:</b> No changes.</p>	<p><b>YES</b> <b>(2-6-17)</b></p>
5-g.	<p><b>RESERVED</b></p>		
5-h.	<p><b>Mixed-income Housing / Balanced Neighborhoods.</b> Socio-economically balanced neighborhoods are crucial in building a healthy and prosperous city. Developers who implement mixed-income dense developments are financially incentivized to maintain the upkeep and general quality of these developments. This keeps the place “nice” in order to keep their higher dollar units filled. This keeps the development from going “downhill”, thus keeping a better quality of life for the residents over time. This ensures that high density developments positively rather than negatively impact the surrounding neighborhood. Therefore, mixed-income requirements/incentives for highly dense residential developments should be added into the 2040 LUP.</p>	<p><b>Response:</b> This comment was input regarding the February 2016 Community Discussion Draft plan. In response to the comment, Policy LUP 4.3 was added to Goal 4 Neighborhood Housing on page 13 in the September 2016 Public Hearing Draft: “Promote balanced neighborhoods with diverse infill housing, and avoid creating areas of concentrated low-income housing.”</p> <p>Policy 4.3 would be considered in carrying out the incentives, investments, and regulatory amendments of the housing related Actions on page 62 and the compatibility actions 7-2 and 7-3 on page 64.</p> <p>A direct mixed-income rental/purchase price requirement is challenging in this market and for the Municipality. Incentives or standards that include affordable rents or price criteria are difficult to implement. Title 21 already includes parking and density bonuses for affordable rental housing. These incentives take a relatively “light” touch in recognition of the more severe housing development cost challenges in the local housing market. The Municipality does not currently have the expertise or resources to ensure affordable owner-occupied housing units.</p>	<p><b>YES</b> <b>(2-6-17)</b></p>

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	<p>Currently development often results in either gentrification or a concentration of low-income housing. We should avoid both ends of the spectrum. Gentrification threatens to displace existing low, moderate, and workforce households. Instead, redevelopment should avoid displacing people, such as from mobile home communities that provide privacy and other attributes at lower rent than multifamily redevelopments. On the other hand, avoid concentrating high density low income housing. Large redevelopments should provide equitable, balanced housing and contribute to balanced neighborhoods. CIHA provides examples. Mixed-income requirements and incentives have proven effective in other cities such as Madison, WI to ensure balanced neighborhoods. Developers can be offered tax incentives, utility incentives, land swaps, or other incentives to implement mixed-income in highly dense developments.</p> <p><i>(Northeast Community Council; Kristi Wood consultation meeting)</i></p>	<p>Given these challenges, incentives or regulations that encourage a mix of housing structure/unit types and unit sizes in large developments might serve as a proxy for mixed-income housing. For example, the implementation of incentives could favor developments that offer a variety of housing structure types and unit sizes. In fact, some of the regulatory Actions in the 2040 LUP to promote small lot housing will diversify the site plan formats and structure types of compact, affordable housing that the land use regulations allow. The 2040 LUP avoids specifying a requirement or specific incentive.</p> <p>Both the low and medium scale Compact Mixed Housing Neighborhood land use designations, which comprise the land use designations for multifamily areas in Northeast and most other parts of the Bowl, incorporate a mix of housing types and structures in their descriptions. Further language could clarify their intent to promote housing diversity.</p> <p><b>Recommendations:</b> Carry forward the changes already reflected in the September 2016 Public Hearing Draft. Add a bullet under the “Uses” headers in both the Low and Medium “Compact Mixed Residential” land use designations on pages 28 and 29, to read:</p> <p style="text-align: center;"><u>A neighborhood-wide mix of housing types, unit sizes, and household incomes.</u></p>	
5-h. addendum	<p><b>Mixed-income / High-Density Housing Concerns Specific to Urban Residential – High Neighborhoods.</b> The <i>Urban Residential – High</i> Neighborhood land designation and the Residential Mixed-use Development overlay are concerning for two reasons. First, there is no mention in the Plan of ensuring that high density housing complexes in these areas implement some form of mixed-income housing. A mix of both lower and middle income households in high density residential areas ensures more balanced neighborhoods. Secondly, there is no mention of the importance of access to parks in this high intensity designation. Residents in these areas will not have yards,</p>	<p><b>Response:</b> In keeping with the response and recommendations in 5-h above, which focused on moderate and medium density multifamily neighborhoods, further language could clarify the intent of the highest density land use designation to promote housing diversity. See also the discussion in the response above how the generally applicable policies of the Plan have already been amended to respond to the concerns.</p> <p>Regarding Parks: “Urban Residential – High” description does actually identify access to parks among other amenities as one of the locational criteria for this land use designation. It is included in the bottom of first column on page 30. However, staff agrees that the presence of small local urban parks within this designation is an important characteristic for making higher density neighborhoods successful. It could be included in the bulleted neighborhood uses or characteristics under the “Uses” or “Character” subheadings.</p>	<p style="text-align: center;"><b>YES</b> <b>(4-3-17)</b></p>

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	<p>and will need access to parks, open green space, community gardens, and other outdoor recreational opportunities. The Plan must ensure that high density neighborhoods have the same level of livability standards enjoyed in Anchorage’s less dense neighborhoods. (<i>Kristi Wood</i>).</p>	<p>LUP 5.2 already expresses the direction for the community to make placemaking investments in neighborhoods, including parks and amenities, to go hand-in-hand with infill housing development.</p> <p><b>Recommendation:</b> For consistency with the recommendation in 5-h., above, add a bullet under the “Uses” header in the “Urban Residential – High” land use designation on page 29, to read:</p> <ul style="list-style-type: none"> <li>• <u>A neighborhood-wide mix of housing types, unit sizes, and household incomes.</u></li> </ul> <p>Add another bullet under the “Uses” header in the “Urban Residential – High” land use designations on page 29, to read:</p> <ul style="list-style-type: none"> <li>• <u>Small urban parks and green spaces in support of higher-density housing.</u></li> </ul>	
<p><b>5-i.</b></p>	<p><b>Accessory Dwelling Units (ADUs) quantitative goals and actions.</b> Fairview Community Council comments that while the LUP discusses accessory dwellings as an alternative housing option to address the need for affordable housing, one cannot ascertain from the LUP how many such units are expected to be in place by the year 2040. The LUP should set specific quantitative goals for how many ancillary dwelling units are expected to be in place as part of meeting the housing needs and distributing affordable housing equitably throughout the Anchorage Bowl.</p> <p>Anchorage demographer/planning consultant Susan Fison was retained by public agencies to prepare a 2014 Analysis of Impediments to Affordable Housing in Anchorage. One of the recommendations from this report was for the Municipality to take actions to encourage more ADUs. Although Anchorage has allowed ADUs for several years, relatively few new ADUs have been permitted. ADUs have potential to provide new affordable housing without need for government funding or subsidy, within the means of local property owners and developers. They can provide more housing options and supply in a way that</p>	<p><b>Response:</b> An ADU is a subordinate dwelling unit that is added to, created within, or built detached from a primary residence. They are sometimes called ancillary units or granny flats. The 2040 LUP on page 13 recommends allowing and encouraging more “compact” types of housing choices including ADUs. Policies 4.2, 4.3, and 4.4. provide general support for ADUs. The implementation strategies in Section 3 of the 2040 LUP includes two Strategies, #6 and #9, which address reforms to regulations and providing greater development permitting assistance to affordable types of compact infill housing, including ADUs. Action 4-8 [Note: later renumbered to 4-10] on page 62 of the Public Hearing Draft Actions Checklist specifically recommends further amending the land use regulations to ease current restrictions that may be impediments to greater production of ADUs by homeowners. It also includes Action 2-5 on page 60 to initiate a permitting assistance service that among other things could be directed to help ADU applicants.</p> <p>Staff acknowledges that Section 1.2 of the September 2016 Public Hearing Draft plan did not provide specific estimates of the housing capacity provided by the 2040 Land Use Plan, or objectives for how much of that housing capacity should come from ADUs. The housing capacity analysis is nearing completion and now includes a quantitative estimate and objective for the number of ADUs as a component of the future additional housing supply by 2040. A detailed explanation of the methodology and research behind the estimate is in draft form to be provided as part of <i>2040 LUP Appendix B: Future Growth Report</i>.</p> <p>In summary, the housing capacity analysis estimates that, under recent trends, current regulatory conditions and anticipated growth rate, a “current trends” scenario (assuming current zoning and regulations) will yield a total of around 600 additional future ADUs by 2040. Under the 2040 LUP scenario, the housing capacity analysis assumes the implementation of several measures that allow/encourage more ADUs to be created. Based on a review of other communities that have initiated reforms, and expected timeframe for</p>	<p><b>YES</b> <b>(3-13-17)</b></p> <p>Commissioners asked where the draft Plan addressed reforming ADU regulations. Staff identified policy and strategy discussions, and returned to Action 2-5.</p> <p>Commissioners discussed examples of developments affected by ADU size restriction. Commissioner Walker suggested the Action item for ADUs include direction for increasing maximum allowed size.</p> <p>Staff responded that ADUs had their own separate Action item in</p>

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	<p>increases property value and fits into existing neighborhoods. Susan Fison’s report recommended more study of eligible ADU properties, preparation of how-to guidance for private property owners who wish to pursue development of ADUs, permitting and approval rules and procedures.</p> <p><i>(Fairview Community Council; 2014 Analysis of Impediments to Affordable Housing in Anchorage (report by Susan Fison))</i></p>	<p>implementing reforms in Anchorage, and other factors, the 2040 housing capacity analysis estimates that the 2040 LUP scenario will yield a total of around 1,200 additional future ADUs by 2040.</p> <p>The housing capacity analysis for the 2040 LUP adds the 1,200 future ADUs to its housing capacity estimate for compact single-family housing types—i.e., in addition to the housing capacity of the vacant and redevelopable land supply. The total future housing capacity including ADUs is approximately 21,900 housing units. Of these, approximately 2,250 are “compact single-family” structures including small lot homes, cottage homes, and ADUs. ADUs make up more than half the estimated potential of the “compact single-family” housing structure type. The analysis helps document that ADUs will be an important part of mitigating anticipated deficits in the Anchorage Bowl’s single-family, attached-single-family, and two-family housing supply relative to demand.</p> <p><i>Additional Discussion by staff as a result of March 23 expert consultation with Susan Fison:</i> The capacity estimate may over-projected. This is an initial estimate pending further research. Further research should include a review of the experiences of cities with more comparable conditions to Anchorage including snow climate. It should also include a review of the 160 or so ADUs permitted to date and survey/discussions with owners who have built ADUs as to the local factors and issues with ADUs. Many of the ADUs permitted are not new but rather were existing ADUs that were legalized under the new law. There are also many ADUs out there that are not permitted. The Municipality needs to improve its system to track its permitted ADU stock and new ADU construction. The projection should be refined after some of this work. Regardless, as a general magnitude projection it still illustrates the potential role of ADUs in filling a housing deficit situation.</p> <p>There is also a need for public education regarding the presence and importance of ADUs to the community and for homeowners.</p> <p><b>Recommendations:</b> Provide the detailed draft analysis of future ADU housing potential as part of the 2040 LUP housing capacity analysis in the draft <i>2040 LUP Appendix B: Future Growth Report</i>.</p> <p>Summarize these <i>Appendix B</i> findings and document the role of ADUs in meeting Anchorage’s housing need in Section 1.2 of the 2040 LUP. Provide the language for PZC review as part of issue-response item 5-b recommendations.</p> <p><i>Additional Recommendations for the Commission’s consideration on April 3, 2017:</i></p> <p>Revise implementation Action #4-8 on page 62 of the draft Land Use Plan Actions Checklist Table, and add a new Action #4-9 for stimulating new ADUs, as follows:</p>	<p>the 2-29-16 draft plan. A separate Action for ADUs with more direction can be brought back if PZC requests.</p> <p>Commissioner Robinson also commented that the existing regulations were a baby step for the community, reflecting consideration for resistance to ADUs.</p> <p>In response to discussion by PZC, and follow up expert consultation, staff brought forward the additional material in grey at left on April 3.</p> <p><b>YES</b></p> <p><b>(4-3-17)</b></p>



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		<p><b>Action 4-8:</b> Amend Title 21 to ease <del>current</del> restrictions that currently deter construction of compact housing types including accessory dwelling units (ADUs), such as ADUs and townhouses. <i>(note: these 4-8 edits were superseded by PZC recommended text edits in issue item 5-c.)</i></p> <p><b>Action 4-9 [NEW]:</b> Encourage the construction of accessory dwelling units (ADUs) through a permit review assistance program, applicant guidance materials, improved tracking of ADU development trends, and public information. Responsible Agencies: OECD, Planning, Development Services, Private Sector. Time Frame: 4-6 years.</p>	
5-j.	<p><b>The Large Lot Residential Density in the HDP.</b> The second bulleted density provision for the Large Lot Residential Land Use Designation on page 26, middle column, is confusing. Where does the Hillside District Plan (HDP) allow for 3 DUA in zoning on ½-acre or larger lots? Delete the second half of the sentence which would allow 3 DUA densities. If designated at ½ acre, maintain that minimum. <i>(Rabbit Creek Community Council, Dianne Holmes, Nancy Pease)</i></p>	<p><b>Response:</b> Staff acknowledges the confusion and the need to clarify. The second bullet regarding Large Lot Residential density refers specifically to the Hillside District Plan’s land use plan map (Map 4.1 on page 2-8, HDP) and uses the language in the HDP’s “Low-Intensity Residential, 1 – 3 dwelling units/acre” land use category (page 2-17 of HDP).</p> <p>The 2040 LUP’s 18 color-coded land use categories are more generalized than many of the land use plan maps for the 14 area-specific plans which collectively have approximately 70 different land use designations. Pages 22-23 explain this relationship and provide a cross-walk table (Table 2, p. 23) between the LUP land use designations and the area-specific plans. Table 2 shows that the 2040 LUP “Large Lot Residential” land use designation includes two HDP land use designations: “Limited Intensity Residential 0-1 dwelling units/acre”, and “Low-Intensity Residential, 1-3 dwelling units/acre.”</p> <p>Therefore, the Large Lot Residential description on page 26 includes density and zoning reference to both of the HDP use categories. The first bullet regarding “Density” in the middle column on page 26 refers to the predominant HDP land use category, which is 0-1 dwelling units per gross acre. The second bullet regarding density addresses the second HDP land use category, which on page 2-17 of HDP allows “single-family homes on half-acre or larger sized lots with flexibility for a slightly smaller size lot when utilizing a clustered type development with applicable open space standards.”</p> <p>Likewise, the “Zoning” bullets in the lower middle column are intended to refer to the implementation zones for the HDP. The first zoning bullet refers to the zoning districts listed for HDP’s 0-1 DUA land use designation on page 2-17 of the HDP, and the second zoning bullet is intended to reflect the HDP’s zoning categories for its 1-3 DUA land use designation, on page 2-18 of the HDP. However, staff acknowledge that the list of districts in the second bullet includes three zones not shown in the HDP: R-1A, R-6, and R-3 SL. These zones in addition to the R-7 reflect the existing zoning districts that actually underlie much of the</p>	<p><b>Discussed and Tabled</b> <b>(12-05-16)</b></p> <p>Commissioners request staff to ask RCCC representatives if the proposed amendment resolves the concern.</p> <p><b>YES</b> <b>(12-12-16)</b></p>



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		<p>HDP land use plan map’s 1-3 DUA land use designation. Staff acknowledges the need to clarify that applicability of these districts is limited to where they already exist.</p> <p>Staff acknowledges that the second bullets under both the “Density” and “Zoning” sections on page 26 need to be clearer as to which part of the HDP they refer to. The Density bullet could also end by referring the user to follow the direction of the HDP in these areas.</p> <p><b>Recommendations:</b> Amend the Large Lot Residential section on page 26, middle column, as follows: Second bullet under “Density.”</p> <p style="padding-left: 40px;">Where delineated in the Hillside District Plan <u>Map 2.1 Land Use Plan for Low-Intensity Residential, 1-3 dwelling units per acre</u>, this designation also includes subdivisions with half-acre or larger sized lots with flexibility for slightly smaller sized lots, at densities of up to three units per gross acre, <u>subject to the Hillside District Plan.</u></p> <p>Second bullet under “Zoning”:</p> <p>Where designated in the Hillside District Plan <u>Map 2.1 Land Use Plan for Low-Intensity Residential, 1-3 dwelling units per acre: R-7 district. Applicability of R-6, R-1A, and R-3 SL is limited to where these zones already exist.</u> <del>for one to three units per gross acre: R-1A, R-6, R-7, and R-3 SL districts.</del></p>	
5-k.	<p><b>Implementation Zones Listed for only “Certain Areas”.</b> The Compact Mixed Residential - Low, Compact Mixed Residential - Medium, and Urban Residential – High designations each show one of their implementation zones under the “Zoning” heading as being “in certain areas.” It is not clear what is meant by the phrase “in certain areas.” It would be helpful to clarify or state the purpose/intent to avoid future user confusion. <i>(Seth Anderson)</i></p>	<p><b>Response:</b> Under the “Zoning” heading, there may be one or several zoning districts listed. The first zoning district listed is typically the most widely used zoning district to implement the land use designation. The subsequent zoning districts listed may be more appropriate in certain locations, but may not be as widely used. The “Zoning Districts” introduction on page 21 provides a general explanation of the zoning district listing and the means to determine the appropriateness of a particular zone.</p> <p>The phrase in question is meant to communicate that a zoning district may be considered, but only within limited areas meeting certain characteristics. This call out is to highlight that the zoning district has a limited, niche role in the implementation of the land use designation, and is be applicable only in certain kinds of areas where conditions exist that may support this zoning district. In each of the cases raised by the commenter, the zoning district with this phrase attached is a lower density district than the main implementation zone. Wide application of the lower density district would make it difficult to fulfill the 2040 LUP housing objectives.</p> <p><b>Recommendation:</b> Amend the Zoning subsections of the land use descriptions to clarify what is meant by “in certain areas” where this wording is used. Staff to determine wording.</p>	<p><b>YES</b> <b>(2-6-17)</b></p>

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5-l.	<p><b>Religious Institution Lands – Designations to reflect Housing Potential.</b> In response to comments by the Planning and Zoning Commission, Long-Range staff reviewed several church parcels around the Bowl for potential designation for compact or medium density housing development. Designating church properties for housing development does not affect their current zoning entitlements, but could allow more churches to provide housing as fits on their campuses, such as provided by St. Mary’s Episcopal Church on Tudor and Lake Otis or subdivide and sell for housing development such as Abbott Loop Community Church on Lake Otis and Abbott Road. <i>(Long-Range Planning Division)</i></p>	<p><b>Response:</b> This task may include using the property ownership map in the Appendix A Planning Factors Map Atlas to identify institutional parcels owned by churches (pink), where the land use designation could be changed from “Community Facility or Institution” or “Single Family” to a compact or medium density housing designation. Another source for finding these churches would be to look in each of the area-specific plans’ maps of existing land use. Outreach should be made to the churches prior to such a major land use category change to inform them how this does or does not impact their ability to continue and expand in the future.</p> <p>Many of the existing church properties are located within established residential areas. If a church site is small (e.g., less than 1.75 acres), then designating it for compact housing or greater may not be appropriate. Also, if it is a major institutional facility without housing, and the campus will remain mostly institutional, then the LUPM should reflect that the land use is going to remain institutional. It could be perceived as odd to the institutions and to readers if an institutional campus is designated as multifamily housing.</p> <p><b>Recommendations:</b> Add new action 2-8, to read as follows <u>except that staff to replace the highlighted reference to church properties with broader categories of public and institutional lands, per PZC meeting recording:</u></p> <p style="padding-left: 40px;"><u>Action 2-8. Analyze and recommend amendments to the land use plan map of church properties to a residential designation that permits compact mixed housing or more to be developed in the future. Responsible Agency: Planning; Time Frame: 4-6 Years; \$: \$ (for GIS resources and outreach); Related Plans and Studies: 2012 Housing Market Analysis</u></p>	<p><b>YES, with changes (3-13-17)</b></p> <p>Commissioners recommended staff to broaden the types of search sites from churches only to other kinds of public or institutional lands that may be excess to the institutional need. Staff to provide specific language amendment.</p>
5-m.	<p><b>Compatible Infill Housing Goal AND Adopting Neighborhood Infill Compatibility Policies and Standards Before Allowing Denser Development.</b></p> <p>More people on Hillside would like to have well-designed compact housing such as townhomes or zero lot lines homes available close to Hillside for downsizing, and to provide affordable housing to children/next generation members who grew up on the Hillside. Such housing would be more acceptable if it is well-designed, provides each household with its own space (e.g., yard or patio), and fit in with the neighborhood. There is a need for more housing but its design needs to be integrated into the neighborhood than some site condo, townhouse, and</p>	<p><b>Response:</b> There has been confusion about what compatibility means especially in terms of future growth in neighborhoods from infill and redevelopment. Compatibility does not mean that new buildings, adaptive reuse of older structures, or infill must be in the exact same character / scale as adjacent development. Diversity of building types especially for residential uses is a goal of the Plan and enhances land values and neighborhoods. Compatibility is essential to the success of this Plan and refers instead to growth with sensitivity to neighborhoods and existing features. Compatibility includes new design that enhances or complements surrounding areas and will depend on new tools to ameliorate or mitigate impacts on neighborhoods. Infill and redevelopment without compatibility does not necessarily do this.</p> <p>Goal 7 is not about preserving the neighborhood exactly like it is, but managing change in new development. Compatibility is consistent with and goes hand-in-hand with other goals, including the goals for growth through infill and housing in Goals 1, 2, 3, and 4. Compatibility is essential to gaining support for infill growth, more housing, and reducing neighborhood conflicts that bedevil developers-by providing</p>	<p><b>YES (4-10-17)</b></p>

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	<p>apartment projects in town. Developments just plunked down into a neighborhood without coordination are not as acceptable as a development that is more master planned into the neighborhood. (<i>Huffman/O'Malley Community Council meeting consultation</i>)</p> <p>Goal 7 (pp. 15-16) for infill development to be compatible with the valued characteristics of surrounding properties and neighborhood is a very important part of the plan. SACC supports addressing the issues of infill as a critical component of successful growth. Infill that improves neighborhood quality of life and desirability makes for more acceptable integration of new development. Especially in neighborhoods that have identified their unique physical and historical characteristics of value. In South Addition this includes the pedestrian scale and low traffic levels within the neighborhood. The LUP should more clearly state that new development and zoning will be driven by the vision expressed in each Neighborhood Plan. Neighborhood Plans are painstakingly crafted by residents and stakeholders to foster new, thoughtful development that will integrate with the neighborhood to produce thriving communities. No new large developments or dramatic changes occur to zoning or land use in South Addition neighborhood until its Neighborhood Plan is finalized. (<i>South Addition Community Council</i>)</p> <p>Goal 7 on page 16, column 1: "tools like neighborhood plans and improved development codes can guide new development in ways that help it keep in character and scale with existing homes." Improving tools that allow neighborhoods to accept new types of housing opportunities without losing their essential character reduces conflicts between neighbors and developers. Change the phrase in this sentence from "can guide new</p>	<p>clearer ground-rules. Compatibility, in fact, is a way to enable more, successful growth in an infill city, because neighbors are closer and more sensitive to local conditions and building design and site layouts.</p> <p>Simple growth and build-outs to current zoning entitlements / development standards would create buildings and housing densities out of scale with existing neighborhoods, because those neighborhoods today are under-built relative to current entitlements.</p> <p>These issues also touch on the role of Neighborhood Plans relative to the 2040 LUP in establishing infill compatibility guidelines. The overall city plan (including the 2040 LUP and Anchorage 2020) establishes the general guidelines and expectations for infill, to provide the umbrella of policy support. Neighborhood or District Plans or even Small Area Implementation Plans can provide more detail, and more tailored guidance for unique areas such as has been done in historic or hillside neighborhoods. However the 2040 LUP provides the basic suite of guidelines to move forward with infill in parts of town without neighborhood plans.</p> <p>The comments also show concern about how the parts of the plan that would raise densities in existing neighborhoods would get implemented, and what the results would look like for these neighborhoods. For example, see issues 10-1 and 10-1 addendum. PZC had concerns about sites where the Plan calls for residential density upgrades in existing, or built-out neighborhoods, e.g. Windemere. This relates to both compatibility issues and unintended impacts from growth and what will eventually be built there if and when changes occur. Small Area Implementation Plans might be a worthy implementation action to address these concerns but these will be costly and not always practical given landowner patterns. Neighborhood or District Plans are another means to address these issues but most are completed.</p> <p>The Public Hearing Draft plan already incorporates compatibility into many of its implementation Actions to create more housing. Actions 2-6, 3-4, 4-3, 4-4, 4-6, 4-7, and 4-10 either incorporate compatibility language as part of the action or are subject to Action 7-2, which is to "Incorporate neighborhood compatibility standards." Incentives such as the project review management service for applicants in Action 2-5 are essentially incentives for projects with desired characteristics. Staff has identified several additional Actions in the Actions Checklist which could be revised to address compatibility.</p> <p>Issue 10-1 addendum addresses compatibility standards as a prerequisite where areas are redesignated to allow for more housing than allowed under current zoning. Ultimately, this is a long-term plan, and it is setting long term directions and policies that will play out over time via a combination of rezoning actions and SLs, code changes from the Action Items, and other implementation tools. Standards will be established over time.</p> <p><b>Recommendations:</b> <u>Amend Action Items 2-1 and 7-3 as follows:</u></p>	

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	<p>development” to read, “...will need to guide new development...” (<i>Anchorage Citizens Coalition</i>)</p> <p>Comments by residents that there needs to be additional urban design and neighborhood compatibility standards in place, and Neighborhood Plans adopted with directions for infill development scale and character, prior to implementing the higher densities in the 2040 LUP or revising height and density requirements in the land use code. (<i>South Addition Community Council, Anchorage Citizens Coalition, Dael Davenport, Genevieve Holubik; also other residents at public meetings and consultations</i>)</p> <p>Goal 7 for infill development to be compatible with the valued characteristics of the neighborhood, is tricky and is contradictory to other Goals in Section 1.3 of the plan. It is tricky to preserve existing neighborhood character because most existing neighborhoods are under-built in comparison to the size/densities of infill housing that existing zoning already allows. Just building up to currently allowed development standards will change the existing character. Instead, LUP should encourage neighborhood-specific plans to identify forms, features, and uses they value rather than identifying housing density or building height. The infill design principles on page 25 also have this issue. (<i>Seth Anderson</i>)</p>	<p><b>2-1.</b> Adopt and apply <u>financial economic development tools including tax increment financing (TIF), improved tax abatement, and/or new market tax credits</u> to catalyze growth and redevelopment <u>that pursues city objectives for housing, development, and neighborhood compatibility.</u> (Responsible Agencies: Make OECD lead, add Property Appraisal)  <i>(Note: only the grey highlighted part of the amendment above arises from this issue item. See issue item 8-k regarding the non-highlighted text amendments.)</i></p> <p><b>7-3.</b> <u>Adopt and apply</u> compatibility criteria in the <u>economic development tools (Action 2-1)</u> and other incentives to ensure consistency with the 2040 LUP <u>and Neighborhood and District Plans, and compatibility with desired neighborhood character while supporting infill and redevelopment.</u></p> <p>No change to Goal 7 language.</p>	
<b>Part 6: Residential Reclassifications</b>			
<b>Reserved</b>	<b>Any Recommended reclassifications as a result of Housing Capacity Analysis Findings in 1-a.</b>	<b>Part 6 was not used in PZC review and approval process.</b>	

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<b>Part 7: Reclassifications between Industrial and Non-industrial Lands</b>			
<b>7-a.</b>	<p><b>Industrial Reclassifications.</b> Planning Department brings to the attention of the Planning and Zoning Commission a series of re-classifications between light industrial, general industrial, and commercial in the south-central Bowl, that are recommended by the 2040 LUP. These reclassifications in the land use plan will set the policy framework for potential future rezonings between I-1, I-2, and B-3. See issue-response item 8-b Supplement# (<i>Long-Range Planning</i>)</p>	<p><b>Response:</b> The series of reclassifications listed below are based on the findings of the 2012 Commercial Lands Assessment, 2015 Industrial Lands Assessment, 2016 Traded Sectors Analysis (Appendix C of 2040 LUP), and the 2040 LUP land capacity analysis (Appendix B, forthcoming). In particular, the 2015 Industrial Lands Assessment included a property-by-property on-the-ground land use inventory as well as consultation with local experts that overhauled the Planning Department’s information regarding industrial and commercial uses in the Bowl and where they occur. In general, these reclassifications seek to:</p> <ul style="list-style-type: none"> <li>• Consolidate the industrial land supply by focusing on existing, functioning industrial districts;</li> <li>• Reclassify industrially zoned areas to commercial if they have become commercial or are land reserves more positioned for commercial than industrial use</li> <li>• Reclassify commercially zoned areas that have become industrial use areas to light industrial</li> <li>• Reclassify industrial-only use areas from light industrial to general industrial, to provide better protection of the industrial land supply from non-industrial uses that may encroach</li> </ul> <p>The 2015 Industrial Assessment findings did not support maintaining vacant land reserves exclusively for industrial use where those lands were not economical for speculative industrial development. The Industrial Assessment did support protecting existing active industrial areas to the east from further encroachment by commercial uses. It also provides a rationale for protecting upland vacant industrial parcels within industrial areas for industrial use. Therefore, properties along the King Street corridor east of C Street remain designated industrial on the 2040 LUP in the South C Street area. The office-industrial business park on the west side of C Street south of Tudor is still designated industrial to reflect the existing use.</p> <p>Selected reclassifications from those outlined in Issue-Response Map 7-a.:</p> <ol style="list-style-type: none"> <li>1. The C Street corridor north of International Airport Road and B Street office use area north of Tudor Road have developed as predominantly office, restaurant, or hotel uses. The 2040 LUP reflects the actual land use pattern north of International Airport Road. Continuing to designate commercial areas as industrial creates contradictions between the plan designation and the existing and/or anticipated future land use realities. This would result in difficulties for zoning regulations, property owners, and existing establishments without achieving a policy objective.</li> <li>2. A corridor of light industrial use fronting the east side of Brayton Drive and also extending west along 76<sup>th</sup> Avenue to Old Seward Highway is reclassified to Light Industrial / Commercial. The existing use pattern and trend fits I-1 and provides for a wider variety of industrial / commercial uses likely to locate in this area than does B-3.</li> </ol>	<p><b>YES, with changes (5-1-17)</b></p> <p>Commission approved the response and recommendations with changes to the land use designations in three specific areas suggested by staff on the floor. Issue-response Map 7-a is to be revised to depict the three changed areas.</p>




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		<p>3. Areas currently zoned I-1 are reclassified to general industrial, which would be implemented by potential future rezonings from I-1 to I-2. These areas include the King Street corridor between 88<sup>th</sup> and 92<sup>nd</sup> Avenues; C Street-to-Arctic Boulevard large commercial areas south of Potter Drive; an area south of International Airport Rd. between C Street and Old Seward Highway; and parts of the Cinnabar Loop industrial area. (Note: Three (3) areas are suggested by staff to be changed back to light industrial.)</p> <p>These reclassifications make possible future rezonings, including the candidate Targeted Area Rezonings listed in the supplement to issue-response 8-a. Related actions are to identify clusters of Traded Sector uses and to amend the allowed uses in the industrial zoning districts.</p> <p><b>Recommendations:</b></p> <ol style="list-style-type: none"> <li>1. Page 17, first column, bottom paragraph, amend Goal 9 discussion by adding a sentence explaining the Plan reclassifies some areas no longer positioned for industrial use out of the industrial land supply, so as to better consolidate and protect the remaining, viable industrial areas. Likewise, it transfers several new areas into industrial land classifications.</li> <li>2. Merge Actions 9-4 and 9-5 into a single Action that reads as follows:  Amend Title 21 commercial allowed use entitlements in the industrial zoning districts in consideration of findings of the 2015 Industrial Land Assessment (ILA). This <del>may</del> includes easing restrictions on some non-industrial uses and other supportive uses found in I zones, while increasing limitations on uses found problematic in the ILA. <u>For example, expand allowances for technical/professional service office uses.</u> Also, clarify industrial sector allowed use categories in Title 21 to reflect Anchorage industrial land use patterns and business trends.</li> <li>3. Amend Action 9-6 (later renumbered to 9-5) on page 66 as follows:  <u>Carry out the Anchorage Industrial Lands Assessment and Traded Industry Sectors Analysis report recommendations to identify geographic clusters of industrial traded sector uses along with their supply chain sectors. Determine the characteristic site needs of these sectors. Recommend priorities to protect, incentivize, and support these sectors into the future.</u></li> <li>4. (Additional recommendation approved by PZC) Change the land use designation of the following from “Industrial” to “Light Industrial / Commercial”: the properties SW of Raspberry Rd. and Arctic Blvd.; the lots south of W. 72nd Ave. between Arctic Blvd. and C. St.; and the row of lots along the north side of E. 56<sup>th</sup> Ave. between A St. and Campbell Creek Greenbelt, as depicted on issue-response map 7-a.</li> </ol>	



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7-b.	<p><b>South C Street.</b> Do not reclassify or rezone industrial lands to commercial use along south C Street (south of 92<sup>nd</sup>) or north C Street (north of International Airport Rd. into Midtown). These rezones create sprawl, especially on South C Street. South Anchorage already has Dimond Center, O’Malley Center, and Abbott Center nearby. Target and Cabella’s have already taken industrially zoned land—stop right there. <i>(Nancy Pease)</i></p> <p>Support the re-designation of the 100<sup>th</sup> Avenue / South C Street Corridor from industrial to “Commercial”. The Target/Cabela’s properties have developed as a retail commercial center. King Street is the clear boundary between commercial and industrial use in this area. <i>(DOWL Engineering)</i></p>	<p><b>Response:</b> The draft LUP responds to the findings of the 2012 Anchorage Commercial Lands Assessment and 2015 Anchorage Industrial Lands Assessment regarding the vacant areas along South C Street. These lands remain vacant because they have poor soil conditions or are constrained because of environmental or wastewater service limitations.</p> <p>South Anchorage was also identified in the 2012 Commercial Lands Assessment study as needing more commercial space than is currently zoned. Vacant parcels in the superblock between 100<sup>th</sup>, C Street, and Minnesota contain difficult soils to economically develop for industrial use, but are likely locations for commercial. Several of the vacant parcels are adjacent to the Target and Cabela’s big box stores between 100<sup>th</sup> Avenue and Minnesota. This area is an emerging commercial center as roadway and wastewater utilities are extended into the corridor from the west. Continuing to designate commercial properties as industrial use only continues contradictions between the plan designation and anticipated land use realities.</p> <p>While the 2015 Industrial Assessment findings support a general policy of protecting and consolidating existing industrial use areas, and preserving vacant lands that are well positioned for future industrial use, it did not support maintaining vacant land reserves exclusively for industrial use where those lands are not economical for industrial development. The Industrial Lands Assessment (ILA) recommends considering site factors that may make an existing industrial zoned area unfit for future industrial use. The ILA did support protecting existing active industrial areas to the east of C Street corridor from further encroachment by commercial uses. It also provides a rationale for protecting upland vacant industrial parcels within industrial areas for industrial use. Therefore, properties along the King Street corridor east of C Street remain designated industrial on the 2040 LUP in the South C Street area. For most of King Street, the existing use pattern for properties on both east and west sides of King St. is industrial. Not even the properties on the west side of King are commercial, except for the Toys R Us big box store at the north end on Dimond Blvd., and the back side (i.e., the industrial function side) of the Target and Cabela’s stores on the block between 100<sup>th</sup> and 104<sup>th</sup>.</p> <p>See also commercial and industrial land sufficiency findings in issue item 1-a. Initial draft findings provided near end of item 7-d. discussion below.</p> <p>Map References:</p> <ul style="list-style-type: none"> <li>• Issue-response Map 7-b, c, and d</li> <li>• 2015 Industrial Lands Assessment Update Map 11 – Existing Use (South C Street area)</li> <li>• AMC Title 21 21.04.050C.2., I-2 District Specific Standards “Interim Existing Allowed Use Area”</li> </ul> <p><b>Recommendations:</b> No changes.</p>	<p><b>YES</b> <b>(5-1-17)</b></p>

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7-c.	<p><b>Fairweather Site on NE Corner of C Street and 100th.</b> It is important for the land use designations to accommodate the greatest amount of flexibility for what is to be allowed in each forthcoming zoning district. It should support the concept for a new Light Industrial/Commercial district that would be used in the Fairweather property between C Street and King Street north of 100<sup>th</sup>. The district should be flexible in its list of permitted uses to capture a fully-serviced corporate headquarters campus of interrelated firms that include flexible industrial space for uses such as warehousing, manufacturing, and servicing of specialized equipment and technology such as support for autonomous vehicles technology to be used in resource extraction industries. Additional facilities could include hotel, retail, and commercial uses.</p> <p>Beyond the flexibility of uses, building configurations and standards should allow unlimited height to allow conservation of land area. Taller buildings allow for maximization of building square footage relative to lot coverage.</p> <p>This new district should be highly flexible to support the development of a South Anchorage Innovation Center. <i>(DOWL Engineering)</i></p>	<p><b>Response:</b> The draft 2040 LUP designates the Fairweather parcel as Light Industrial/Commercial in order to accommodate a range of related or compatible light industrial and commercial uses. Action 9-2 of the LUP tasks the Planning Department with facilitation of an immediate-term Targeted Area Rezoning (TAR) of selected South “C” Street I-2 zoned lands including the subject parcel to B-3, PCD, and I-1 as a prerequisite to implementing industrial use protections in the I-2 district. This Action would occur within months of adoption of the 2040 LUP, and carries out commenter’s request. The TAR rezone provides for either I-1 or PCD zoning, depending on the best fit for a mixed-use industrial/commercial campus. The LUP on page 22 allows for PCD district to be the implementing zone for most any land use designation, even Light Industrial. The specifics of the district standards would be addressed through that TAR rezoning. See Action 4-2 in LUP.</p> <p>Action 9-2 in the LUP Actions Checklist is an immediate “Now” timeframe item because after the 2040 LUP is adopted fuller implementation of I-2 district protections for industrial uses will activate. Title 21 section 21.04.050.C.2. provides that commercial uses that were allowed in I-2 under the old Title 21 will continue to be allowed in I-2 zoned lands along the C Street corridor in an “Interim Existing Allowed Use Area” until such time as the Land Use Plan Map is adopted. After adoption of the LUP the existing commercial uses in the Interim Area would become non-conforming in the I-2 zone without the Targeted Area Rezoning in Action 9-2. Title 21 provides extra time until 2019 for the Fairweather parcel before I-2 protections come into effect. However, to be prudent, the Planning Department, in consultation, with landowners in the South C Street area, have committed to taking prompt action on a rezone effort upon adoption of the 2040 LUP (Action 9-2 timeframe is “Now”) in order to facilitate opportunities for future development within the corridor.</p> <p>Map References:</p> <ul style="list-style-type: none"> <li>• Issue-response Map 7-b, c, and d</li> <li>• 2015 Industrial Lands Assessment Update Map 11 – Existing Use (South C Street area)</li> <li>• AMC Title 21 21.04.050C.2., I-2 District Specific Standards “Interim Existing Allowed Use Area”</li> </ul> <p><b>Recommendations:</b> No changes.</p>	<p><b>YES</b> <b>(5-1-17)</b></p>

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7-d.	<p><b>Heavy Industrial Establishment on NW corner of King St. and 100<sup>th</sup> Avenue</b> The Fairweather site on the northeast quadrant of the 100<sup>th</sup> / C Street intersection (Fairweather property) has been designated to allow for commercial use (ie., light industrial/commercial) except for a small parcel at the NE corner of 100<sup>th</sup> Avenue and King Street. This corner should also be identified to allow for commercial use. This would be more consistent with the “interim Existing Allowed Use Area” that the Assembly established in AMC 21.04.050C.2.a and b. The construction of the 100<sup>th</sup> Avenue section will create a direct connection between all residential areas west of Minnesota Drive to the Old Seward Highway. This supports the creation of a commercial/employment district in this key crossroads location. <i>(DOWL Engineering)</i></p>	<p><b>Response:</b> This is an existing heavy industrial business. Re-designating to commercial or light industrial would lead to a rezoning to B-3 or I-1 that would likely make the existing business non-conforming. This would not be consistent with the predominantly industrial use and character of the King Street corridor.</p> <p>The existing business is Contech Engineered Solutions, a manufacturing business. Contech fabricates metal pipe at its Anchorage plant on the property. There are heavy industrial structures and facilities on the site. The activity and structures fit well in the I-2 Heavy Industrial District. It is an engineering/manufacturing employer it provides relatively well paying, skilled STEM (Science Technology Engineering Math) jobs.</p> <p>At time of discussions between Fairweather and Planning Department, this parcel was not included in Fairweather’s opportunity site for a commercial/industrial corporate campus. It is a separate lease lot and the existing enterprise is not participating in the Fairweather redevelopment to the best of staff knowledge.</p> <p>The Contech manufacturing facility, pictured below (blue buildings), is consistent in use with other uses including the glass company and ASRC manufacturing plant on the other side of King St. King Street from this site northward is industrial uses on both sides, making King Street the center of the industrial corridor. King Street ROW is not at the boundary of the industrial corridor. The industrial uses line both sides of King St.. Only between 100<sup>th</sup> and 104<sup>th</sup> is King Street the boundary between commercial and industrial uses, and even there it is the warehousing back side of the Target and Cabela’s retail uses. King St. retains its industrial physical character and low retail customer traffic conflicts for its entire length. The 2015 Industrial Lands Assessment Vol. 2 lands inventory documents the predominantly industrial use along the King St. corridor. Map 11 in that report shows the primary uses by economic functions in this area.</p>  <p>The 100<sup>th</sup> Avenue extension west of C Street connecting to the neighborhoods west of Minnesota will foster retail services at C Street extending east toward King St. The Fairweather site along the north side of 100<sup>th</sup></p>	<p><b>YES</b> <b>(5-1-17)</b></p>

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		<p>is, according to the commenter, intended to be a corporate campus that serves an industrial corporation and its employees primarily. That development will form a transition between the industrial manufacturing establishments at King St. and 100<sup>th</sup> (ASRC and Trans America Glass) and the C Street retail commercial corridor. The Fairweather site development concept was for the more commercialized uses to occupy the middle and western parts of the Fairweather area, with light industrial warehouse, vehicle storage, and/or training spaces occupying the eastern part of the area along King St. just north of the Contech facility. The light industrial and Contech facility would be compatible as industrial uses on the industrial corridor.</p> <p>The “Interim Existing Allowed Use Area” that the Assembly established in AMC 21.04.050C.2.a and b. exists because at the time of adoption of new Title 21, the Municipality knew that some parts of that area would remain industrial, especially along King St. Other parts would be reclassified to commercial, especially along C Street and including the Target and Cabela’s property. The Municipality left it to the future Anchorage Bowl Land Use Plan Map to determine which parts of the interim allowed use area should remain I-2 and how much of the area should reclassify to commercial. The Interim Existing Allowed Use Area is not so much a land use recommendation, but rather a holding area until a land use recommendation could be made. The 2015 Industrial Lands Assessment, the 2016 Traded Industry Sectors Analysis, as well as the updated land supply and industrial needs assessment now informs the 2040 LUP.</p> <p>The 2040 LUP land capacity analysis (issue 1-a.) finds that the 2040 LUP provides for approximately 330 net acres of buildable vacant industrial land, when including 90 acres of Airport and Railroad lands that are anticipated to be available for industrial lease. The capacity analysis finds that redevelopment may provide approximately 110 acres of additional land capacity. By comparison, the forecast industrial land need for the Municipality is 510 to 630 acres. Chugiak-Eagle River could alleviate the deficit at least partially as a substitute for locating in the Bowl. However, many industrial businesses will continue to prefer locating in the Anchorage Bowl near markets, suppliers, transportation facilities, as well as adequate utilities.</p> <p>The data and policy recommendations of the Industrial Lands Assessment, Traded Sectors Analysis, and 2040 LUP analyses point to preserving existing functioning I-2 industrial districts. The 2040 LUP recommends preserving the integrity of the King Street industrial corridor and other functioning industrial areas as a stable supply of land for Science Technology Engineering Mathematics (STEM) employers.</p> <p>Map References:</p> <ul style="list-style-type: none"> <li>• Issue-response Map 7-b, c, and d</li> <li>• 2015 Industrial Lands Assessment Update Map 11 – Existing Use (South C Street area)</li> <li>• AMC Title 21 21.04.050C.2., I-2 District Specific Standards “Interim Existing Allowed Use Area”</li> </ul> <p><b>Recommendations:</b> No changes.</p>	

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7-e.	<p><b>NE Corner of Dowling and Petersburg.</b> The block of undeveloped land on the north side of Dowling Road between Petersburg Street and Lake Otis Parkway is “split” zoned between Light Industrial (I-1) District on the western portion adjacent to Petersburg Street and General Business (B-3) District for the eastern portion comprising ¾ of the block extending to Lake Otis. The I-1 land is a separate parcel. Petersburg Street is a primary access to a residential development just north of the undeveloped parcel. It seems more compatible to the neighborhood to designate the entirety of the undeveloped parcel from Petersburg Street to Lake Otis Parkway as “Commercial.”. This action should accommodate a more cohesive development on this property. (<i>DOWL Engineering</i>)</p>	<p><b>Response:</b> Long-Range Planning has recommended approval of a proposed rezone for this parcel from I-1 to B-3 as part of PZC Case 2017-0021. This matter was heard at a Public Hearing before the Planning and Zoning Commission on March 6, 2017. Staff has found the proposed rezoning to be consistent with the <i>Anchorage 2020 - Anchorage Bowl Comprehensive Plan</i>, which designates the parcel as part of a mixed-use center and within ¼ mile of the Lake Otis Transit Supportive Development Corridor. The rezone goes before the Assembly on May 23, 2017. (2017-76).</p> <p>The parcel is isolated from the industrial use areas across Petersburg Street and Dowling Road. A commercial land use designation is more compatible with the residential neighborhood development patterns on adjacent parcels to the north, and with the commercial designation on the parcel abutting to the east comprising the remainder of the developable block of land between Petersburg and Lake Otis. Petersburg Street provides a separation from the predominantly light industrial land use pattern to the west along the north side of Dowling to Seward Highway. Because of these factors and the existence of peat soils, the parcel is not considered a part of key industrial lands to be preserved for industrial purposes.</p> <p><b>Recommendations:</b> Change the land use designation for the parcel on the NE corner of Petersburg Street and Dowling Road from “Light Industrial / Commercial” to “Commercial Corridor”.</p>	<p><b>YES</b> <b>(2-6-17)</b></p>



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<b>Part 8: Implementation Strategies and Actions</b>			
<b>8-a.</b>	<p><b>Action Checklist Prioritization / Action Plan.</b></p> <p>Concern was raised by agency commenters for the need to prioritize the Action items to identify the most important items and provide a set of actions that can be realistically achieved in the timeframes.</p> <p>Observations were also made that that the Action checklist generally limits the timeframe for its actions to 1-7 years. But the 2040 LUP is a more than 20 year plan. Might some actions stretch into the latter part of the timeframe?</p> <p>Other commenters have requested a stronger or clearer action plan/flow of implementation actions.</p> <p>Multiple agency reviews including with Director of OECD has informed revisions to the timing and prioritization of actions.</p> <p><i>(Public Works Department; Planning Department – Transportation Planning Division (AMATS), Current Planning Division, and Long-Range Planning Division; Traffic Engineering; OECD)</i></p>	<p><b>Response:</b> Planning Department has prepared a revised actions work program including a draft Optimal Work Flow diagram to illustrate the action items that will be focused on for the immediate and 1-3 year time frame post adoption. The Work Flow diagram illustrates the sequential priorities of the actions to be taken by the Municipality and its partner agencies, the targeted timeframe to begin these actions, and whether new funding resources are required. This diagram and a brief narrative could be added to the plan. The draft diagram for the Commission’s June 5 meeting has been revised to reflect all the issue-response recommendations about the Actions in the LUP.</p> <p>The time frame for when each of the identified actions begins is reliant on available resources and staff of the identified responsible agencies listed. Issue-response item 4-a. introduced new Action 1-3, that speaks to the need for regular updates and improvements to this Plan including its implementation Actions. This regular review and update will consider the information learned from Actions 1-1 and 1-2. New Action 1-3 was tentatively approved by the PZC on 12-5-2016.</p> <p>Review and consultations regarding the needed sequence of interdependent actions informed revisions to the work flow time schedule. For example, it is recommended that Action 3-5 timeframe change from 4-6 to 1-3 years, in order to expedite a working overlay zoning tool for town center compact redevelopment areas.</p> <p><b>Reference (Attached at end of issue-response table):</b> Revised Draft Anchorage 2040 <b>Actions Checklist Table</b>, with tracked-changes reflecting the changes to the Plan recommended by the Comment Issue-Response table as of June 5.</p> <p><b>Recommendations:</b> Page 58 after Table 4 description, add a sentence that reads,</p> <p><u><b>Work Flow Summary Diagram on page [67] provides an overview of the near term Actions to be implemented in the first 3 years. The numbered items in the diagram correspond to the Actions in Table 5, and illustrates the optimal work flow, prioritization and responsible agencies for implementation. The timing and order of these Actions are not set in stone, but are estimations based on current priorities, sequence of actions and resources. It is expected that there will be periodic or annual review of the work plan for carrying out the Actions, such as the Targeted Area Rezones, to determine which should go forward in the following year(s) based on need and resources.</b></u> <i>(Note: Grey highlighted text responds to PZC approved Item 8-b recommendation #7)</i></p> <p>Page 59, bottom of the table, revise the dollar sign caption as follows:</p>	<p><b>Discussed and Tabled (4-10-17)</b></p> <p>Commissioners had no objection to the proposed work flow summary chart in general. Staff explained there will be further revisions to the timeframes of some actions in the final version of this item forthcoming for PZC review.</p> <p>Commissioner Bailey asked why just 3 of the Actions were bunched up, and suggested the table be consistent in presentation of Actions that relate to each other.</p> <p><b>YES, with a change (6-5-17)</b></p> <p>Commissioners called for including PZC in the Action 1-2 statement, as indicated in double</p>



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		<p>Dollar sign symbol indicates that the Action requires <u>additional operations or special project funding, grant or partner funds, or</u> additional capital funds, such as from the Capital Improvements Program, Transportation Improvement Program, or other source.</p> <p><u>Page 60, add language in the Action 1-2 statement that includes Planning and Zoning Commission for PZC advice and feedback regarding plan in the process of reporting implementation progress and priorities.</u></p> <p>Page 60, no further changes to new Action 1-3 as recommended in issue-response 4-a.</p> <p>Page 60, Action 2-2, add a dollar sign “\$”.</p> <p>Page 61, amend the timeframe for Action 2-7 from 4-6 to 1-3 years.</p> <p>Update issue item 4-m recommendations to show new Action 2-12 as having timeframe of 1-3 years. Add Action 2-12 to the list of actions that are integral to achievement of Goal 4 in Goal 4 orange banner on p. 61, and integral to achievement of Goal 5 in Goal 5 orange banner on p. 63.</p> <p>Page 64, in Goal 3 orange banner, add Action 2-7 to the list of actions that are integral to achieving Goal 3.</p> <p>Page 61, amend the timeframe for Action 3-1 from 1-3 years to “Now”.</p> <p>Page 61, amend the timeframe for Action 3-5 from 4-6 to 1-3 years.</p> <p>Page 61, Action 4-1, add a dollar sign \$.</p> <p>Page 62, amend the timeframe for Action 4-15 (<i>Was 4-11</i>) from 4-6 to 1-3 years.</p> <p>Page 63, Goal 6 orange banner, add a list of Actions from other parts of the Actions Checklist Table that are integral to Goal 6. To read: “Actions 1-2, 1-3, 2-2, 2-3, and 5-1 to 5-3 are also integral to this Goal.”</p> <p>Page 64, amend the timeframe for Action 6-5 from 4-6 to 1-3 years, and add a “\$” sign.</p> <p>Page 65, amend Action 8-3 so that PM&amp;E is listed as lead agency before Planning.</p>	<p>underlines in the third recommendation. It will strengthen Action 1-2 to have PZC involvement and support for reporting and monitoring of progress toward plan implementation.</p> <p>Commissioner Robinson stated his concern that some of the urgent, important actions seem to be pushed out in years, such as Action 5-3 being pushed to 2019.</p>

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		<p>Page 66, Action 10-5, delete dollar sign \$.</p> <p>Page 67 of Section 3.3 (following the Actions Checklist Table), insert the <i>Work Flow Summary of Near Term Actions from Table 5-Actions Checklist</i>, as provided below:</p> <div style="text-align: right; margin-bottom: 5px;">Section 3: Action - The Actions Checklist 1</div> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5" style="background-color: #4F81BD; color: white;">Optimal Work Flow of the Near-Term Actions from the Actions Checklist</th> </tr> <tr style="background-color: #FFC000;"> <th>Types of Actions</th> <th>2017</th> <th>2018</th> <th>2019</th> <th>2020</th> </tr> </thead> <tbody> <tr style="background-color: #D9EAD3;"> <td></td> <td style="text-align: center;">"Now" Actions</td> <td colspan="3" style="text-align: center;">1-3 Year Actions</td> </tr> <tr style="background-color: #D9EAD3;"> <td>Targeted Area Rezones, Reinvestment Focus Areas, and Small Area Plans</td> <td style="text-align: center;">2-2 4-2 9-2</td> <td style="text-align: center;">9-3 2-3 3-6</td> <td style="text-align: center;">2-11 3-7 7-5 4-15</td> <td style="text-align: center;">9-6 8-7</td> </tr> <tr style="background-color: #D9EAD3;"> <td>Changes to Title 21 Land Use and Development Regulations for Housing Projects</td> <td style="text-align: center;">4-17 4-1 4-3</td> <td style="text-align: center;">4-8 4-6 4-4 4-5</td> <td style="text-align: center;">4-10 4-12</td> <td style="text-align: center;">6-7</td> </tr> <tr style="background-color: #D9EAD3;"> <td>Changes to Title 21 Mixed-use, Commercial, Industrial, and Residential Regulations</td> <td style="text-align: center;">2-6 3-1</td> <td style="text-align: center;">3-2 7-1 3-3 9-1 10-1</td> <td style="text-align: center;">7-4 9-4 3-5</td> <td style="text-align: center;">2-7 10-2 3-8 9-9 3-9</td> </tr> <tr style="background-color: #D9EAD3;"> <td>Economic Development Tools Including Financial Incentives</td> <td></td> <td style="text-align: center;">2-1 2-4 7-3 2-5 5-2 2-10</td> <td style="text-align: center;">3-4</td> <td style="text-align: center;">6-5</td> </tr> <tr style="background-color: #D9EAD3;"> <td>Infrastructure, Transportation, Open Space, and Information Support</td> <td style="text-align: center;">8-3 5-1 5-4 1-1 6-2</td> <td style="text-align: center;">8-4 5-5 1-2 1-3 6-1 8-1 6-3</td> <td style="text-align: center;">9-5 5-6 5-3 6-8 6-4 5-7 5-8</td> <td style="text-align: center;">6-9 1-4 8-2 6-6 2-12 8-5</td> </tr> <tr style="background-color: #4F81BD; color: white;"> <td colspan="5">           Responsible Agency Leads: <span style="color: yellow;">●</span> = Planning Department    <span style="color: grey;">●</span> = AMATS    <span style="color: green;">●</span> = Other Department            - Timing is to be viewed as flexible depending on circumstances, resources, and level of community support.            - \$ = Requires new funding         </td> </tr> </tbody> </table>	Optimal Work Flow of the Near-Term Actions from the Actions Checklist					Types of Actions	2017	2018	2019	2020		"Now" Actions	1-3 Year Actions			Targeted Area Rezones, Reinvestment Focus Areas, and Small Area Plans	2-2 4-2 9-2	9-3 2-3 3-6	2-11 3-7 7-5 4-15	9-6 8-7	Changes to Title 21 Land Use and Development Regulations for Housing Projects	4-17 4-1 4-3	4-8 4-6 4-4 4-5	4-10 4-12	6-7	Changes to Title 21 Mixed-use, Commercial, Industrial, and Residential Regulations	2-6 3-1	3-2 7-1 3-3 9-1 10-1	7-4 9-4 3-5	2-7 10-2 3-8 9-9 3-9	Economic Development Tools Including Financial Incentives		2-1 2-4 7-3 2-5 5-2 2-10	3-4	6-5	Infrastructure, Transportation, Open Space, and Information Support	8-3 5-1 5-4 1-1 6-2	8-4 5-5 1-2 1-3 6-1 8-1 6-3	9-5 5-6 5-3 6-8 6-4 5-7 5-8	6-9 1-4 8-2 6-6 2-12 8-5	Responsible Agency Leads: <span style="color: yellow;">●</span> = Planning Department <span style="color: grey;">●</span> = AMATS <span style="color: green;">●</span> = Other Department - Timing is to be viewed as flexible depending on circumstances, resources, and level of community support. - \$ = Requires new funding					
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<p><b>8-b.</b></p>	<p><b>Enhanced Rezoning Implementation Strategy.</b> Multiple commenters responded that the Targeted Area Rezonings (strategy 4 on page 55 and shown on the Actions Map and in Actions Checklist Table) will not be adequate to implement the 2040 LUP. Targeted rezonings in the Public Hearing Draft seem to accommodate only a few areas. Implementing the plan will require more extensive rezones.</p> <p>Chamber of Commerce calls for bolder action such as a much broader set of municipal-led rezonings or an area-wide rezoning. The Municipality would send out a mailer to all property owners in areas where the LUP recommends a land use not consistent with existing zoning, where a rezoning to another zone would implement the Plan and encourage development. Several individual property owners and brokers indicated at least some property owners may be open to being part of targeted area rezonings specific to certain business district areas such as in Abbott, Northway, and Huffman Town Centers.</p> <p>DOWL Engineers expressed similar concern that simply letting each property owner individually process its own rezone application will mean very slow (or no) implementation. Current Planning Division also expressed these concerns and suggested potential strategies to encourage property owners to rezone to the desired zoning district. One possible strategy might be an “administrative” or expedited rezoning process. Such rezoning would bypass PZC and/or Assembly and a public hearing. An Assemblymember has also inquired to the Department about adjustments to the Title 21 rezoning process to reduce the hurdles for rezonings that implement the LUP, such as the provision requiring a supermajority of</p>	<p><b>Response:</b> As issue-response item 1-m. and page 5 of the draft Plan explain, the 2040 LUP is a long-range plan only, not a zoning map amendment. Adopting the 2040 LUP does not amend the Municipality’s Official Zoning Map or change the zoning designation on anyone’s property.</p> <p>Therefore, in order to implement the 2040 LUP and attain the land use pattern it envisions, property owners will need to agree to or propose rezonings around town over the coming 20 years. Rezonings can be costly and time consuming. The outcome of a proposed rezoning (approval, approval with conditions, denial) is uncertain for the property owner. In addition, property owners usually do not control all of the parcels within a specific area, such as in a priority Reinvestment Focus Area. Therefore, even if individual property owners make the investment to pursue a rezoning, implementation of the plan would likely occur in a piecemeal pattern of zoning changes within any given neighborhood or district.</p> <p>To better diagnose the need for future rezonings to implement the 2040 LUP, Planning analyzed the land use designations in comparison to current zoning districts. An examination of the Growth and Change Map (page 19 of the Plan) data layers revealed where the 2040 LUP actually recommends or envisions future changes to current zoning patterns. This information further informs where rezonings are necessary to implement the plan. Planning staff also studied these areas to determine the most effective method to encourage rezonings. In particular, staff looked at lotting patterns, land ownership, and the potential for neighborhood and community support. The staff analysis documented where the 2040 LUP recommends land uses that differ from what is allowed under current zoning by categorizing the types of rezones needed to implement the plan in those areas into four broad categories of change.</p> <p>Staff identified approximately 250 zoning district areas, large and small, where there were substantive differences. Adjacent areas in different zoning districts were counted as separate. Staff differentiated the following categories of differences between the 2040 LUP and today’s zoning:</p> <ul style="list-style-type: none"> <li>• Increases in Residential Density from Current Zoning and/or Transfers of Land to Residential</li> <li>• Decreases in Residential Density from Current Zoning</li> <li>• Transfers of Land to Commercial (from Industrial or Residential Zones)</li> <li>• Transfers of Land to Industrial (from Commercial or Residential Zones)</li> <li>• Transfers between Light and Heavy/General Industrial</li> </ul> <p>Map Reference: The four work maps titled “<i>Issue-Response Item 8-B.: 2040 LUP Change from Existing Zoning Workmap</i>” numbered 1 through 4 show these areas in dot patterns. (Provided to Commissioners on DVD for April 10.)</p> <p>Staff next identified which of these areas might yield a substantive return on investment from a rezoning—as measured from the public policy perspective of being the most likely rezones to result in growth and</p>	<p><b>Discussed and Tabled</b> <b>(12-05-16)</b></p> <p>Commissioners are open to a bolder approach including more targeted area rezonings.</p> <p><b>YES, with change</b> <b>(4-10-17)</b></p> <p>Commissioners agreed to the recommendations and requested language be added to the plan to express that the set of targeted area rezones and their timing shown in the plan is not set in stone, and that there will be periodic / annual review of the work plan to look at which TAR(s) to go forward with each year. PZC would like that collaboration as part of its required annual review of the planning department work program. Staff to develop the specific language.</p>

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	<p>Assemblymembers to approve a rezoning if there is a public protest filed.</p> <p>Another suggestion is to remove the minimum area requirement (1.75 ac.) from desired rezonings. This can encourage density on small lots without having to aggregate parcels.</p> <p>Urban Design Commission also requested the plan to include “incentives for rezonings that match the Land Use Plan, alleviating cost impacts on the developers and supporting achievement of the city’s goals.”</p> <p>There appears to be general support for more municipally facilitated area-rezonings than the several shown on the Public Hearing Draft Actions Map. Live.Work.Play. Housing Group recommends the plan identify housing priority areas and then among other actions follow the adoption of the LUP with area rezonings. CIHA recommends that the recommended land use changes discussed in issue 10-d for the Middle Spenard / Chugach Way area should be contemplated via area-wide rezonings (see Action 4-2 in the Public Hearing Draft plan). Coordination is essential among property owners if the Municipality would like to see the area change.</p> <p>There was also a request to clarify what TARs are or are not depicted on Actions Map. Must TARs be on Actions Map to get go-ahead?</p> <p>Planning and Zoning Commissioners in review of several other issue-items also asked regarding what the implementation of a LUP land use designation would look like, would it be through bit-by-bit incremental rezonings scattered within a subdivision or neighborhood? Or an area-wide municipal process accompanied by investments</p>	<p>development to implement the plan. Policy objectives are identified in Section 1.2 of the draft plan, and include developing housing or mixed-use, protection of valued neighborhood characteristics, more efficient use in mixed-use centers, or stronger and more consolidated industrial districts, etc. Staff referenced the generalized categories of rezoning type, such as, rezonings that would increase the number of allowed or required dwellings, change existing industrial zoned areas to commercial areas, or vice-versa. The analysis identified whether rezonings in each of these areas would be more of a housekeeping nature (e.g., a rezone simply to reflecting an existing built land use pattern in an established neighborhood that is unlikely to see significant change), or would actually enable new development in areas designated for “Significant” or “Moderate” growth on the “Growth and Change Map” on page 19 (e.g., a rezone that would transfer commercial retail areas out of the I-2 heavy industrial zone and industrial-trending areas out of commercial zones—to help correct and consolidate Anchorage’s industrial land supply).</p> <p>Out of 250 areas where the land use designation is not consistent with existing zoning, staff determined approximately 150 areas where a rezoning would make a substantive difference assisting in implementing the Goals and Policies of the 2040 LUP. This included rezonings that might allow growth to occur, would likely protect neighborhood character in infill areas, or change or allow different types of land use than before, etc. It did not include housekeeping rezonings that would simply reflect existing uses in stable areas unlikely to see much change.</p> <p>Approximately 90 of these 150 potentially substantive change-inducing rezoning areas are single-owner parcels. Some are municipal or state-owned lands, such as the Municipality’s 3500 Tudor Road campus. Single-owner sites may be rezoned on an individual basis. These are less likely to need an area-wide rezoning process coordinating multiple property owners.</p> <p>After screening out the single-owner sites, approximately 60 of the potential rezoning areas contained many more parcels and property owners. These are areas in which implementation of the Plan would benefit from a targeted-area rezoning coordinated with or among the property owners, in order to enable substantive positive growth and development.</p> <p>Staff outlined what it determined to be candidates for the most promising targeted area rezone areas in thick blue marker on the 8-b. workmaps. These are listed in issue 8-b. supplement #1 following the recommendations of this issue item below. They comprise approximately 22 candidate areas for targeted area rezonings that would supplement individual rezonings to strategically implement much of the recommended land use pattern in the 2040 LUP. 8-b. supplement #1 shows staff prioritized the candidate TARs in a ranking system that considered avoiding noncompliance in I-2 areas, housing opportunity, known level of owner and community support, consolidating industrial/commercial land supply, and support for</p>	



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	<p>that bring neighborhood infrastructure (e.g., sidewalks, streets) up to standards to address the growth?</p> <p>Planning and Zoning Commissioners also requested a summary cross-reference table that depicts in one place the implementation zoning districts listed for the land use designations in Section 2 of the draft plan.</p> <p><i>(Anchorage Chamber of Commerce, CIHA, DOWL Engineering, Live.Work.Play. Housing Group, Planning and Zoning Commission, Urban Design Commission, Planning Department- Current Planning Division; Long-Range Planning Division; Tim Potter public hearing testimony)</i></p>	<p>strategic policy areas such as RFAs. Some of the listed candidates were combined into new 2040 LUP Action items, as recommended below.</p> <p><u>Adequacy of TARs</u></p> <p>By comparison, the draft 2040 LUP identifies only three of areas for a facilitated “Targeted Area Rezoning” (TAR), where the Municipality will carry out the rezoning. These are Actions 4-2, 9-2, and 9-3 in the Actions Checklist. They are depicted on the Actions Map on page 67 of the draft plan. A zoom-in version of the draft Actions Map is available on the LUPM Map Gallery. These three TARs were considered the most promising or urgent priorities. Action 4-2 would allow for greater housing opportunity in redevelopable areas of Middle Spenard and Midtown where a relatively small number of property owners appear to have the capability and interest to develop. Actions 9-2 and 9-3 are necessary to minimize nonconforming existing and potential commercial/retail/light industrial uses in developing commercial areas currently zoned heavy industrial (I-2).</p> <p>The draft plan discusses the Targeted Area Rezoning (Strategy 4) on page 55. It implies there will likely be more TARs than the three depicted in the Actions.</p> <p>Staff researched how the Planning Department might undertake a larger number of targeted area rezonings than the three. Or, as the Chamber suggests, how to carry some type of area-wide process sponsored by the Municipality for property owners throughout the Bowl.</p> <p>The Long-Range and Current Planning Divisions determined a team approach by which the two divisions would each take on responsibilities within the rezoning process to carry out more TARs than depicted in the Public Hearing Draft. Issue 8-b. supplement #1 documents the flow of tasks in a rezoning, and an initial pass estimate of hours by task. An initial review of the staff resources to carry out a rezoning estimates that each TAR area would use approximately the equivalent of five weeks of planning staff time. This includes time for a planning team to prepare the rezoning report and ordinance, contact and interaction with the property owners and public, and presentations to the appointed and elected officials, and for Current Planning Division to provide technical and advisory support through the process. This time is a rough estimate. Using a cross-divisional team approach, the Department estimates that it can carry out approximately 2-3 TARs per year, beginning work in 2017, given current staff resource levels and departmental work plan responsibilities. This estimate has the caveat that the TAR procedure goes relatively smoothly, and staff has adequately considered how much time each step might take. However, if the estimate is reasonably adequate, it substantially increases the number of TARS that may be possible in comparison to the three shown in the Public Hearing Draft plan, from three to eight or more in the first three years of plan implementation, if present staffing levels continue, without impacting other Planning</p>	

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		<p>Department work program and responsibilities. (Note: Some TARs would include multiple non-contiguous areas in the same rezoning.)</p> <p>Staff research included contacting another community (Bellevue, WA Planning Department) and a review of its institutional memory of Anchorage’s area-wide rezonings from the 1970s and early 1980s. An area rezoning in Bellevue usually takes several years to complete. The area-wide rezonings of large subareas of former Greater Anchorage Area Borough took approximately 12 years.</p> <p>A more aggressive TAR strategy than above would require the Municipality to provide additional funding, or substantially curtail other planning and zoning business carried out by Planning Department. There are potentially dozens of potential TARs that have been identified after an exhaustive parcel-by-parcel analysis of the Anchorage Bowl. In consideration of the steps involved, it appears unrealistic to undertake all of these TARs at once in the near term, for variety of technical, financial or budgetary reasons. Informing and obtaining land owner consent is time consuming. Some land owners may be content with the status quo and so long as the LUP doesn’t create additional nonconformities there may be little incentive for rezoning. A Bowl-wide rezoning of all parcels not currently zoned as designated in the 2040 LUP, as suggested by the Chamber, would probably require nearly all of the department’s resources for at least several years. Staff recommends a more targeted approach, focused on areas that are relatively simple, most urgent, and most promising in terms of housing/private investment yield, or that show the most community/property owner support.</p> <p><u>Single-owner Rezoning Assisted by Planning or Other Agencies:</u> Since some properties are municipal owned and managed by the RED/HLB, planning staff may have capacity to assist with several of these per year, in addition to TARs. If RED/HLB or OECD provided staff support or funding to carry out rezonings of these properties, the municipal rezoning program in the first several years could be expanded.</p> <p><u>Potential Additional Rezoning Strategies:</u></p> <p>The 2040 LUP Strategy #4 TARS on page 55 discusses TARS but no other strategies to expedite rezonings to implement the plan. It does not address other rezoning incentives, such as ways to encourage individual property owners to rezone to further implement the Plan.</p> <p>In response to multiple comments, staff researched other rezoning strategies, such as incentives including the following ideas, which show promise for including in the plan:</p> <ul style="list-style-type: none"> <li>• <u>Administrative Rezoning:</u> The Long-Range Planning team investigated the concept of expedited or administrative rezonings, including its legality, as well as alternative means to foster rezonings that can implement the plan. Research assistance provided by the American Planning Association Planning Advisory Service (PAS) indicated that administrative rezonings were illegal. An</li> </ul>	



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		<p>additional request was made to the MOA Legal Department on this and related issues with rezoning assistance, and they concluded that rezonings are a legislative matter, not an administrative matter. As a result rezonings would need to be processed by Planning and Zoning with adoption by the Assembly.</p> <ul style="list-style-type: none"> <li>• <u>Remove the minimum area requirement (1.75 ac.) from rezonings based on current Title 21 requirements.</u> Commenters suggested this approach as a way to encourage density on small lots without having to aggregate them into larger parcels. The minimum area requirement is a longstanding safeguard against “spot” zoning districts where small parcels that may not be compatible or consistent with the surrounding area. For example, an R-3, R-4, or B-3 district in the middle of a low density residential neighborhood. Individual small parcels provide limited development potential, making it unlikely that small individual lot rezonings would contribute to Plan implementation. Also, required landscaping buffers within zoning boundaries would be problematic for these individual properties and their neighbors. This option does not solve as many problems as it creates.</li> <li>• <u>Development Permitting Assistance.</u> Implement Action 2-5, a Project Review Management Service, which assists applicants navigating the review and approval process. A discussion of this strategy is in the third column of page 56 (Strategy 9: Development Permitting Assistance).</li> <li>• <u>Expedited PZC Consideration:</u> The ability to expedite area-wide rezonings is limited by State and municipal regulations. However, if an area-wide rezone conforms to the Land Use Plan Map, Title 21, and the comprehensive plan, and is recommended by the Planning Director, one possible strategy would be for it to be taken under consideration on the PZC consent agenda.</li> </ul> <p><b>Recommendations:</b></p> <ol style="list-style-type: none"> <li>1. Page 55, Strategy 4: Targeted Area Rezonings, second column, insert a new last paragraph in Strategy 4 that reads as follows:   <u>Strategy 4 also includes ways to reduce barriers to proposed rezonings that conform to the land use plan map. Actions may include assisting applicants navigate the rezoning process as described in Strategy 9, Development Permitting Assistance (below) or reducing entitlement application and permit fees through a municipal ordinance. Amending the Title 21 rezoning process to reduce unnecessary barriers while retaining the integrity of the public process will also be important. This</u> </li> </ol>	

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		<p><u>includes eliminating the requirement that rezonings, which are consistent with the land use plan be approved by an Assembly supermajority if there is a protest.</u></p> <ol style="list-style-type: none"> <li>2. Insert a zoning cross-reference table (8-b. supplemental #2 item provides the current draft) into the plan, possibly in Section 3.2 following the discussion of <i>Strategy 4: Targeted Area Rezonings</i>.</li> <li>3. Add a new last sentence in the first paragraph of “Strategy 9: Development Permitting Assistance,” on page 56, third column, as follows:   ...It could serve projects with challenging site conditions (e.g., floodplain, slope, or wetlands), complex reviews, or phased permits. <u>It would serve proposed rezonings that would implement the Land Use Plan in Strategy 4 above.</u></li> <li>4. Add the following new Actions to the Actions Checklist Table to carry out TARs:   <b><u>3-7. Facilitate a set of Targeted Area Rezonings in the designated Town Center areas of Northway, Huffman, Creekside, Tudor/UMED, and/or Jewel Lake Town Centers, as a prerequisite to encouraging commercial and mixed-use development in these centers. Responsible agency: Planning. Time frame: 1-3 Years. Related Plans and Studies: AB Comp Plan, WADP, EADP, HDP, MV, UMED, CLA, ILA.</u></b>   <b><u>7-5. (NEW-renumber subsequent goal 7 actions so that this new Action follows Action 7-4) Facilitate a Targeted Area Rezoning in areas of eastern Downtown and northern and central Fairview currently zoned RO, B-3, and R-4, as a prerequisite to downtown oriented and mixed-use main street development consistent with the Downtown and Fairview Plans and implementing the form-based district from Action 7-4. Responsible agency: Planning. Time frame: 1-3 Years. Related Plans and Studies: DTP, FV, SC, CLA, ILA.</u></b>   <b><u>9-6. Facilitate one or a series of Targeted Area Rezonings of commercial and industrial areas that implement the 2040 LUP to provide more consolidated, stable, and appropriately located land supply of commercial and industrial uses. Responsible agency: Planning. Time frame: 1-3 Years. Related Plans and Studies: AB Comp Plan, WADP, EADP, MV, CLA, ILA.</u></b></li> </ol>	

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		<p><b>6-7.</b> <u>Facilitate one or a series of Targeted Area Rezoning in housing opportunity areas along public transportation corridors. Responsible agency: Planning. Time frame: 1-3 Years. Related Plans and Studies: [Planning staff to research and write.]</u></p> <p><b>10-5.</b> <u>Conduct a Targeted Area Rezoning of multifamily and other designated lands within the JBER Accident Potential Zone (APZ) to appropriate residential commercial, or light industrial districts to guide future development within an APZ. (as provided in issue-response 9-c)</u></p> <p>5. Add language to clarify which TARs are or are not depicted on the Actions Map. Indicate that not all TAR areas in the plan are depicted on the Actions Map, and that the boundaries of the TARs shown may be adjusted as part of the TAR process. PZC left it to staff to provide specific language. Specific language from staff is to amend the third paragraph of page 67 as follows:</p> <p>It also shows the locations of <u>initial</u> Targeted Area Rezoning specified in the Actions Checklist. The number labels on the map correspond to the action number of each Targeted Area Rezoning in the Actions Checklist. <u>The boundaries may be adjusted as part of each rezoning process. Not all Targeted Area Rezoning in the Plan are depicted on the Actions Map. Some will occur on a later timeframe, and can be added to the Actions Map as part of updates to the Plan in Action 1-3.</u></p> <p>6. Amend the Actions Map as follows:</p> <ul style="list-style-type: none"> <li>a. Add the municipal former Ted Stevens Archives site south of Loussac Library to the areas shown as part of the TAR in Action 4-2. (Note: Issue-Response Maps 8-b. identify and label these areas)</li> <li>b. Add the TAR areas of Actions 3-7, 3-8 [Note: TAR elements of draft Action 3-8 was later included in 7-5], and 10-5 to the Actions Map. (Note: Issue-Response Maps 8-b. identify and label these areas)</li> </ul> <p>From PZC: Add language to the plan that the set of targeted area rezones and their timing in the plan and workflow chart is not set in stone, and that there will be periodic or annual review of the work plan to look at which TAR(s) to go forward with each year. Staff to prepare language.(Note: See Item 8-a recommendations for adding language to page 58 of Public Hearing Draft plan in response to this recommendation.)</p>	

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**8-b.**  
supplement  
#1

Note: this table is background information only and not a part of the 2040 LUP Plan.

2040 LUP Issue-Response Item 8-b.: Targeted Area Rezoning (TAR) Candidate Working Prioritization List (DRAFT)

LUP Action Number	Target Area Rezoning	Districts Rezoning Summary	Remove noncompliance with I-2 in commercial areas (3 pts)	Immediate Term Housing Development Opportunity (worth 2 pts)	Community and Owner Support/ Acceptance (1 or 2 pts)	Industrial Lands Consolidation / Increase	Transfer of I-1 to I-2 to protect and grow industrial opportunities	Commerical/ mixed-use development; reduce nonconformities	Future Housing Development Potential	Protect public safety and \$ from hazards	Supports a Policy Area or RFA	Size / Difficulty	Total Points	Year
4-2	Middle Spenard / Midtown	Rezones R-2M, R-4, B-3 to R-4A	0	2	1	0	0	1	1	0	1	2	8	2017
9-2	Abbott TC	Rezones I-2 and I-1 to B-3/CCO	3	0	2	0	0	1	0	0	1	0	7	-
9-1	South C Street	Rezones I-2 to B-3 and I-1	3	0	2	0	0	1	0	0	0	2	6	-
new 3-7	Northway TC	Rezones I-1 to B-3/CCO	0	0	2	0	0	1	0	0	1	1	5	2018
new 3-7	Huffman TC	Rezones I-1 and B-4 to B-3/CCO	0	0	1	0	0	1	0	0	1	1	4	-
new 3-8	E. Downtown / N. Fairview	Rezones RO and B-3 to DT-2	0	0	1	0	0	1	1	0	1	0	4	-
new 9-7	Industrial-Commercial A-TAR	Transfers between I-1, I-2, B-3	0	0	3	6	5	4	1	1	2	11	25	2019
	<i>North Anchorage (Phase 1)</i>													
	Ship Creek Industrial	Rezones I-1 and B-3 to I-2	0	0	0	1	1	0	0	0	1	1	4	-
	Boniface Industrial TAR	Rezones B-3 and R-4 to I-1	0	0	1	1	0	0	0	1	0	2	3	-
	Midtown C St. / Old Sew. Mt. View Drive	Rezones I-1 to B-3; B-3 to I-1 I-1 and R-4 to B-3/?; R-4 to R-3	0	0	1	1	0	1	0	0	0	0	3	-
	<i>South Anchorage (Phase 2)</i>													
	Dimond Blvd. / King St.	Rezones I-1 to I-2 and B-3	0	0	0	0	1	1	0	0	0	1	2	-
	Dimond Center South	Rezones I-1 to B-3	0	0	1	0	0	1	0	0	0	2	2	-
	Dimond/Minnesota	R-2M to I-1 and R-3	0	0	0	1	0	0	1	0	0	1	3	-
	Potter / C St. Industrial	Rezones I-1 to I-2	0	0	0	0	1	0	0	0	1	0	2	-
	S. Old Seward Industrial	Rezones B-3 to I-1 and I-2	0	0	0	1	1	0	0	0	0	1	2	-
	Cinnabar Industrial	Rezones I-1 to I-2	0	0	0	0	1	0	0	0	0	1	1	-
	New Seward Industrial	Rezones B-3 to I-1	0	0	0	1	0	0	0	0	0	1	1	-
new 6-6	Transit Corridor A-TAR	Variety of transfers	0	0	1	0	0	2	4	0	3	4	14	2020
	Creekside TC / TSDC	I-1 and R to B-3/CCO and R-3A	0	0	0	0	0	1	1	0	1	1	4	-
	Jewel Lake Road TSDC	R-1/R-5 to R-2M; R-2m to R-3	0	0	0	0	0	0	1	0	1	2	4	-
	Lake Otis TSDC sites	generally upzones	0	0	0	0	0	0	1	0	1	1	3	-
	Mental Health Trust TLO	PLI to R-4A	0	0	1	0	0	1	1	0	0	0	3	-
10-3 rev.	JBER APZ 1	Rezones R-3 and -4 to R-2M	0	0	0	0	0	0	0	1			1	-

Tasks and Estimated Staff Time Needed to Carry out 1 TAR	Outreach to Owners	Prepare Rezone Application	Enter/ Route Case & Agency Review	Mail Notices Publish Ad	Field questions / community mtgs.	Staff Report	Rezoning Maps	PZC & Assembly Mtgs.	PACE / Zoning Map	TOTAL	FTE	Adj. FTE
Long Range Division	48	8	4	0	34	36	0	12	4	146	0.073	0.1
Current Planning Division	2	4	12	12	12	4	0	4	4	54	0.027	0.05
GIS							12		12	24	0.012	0.05
<b>TOTAL STAFF</b>										<b>224</b>	<b>0.112</b>	<b>0.15</b>

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<p><b>8-b.</b> supplement #2</p> <p>NOTE: See issue-8-b. above. This table is in draft form only. It is intended to simply, summarize and reflect the content of Section 2.2. of the Plan. This draft table is under review for consistency with Section 2 of the Plan.</p>		<table border="1"> <thead> <tr> <th colspan="2" data-bbox="755 256 2153 297">Table 4. 2040 LUP and Zoning District Cross-Reference</th> </tr> <tr> <th data-bbox="755 297 1126 337">Land Use Designations</th> <th data-bbox="1126 297 2153 337">Potential Implementation Zoning Districts</th> </tr> </thead> <tbody> <tr> <td colspan="2" data-bbox="755 337 2153 362"><b>NEIGHBORHOODS</b></td> </tr> <tr> <td data-bbox="755 362 1126 410">Large Lot Residential</td> <td data-bbox="1126 362 2153 410">R-6, R-8, R-9, and R-10; Where designated in HDP Land Use Plan for 1-3 units per acre: R-1A, R-6, R-7, and existing R-3SL.</td> </tr> <tr> <td data-bbox="755 410 1126 443">Single Family and Two Family</td> <td data-bbox="1126 410 2153 443">R-1, R-1A, and PCD; R-2A and R-2D in attached and two family areas.</td> </tr> <tr> <td data-bbox="755 443 1126 475">Compact Mixed Residential–Low</td> <td data-bbox="1126 443 2153 475">R-2M; R-2D in certain areas.</td> </tr> <tr> <td data-bbox="755 475 1126 508">Compact Mixed Residential–Medium</td> <td data-bbox="1126 475 2153 508">R-3; R-2M in certain areas.</td> </tr> <tr> <td data-bbox="755 508 1126 540">Urban Residential–High</td> <td data-bbox="1126 508 2153 540">R-4; R-3 in certain areas.</td> </tr> <tr> <td data-bbox="755 540 1126 589">Small-scale commercial uses in the Neighborhood designations above</td> <td data-bbox="1126 540 2153 589">B-1A in existing locations or in new locations designated by a neighborhood or district plan; R-4 allows limited ground-floor commercial space within residential projects.</td> </tr> <tr> <td colspan="2" data-bbox="755 589 2153 613"><b>CENTERS</b></td> </tr> <tr> <td data-bbox="755 613 1126 646">Neighborhood Center</td> <td data-bbox="1126 613 2153 646">B-1A and B-1B; CCO overlay zone. 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Single Family and Two Family	R-1, R-1A, and PCD; R-2A and R-2D in attached and two family areas.	Compact Mixed Residential–Low	R-2M; R-2D in certain areas.	Compact Mixed Residential–Medium	R-3; R-2M in certain areas.	Urban Residential–High	R-4; R-3 in certain areas.	Small-scale commercial uses in the Neighborhood designations above	B-1A in existing locations or in new locations designated by a neighborhood or district plan; R-4 allows limited ground-floor commercial space within residential projects.	<b>CENTERS</b>		Neighborhood Center	B-1A and B-1B; CCO overlay zone. Potential new form based district or overlay zone.	Town Center	B-3 and B-1B; CCO overlay zone. Or a new form based district or overlay zone.	Regional Commercial Center	B-3 District.	City Center	Downtown: Existing B-2A, B-2B, and B-2C under "Old" T-21; Future DT-1, DT-2, and DT-3 with amendment to "New" T-21; PCD and I-2 in Ship Creek; Future seismic ground failure overlay zone in parts of Downtown. 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Residential Mixed-Use Development	R-4A, RO; in Downtown existing B-2C or new DT-3; new variation of R-3; or potential overlay zone.																																																																		



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8-c.	<p><b>Reinvestment Focus Area (RFA) Implementation Process.</b></p> <p>Most comments regarding RFAs support the RFA concept as a more positive, proactive implementation component of the Land Use Plan vision.</p> <p>However some supporters advise that, because RFA is a big policy proposal it needs an implementation process that is more fully fleshed out before delineating and implementing specific RFAs. Provide more public process and ROI research to determine and publicize criteria for selecting the RFAs, and how they would be implemented.</p> <p>Candidate RFAs should be vetted through some kind of development feasibility screening process to confirm, that, in fact, the basic infrastructure to support the focused development exists or can be provided. The RFAs in the Plan should be an identifier, with a defined vetting and implementation program to be funded and completed within a specific timeframe, such as one or two years.</p> <p>Another comment recommending a formal selection and implementation process suggested there needs to be criteria for selecting and approving Reinvestment Priority Areas in which this kind of program will apply. The RFA approval criteria and procedure should be set in code, in Title 21, and approved by the Assembly.</p> <p>The RFAs in the 2040 LUP should not be set in stone, but rather the plan be designed to be changed regularly as new information and opportunities arise. RFAs and the LUPM will not be set in stone, but will be flexible.</p> <p><i>(DOWL Engineering, MOA Current Planning Division and Transportation Planning Division; also 2040 LUP</i></p>	<p><b>Response:</b> While the 2040 LUP establishes the RFA policy and general criteria, Planning staff agrees with suggestions to clarify an independent mechanism separate from adoption of the 2040 LUP to formally review, approve, and implement the priority RFAs established in the Plan.</p> <p><u>Sept 2016 Public Hearing Draft Approach:</u> Based on comments from the public including from housing focus group meetings in May regarding the first draft plan, the September 2016 Public Hearing Draft 2040 LUP made substantial progress toward revised criteria for determining RFAs, in Strategy 2 on pages 53-54. The section also refers back to/builds on the criteria listed on page 18-19. These criteria arise largely from questionnaire responses received from participants of the housing focus group meetings.</p> <p>Additionally, the Public Hearing Draft used these criteria and public comments to refine its list of candidate RFA areas, and prioritize three of these areas on the Actions Map for near term implementation. Under its scheme, the Public Hearing Draft 2040 plan seems to select and adopt the three RFAs. Assembly adoption of the 2020 Plan would seem to officially recognize these RFAs. The plan is intended to be a living document, to be monitored and amended frequently, and through amendments can change the top 2-3 RFA prioritization. Selection of RFAs under that scheme therefore uses the comp plan’s own revision process to select RFAs. This avoids need for creating a new process in Title 21.</p> <p>However, the 2040 LUP process does not have the time or scope to thoroughly vet, prioritize, and define boundaries and implementation procedures for RFAs. Instead, it devotes two Actions, 2-2 and 2-3 on page 60 of the Actions Checklist, to implement the priority RFAs established in the Plan.</p> <p><u>A More Refined Approach:</u> Further refine the concept and criteria over coming months with PZC. Also, Action items 2-2 and 2-3 will allow the agencies to collectively think about and discuss how to implement this tool.</p> <p><b>Recommendations:</b> Make the following amendments to the 2040 LUP to clarify that while it establishes the RFA policy and the top candidate RFAs, a more specific, separate process to formally define, approve, and implement each RFA area is needed.</p> <ol style="list-style-type: none"> <li>1. Amend <i>Strategy 2: Reinvestment Focus Areas</i>, by adding a new paragraph into this section in the middle of the first column on page 54 after the listed three priority RFAs, to read as follows: <p><u>RFA implementation will require a new formal selection and approval process by the Assembly, which would incorporate action procedures and responsible parties. This should include a development feasibility screening process to confirm the basic infrastructure to support the focused development exists or can be provided, and include a review against the other criteria in</u></p> </li> </ol>	<p><b>YES</b></p> <p><b>(1-20-17)</b></p> <p>Commissioner Barker commented that it would be good for the RFA strategy to have a formal connection with the municipal Consolidated Plan.</p> <p>Commissioner Robinson commented that there will be a need to identify the implementation leader for RFAs. Anchorage does not seem to have that agency or function yet.</p>



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	<p><i>Residential Lands Focus Group Meeting 5-12-2016, Seth Anderson; LWP Housing Group Resolution)</i></p>	<p><u>this section. This new municipal action will serve as policy, staffing, and budget directives to guide RFA implementation and funding.</u></p> <p>2. Amend the last paragraph of the RFA section in middle column on page 54, to add more details on guiding the RFA process, as follows:</p> <p><u>Once the Assembly adopts a new formal RFA selection and approval process, RFAs would <del>can</del> be implemented through small area plans and other strategies and actions such as that will include an infrastructure inventory, Return on Investment (ROI) analysis, and incentive identification. It may also include a development agreement, targeted area rezoning, and other strategies of this section. In some cases, the Municipality would sponsor traffic impact modeling or other analyses as part of feasibility determinations or for clarification of planned housing densities, other uses, or streets and access.</u></p> <p>3. Amend Actions 2-2 and 2-3 on page 60 of the Actions Checklist as follows:</p> <p><b>2-2.</b> Coordinate with agencies and partners to establish criteria, <u>responsibilities,</u> and the public/private partnership framework for the Reinvestment Focus Areas (RFAs). Identify a range of public investments, fiscal incentives, and other tools, and how they may be coordinated. <u>Create a formal RFA selection and approval process that serves as the policy and procedure guide and funding/action directive for RFAs.</u></p> <p><b>2-3.</b> Implement the <u>formal RFA selection and approval process from Action 2-2 and initiate action on the priority RFAs as established in Section 3.2 of this Plan.</u></p>	
<p><b>8-c.</b> addendum</p>	<p><b>RFA Implementation Process – Agency Lead.</b> This addresses the identification of a lead implementer of RFAs. OECD also noted the need to include ACDA in other related Actions. It was not clear to OECD whether the “incentives” in action 3-4 were zoning or financial incentives. Financial incentives would involve more City Hall agencies. <i>(Planning Department, ACDA, OECD)</i></p>	<p><b>Response:</b> ACDA has indicated its interest in helping to carry out the RFA strategy as a lead agency. ACDA will have an important role in facilitating investment in the priority areas. However, the lead agency will need to be a municipal agency that has more direct public accountability and is in a position to coordinate/lead many of the municipal departments involved. OECD is in a position to carry that out, and will work with ACDA. OECD indicates that ACDA should be added to the agency implementers in more of the Actions, such as 2-1, 2-2, 2-8 (a new action), and 3-4.</p> <p>Action 3-4 is intended to encourage more efficient build out of residential and mixed-use opportunity sites in mixed-use centers and corridors. The action initially focused on zoning incentives however it could also include other forms of incentives to encourage more housing. The action should avoid implying it is for</p>	<p><b>YES</b> <b>(4-10-17)</b></p>

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		<p>stand-alone housing only (as opposed to housing with ground-floor commercial), or suggesting there be a requirement for minimum density.</p> <p><b>Recommendation:</b> Action 2-2 on page 60, Move ACDA up to be third listed Responsible Agency for Action 2-2, after OECD (lead) and Planning.</p> <p>Action 2-3 on page 60, Add ACDA to be second Agency for Action 2-3.</p> <p>Action 2-10 (New Action created by issue-response 8-e. below), Add ACDA to the Agency list.</p> <p>Action 3-4, on page 61, amend as follows:</p> <p>Establish <u>financial and zoning</u> incentives for <del>stand-alone</del> housing projects <del>to that</del> meet or exceed a <del>required</del> minimum housing density threshold in Town Centers, <del>and</del> City Centers, <u>and high frequency public transit corridors</u>. Responsible Agency: <u>OECD, Planning, ACDA, Finance</u>.</p>	
8-d.	<p><b>Other Opportunity Sites Outside of RFAs.</b> Anchorage was selected by the Rose Foundation, as 1 of 4 cities where the Foundation would encourage and support excellence in land use decision making by providing public officials with access to information, best practices, peer networks and other resources to foster creative efficient, practical and sustainable land use policies. The Administration identified 3 locations for this analysis by the Rose Foundation: the Federal Archive site in Midtown, the Muldoon Town Center in East Anchorage, and the Farmer’s Market site in Mountain View.</p> <p>The 2040 LUP language should be flexible enough to accommodate opportunities to leverage outside resources and potential funding to spur economic and housing development within the Anchorage Bowl, especially within the RFAs. The 2040 LUP addresses this flexibility for RFA’s but should also provide for new redevelopment/reinvestment on sites in the future to further the city’s ability to respond to housing, economic and environmental resiliency. <i>(Planning Dept.)</i></p>	<p><b>Response:</b> Reinvestment Focus Areas (RFA) are locations in which there are great opportunities to spur new compact housing and business investment within targeted urban centers, mixed-use corridors, industrial employment areas, and older neighborhoods. To incentivize reinvestment in these areas, the Municipality is committed to strategically focusing infrastructure investments, incentives and other Actions to catalyze infill and redevelopment in the RFAs.</p> <p>Future RFAs as well as other sites not anticipated by this plan should be considered and addressed in response to changing land use needs, market demands, and emerging trends.</p> <p><b>Recommendation:</b> Page 54, second column, after the second full sentence on the page, insert the following: <u>“This Plan allows for <del>The Municipality retains</del> the flexibility to encourage redevelopment/reinvestment on sites outside of RFA’s in response to future land use needs, opportunities, market demands, and emerging trends.”</u></p>	<p><b>YES, with text amendment shown in double underlines and double strike through (12-12-16)</b></p>

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8-e.	<p><b>Housing Financing and Affordability Tools – Location Efficient Mortgages and AHFC Financing Program for Mixed-use Development.</b> The 2040 LUP should include a discussion of the Municipality encouraging lending institutions to provide Location Efficient Mortgages and the AHFC to create a mixed-use development financing program.</p> <p>The 2040 LUP should include an Action to “Explore how to maximize the use of Location-Efficient Mortgages in transit corridors and reinvestment areas.” LEMs allow for a higher loan to value ratio because the housing unit is located where the homeowner can use mobility alternatives other than an automobile. A more transit-oriented urban development pattern with enhanced transit services can significantly reduce household costs for transportation. As transit corridors and reinvestment areas develop, the application of LEMs should be considered by lending institutions. <i>(Fairview Community Council)</i></p> <p>Secondly, the 2040 LUP should include an Action to “Evaluate the development of form-based codes for primary transit corridors and reinvestment focus areas.” An urban form supporting higher densities in strategic locations such as transit supportive development corridors, RFAs, etc., needs a shift from suburban-oriented “Euclidean” zoning regulations to a more urban-oriented land use regulatory framework. Form Based Codes allow more flexible design and are more results-oriented. <i>(Fairview Community Council)</i></p>	<p><b>Response:</b> Housing prices in convenient communities/neighborhoods with many job, shopping, recreation and other destinations nearby and having a wide range of accessibility options, are often higher than the surrounding less-convenient sprawling areas. Families living in these convenient areas generally save auto expenses by owning fewer cars and driving less. However the initial price of housing in these convenient areas often prevent the average family from qualifying for a mortgage. Location Efficient Mortgages (LEM) allows a mortgage lender to recognize the transportation related costs savings associated with living in convenient, high-density neighborhoods with convenient transit access by adding the auto savings onto the qualifying income of the consumer.</p> <p>Initial staff research suggests that LEMs are most successful in urban areas with fixed commuter rail transit. Rail transit infrastructure provides more assurance to the lending institutions than local bus or even bus rapid transit (BRT) that the high levels of transit service will remain over the long term of the LEM loan. Staff has not had time to thoroughly research the applicability of this tool in Anchorage, or consult with local lending institutions.</p> <p>Following adoption, it is anticipated that the Plan will be discussed with various implementers and users. As part of these meetings, the LEM financing, a mixed-use development lending program, and other potential lending tools will be discussed with local lending institutions and the AHFC as potential tools for application within Transit Supportive Development Corridors and Reinvestment Focus Areas.</p> <p>These discussions and further research can inform near term updates to the 2040 LUP Actions Checklist. The 2040 LUP is intended to be a “living document” that will receive regular monitoring, updates, and improvements. A near-term future update and adjustment to the 2040 LUP will benefit from further discussions with the lending industry, and provide better opportunity to identify the most effective near term tools.</p> <p><b>Recommendation:</b> Add a new Action to the Table 4 Actions Checklist under Goal 2, to read as follows:</p> <p><b><u>Action 2-10.</u></b> <u>Host a joint workshop with the housing finance and mortgaging lenders and AHFC regarding implementation of the 2040 LUP, and provide a report with findings and conclusions regarding potential lending programs and practices that could coordinate with municipal policies and regulations to reduce housing costs and promote new housing choices.</u></p> <p><u>Responsible Agency: OECD, Planning, Finance, AMATS, PRIV, ACDA. Time Frame: 1-3. Related Plans and Studies: HMA.</u></p>	<p><b>YES (as inferred by staff) (1-20-17)</b></p> <p>Commissioner Barker expressed a concern regarding LEMs and supported the more general approach by staff. Robinson also voiced support for aspect of the recommended approach. There were no other comments and the Commission moved on from this item.</p>

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8-f.	<p><b>Innovation Districts.</b> During the development and public outreach conducted for the Anchorage 2040 Land Use Plan, issues arose that merit further analysis and consideration by the Municipality. However, due to the scope, project budget, staff resources and time frame for this planning effort, the Planning Division was unable to address these at this time.</p> <p>One such issue/idea is for the <i>2040 LUP</i> growth forecast subsection to recognize innovation districts as possible 21<sup>st</sup> Century industrial mixed-use space, and to include an Action to support further exploration of innovation districts particularly in the industrial area of north Fairview. (<i>Fairview Community Council</i>)</p>	<p><b>Response:</b> The issues suggested by the commenters, warrant further consideration and analysis due to the potential benefits they might have on encouraging infill development within the urban core and centers of the Municipality.</p> <p>According to the Brookings Institution, innovation districts are dense enclaves that merge the innovation and employment potential of research-oriented anchor institutions, high-growth firms, and tech and creative start-ups in well-designed, amenity-rich residential and commercial urban environments. Brookings: “These districts build on and revalue the intrinsic qualities of cities: proximity, density, authenticity, and vibrant places. Given the proximity of many districts to low-income neighborhoods and the large number of sub-baccalaureate jobs many provide, their intentional development can be a tool to help connect disadvantaged populations to employment and educational opportunities.” These mixed-use districts combine innovation with great place-making and economic opportunity for disadvantaged populations. They are characterized by the heightened clustering of anchor institutions, companies, and start-ups in small geographic areas within central cities in global-trading metropolitan regions, as opposed to single-use corporate or institutional campuses. Innovation-oriented firms, inventors and researchers, and young talented workers are becoming more attracted to vibrant, urban, mixed-use districts in which the built environment of public and privately owned buildings, open spaces, streets foster connectivity and collaboration between different individuals, organizations, and land uses.</p> <p>The Brookings Institution has monitored the progress of the “innovation district” strategy or moniker as employed by cities and stakeholders around the world. It finds cities and institutions with growing districts based on an existing strong critical mass of institutions and urban places, cities that are conducting “deep empirical analysis” of their potential for these districts, and other cities that are applying the innovation district designation as an aspiration:</p> <p style="padding-left: 40px;">In cities like Albuquerque, N.M., Chattanooga, Tenn., Chicago, Ill., Durham, N.C., and San Diego, Calif., local leaders are using the innovation district paradigm as a platform to measure their current conditions, develop strategies for addressing gaps and challenges, and build coalitions of stakeholders that can together help realize a unified vision for innovative growth. Some of these budding districts represent typologies not outlined in our report but that are ripe for future research, including “start-up” enclaves in or near downtowns of cities that lack a major anchor as well as “public markets” that blend locally produced food products and crafts with maker spaces, digital design, and other innovations in the creative arts.</p> <p>There is one unfortunate trend in the rising use of the “innovation district” lexicon. In a number of cities, local stakeholders have applied the label to a project or area that lacks the minimum threshold of innovation-oriented firms, start-ups, institutions, or clusters needed to create an</p>	<p><b>YES</b> <b>(1-9-17)</b></p> <p>Commissioner Strike recommends to incorporate the second sentence of the recommendations into the PZC findings for the 2040 LUP case.</p>

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		<p>innovation ecosystem. This appears to result either from the chase to jump on the latest economic development bandwagon, the desire to drive up demand and real estate prices, or sometimes a true lack of understanding of what an innovation district actually is. The motivation for real estate developers to adopt the moniker seems clear: to achieve a price premium for their commercial, residential, and retail rents. Yet these sites are typically a collection of service-sector activities with little focus on the innovation economy. The lesson: labeling something innovative does not make it so. (<i>Brookings Institution</i>)</p> <p>Brookings’ analysis concludes that cities and their individual communities should assess the strengths and weaknesses of potential innovation districts, to identify the most promising areas and develop targeted policies and strategies. The Municipality and its stakeholders have not had the opportunity to familiarize with this approach and identify the most promising areas. For example, while mixed-use districts are a familiar concept, staff does not believe the term “innovation districts” has been used in the Fairview Neighborhood Plan or in other plans.</p> <p>Because the 2040 LUP and overall Comprehensive Plan is intended to be a “living document” that will receive regular monitoring, updates, and improvements, an initial update within the first year of adoption will provide better opportunity to address these issues raised by the public.</p> <p><b>Recommendations:</b> No changes at this time. Future amendments or revisions to the Comprehensive Plan should budget, assign resources to incorporate the “innovation districts” approach into select mixed-use areas identified in the 2040 Land Use Plan.</p>	
8-g.	<p><b>Hillside Conservation Subdivision Ordinance.</b> Add the words: following the criteria and the Built-Green Infrastructure in the HDP” to Action 7-5 [Note: later renumbered to 7-6]. The HDP has specific density bonuses and these should be respected.</p>	<p><b>Response:</b> The HDP includes general concepts for new development that tie together conservation of environmental features and subdivision standards. Specifically HDP policy 14-L calls for new development standards in a Hillside Conservation Subdivision concept. The policy background offers ideas and recommendations for preserving watercourses, steep slopes, and other open space elements in subdivisions that reduce lot sizes and provide for bonus lots and other incentives. Action Item calls for the creation of this Hillside Conservation Subdivision. It will be done as a new element in Title 21. Staff recommends adding reference to the HDP policy but not to the detail offered by the commenter.</p> <p><b>Recommendations:</b> Modify Action 7-6 (Was Action 7-5) as follows:</p> <p><b>7-6.</b> Adopt a Hillside Conservation Subdivision <u>following the policy direction in the Hillside District Plan.</u></p>	<p><b>YES</b> <b>(1-9-17)</b></p>

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8-h.	<p><b>Stream Protection Setbacks Ordinance.</b> Action 8-3 as stated is a vague directive. Specify that setbacks should be expanded to 50 feet or greater throughout the Municipality. The intent should be clarified to avoid weakening stream setbacks, such as the existing 50 foot setbacks on Hillside. (Nancy Pease)</p>	<p><b>Response:</b> This Action Item directs a Title 21 revision to amend the Stream Protection Ordinance, which will include several components, one of which would be changes to the actual setback widths. There is an staff team working on this action, as directed by the Assembly as part of their adoption ordinance for the Title 21 rewrite. There is no reason to attempt to pre-define the stream setback widths in the Action Item language since the new code section will be far more detailed and will include many additional elements. And the final code item will follow the usual public process before it is adopted. The Assembly made it clear that the new stream protection ordinance will include expanded setback widths.</p> <p><b>Recommendations:</b> No changes.</p>	<p><b>YES</b> <b>(1-9-17)</b></p>
8-i.	<p><b>Financing Utility Upgrades through Low Interest Rate Bonds.</b> Consider the use of a Municipal or ACDA fund to finance utility upgrades through low interest rate bonds. MOA or ACDA could offer low interest money for equity portions of developments so developers return on cost gets closer to industry acceptable returns. (Seth Anderson)</p>	<p><b>Response:</b> Action 2-1 directs the Municipality to adopt and apply economic development tools as well as advocate for revising state laws to expand municipal financial incentive tools, which could include bonds and low interest rate loans. Action 5-5 reflects multiple consultations with AWWU planners as to the most realistic near term expansion of utility financing tools available to AWWU. However, these Actions do not specifically address expanding municipal bonding capacity.</p> <p>Strategy 3, <i>Infrastructure Financing and Provision</i>, mentions bonding generally on page 54. Staff does not object to adding a more specific reference to bonding to clarify.</p> <p><b>Recommendation:</b> Page 54, third column, third complete paragraph, amend by adding a new sentence as follows:</p> <p style="padding-left: 40px;"><i>Infrastructure Financing:</i> Available in different forms including bonds, area-specific taxes, EPA Super Fund <u>Trust Funds</u>, HUD <u>grants</u>, or privatization of some public services. <u>For example, the Municipality or ACDA can bond for finance parking facilities or other infrastructure with low interest rate bonds.</u></p> <p>Page 63, add a new Action 5-8 which addresses expanding Anchorage’s municipal or ACDA bonding capacity. (Staff to determine exact language with lead responsible agencies.) Responsible Agency: Finance, OECD, ACDA, SOA. Timeframe: 1-3.</p>	<p><b>YES</b> <b>(2-6-17)</b></p> <p>The Commission agreed with this item on 2-6.</p> <p><b>YES</b> <b>(4-3-17)</b></p> <p>Staff returned wording edits shown in yellow highlights on 4-3-17. Only the grey highlighted text amendments was new for 4-3-17.</p>



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8-i. addendum	<p><b>Work With Utilities to Promote Development.</b> Anchorage housing construction costs have been found to be nearly 40% higher than the national average. One of the contributing factors was lack of contiguous utility grids. Since utilities collect a return on their rate base, it would benefit utilities to strengthen their grids within the Anchorage Bowl. Existing ratepayers ultimately benefit by spreading costs among more customers, even if there is an upfront cost to connect new customers. Chamber encourages the Mayor to set up a working group including local utility representatives to determine what can be done to put pro-growth tariff structures in place to encourage expansion and strengthening of the local utility distribution networks. (<i>Anchorage Chamber of Commerce</i>)</p> <p>Municipal incentives for private development should focus on more traditional ways of fostering development, i.e., to provide the water, wastewater, streets, and electric infrastructure for development. Public infrastructure investment is superior to tax abatement because the Municipality is not as well positioned to determine if tax abatement is going to benefit the overall community instead of just the developer. With infrastructure, the community ultimately owns the facilities it has financed—the public resources have been invested in something the public will own and that is a broader public benefit. Tax abatement of a private development does not have as much of a guaranteed upside for the public. Specifically, the Municipality should finance the infrastructure through bonding. For example, bond for a municipal parking structure. (<i>Carr-Gottstein properties in consultation</i>)</p>	<p><b>Response:</b> Planning staff met with AWWU staff to discuss the idea of constructing water and sewer infrastructure in advance of actual development as a way to support and incentivize new growth and development in key policy areas such as centers and transit development corridors. AWWU has examined this issue, and for them to provide infrastructure prior to development, would require a change in state tariff laws. There are ways to address this issue to some degree within current tariff structures. Action 5-5 on page 63 of the draft plan is to expand existing programs by which AWWU may provide infrastructure ahead of development.</p> <p>For more substantial reforms at the state tariff level, planning staff agrees that at the Chamber’s suggestion, for a municipal/utilities/private sector working group led by the Mayor’s Office, could determine what can be done to reform state tariff structures. The working group and any follow-up effort to advocate for its recommendations at the State level would require the support of the Mayor’s Office. Planning staff’s discussion with OECD indicate this is an issue that is best addressed through a working group that includes affected utilities, the state regulatory commission and other jurisdictions that are operating under the current tariffs laws. However, this would be a longer-term item to revisit in future updates to this plan over the coming several years, due to other urgent priorities and constraints.</p> <p>Action 2-1 directs the Municipality to adopt and apply economic development tools as well as advocate for revising state laws to expand municipal financial incentive tools, which could include bonds and low interest rate loans. Action 5-5 reflects multiple consultations with AWWU planners as to the most realistic near term expansion of utility financing tools available to AWWU. However, these Actions do not specifically address expanding municipal bonding capacity.</p> <p>Strategy 3, <i>Infrastructure Financing and Provision</i>, mentions bonding generally on page 54. Staff does not object to adding a more specific reference to expanding bonding capacity as part of this strategy for consideration in the future.</p> <p><b>Recommendation:</b> No changes.</p>	<p><b>YES</b> <b>(4-10-17)</b></p>

Item #	Comment or Issue	Response and Recommendation	PZC Action
8-j.	<p><b>Choice of Reinvestment Focus Area (RFA) Selection Criteria, Candidates, and Priority Areas.</b> The Public Hearing Draft LUP recommends a set of selection criteria for identifying and prioritizing candidate areas to become RFAs. These criteria, the RFA candidate areas, and the selection of the 3 top priority RFA areas resulted from analysis and public comments. Much of the comments came from two May 2016 meetings. The first meeting was a residential lands focus group consisting of housing and development experts. The meeting notes and a summary of questionnaire feedback from that focus group are provided separately, and will be incorporated into the public comments compendium in Appendix D-2. The second meeting was with the AEDC-sponsored Live.Work.Play. Housing Group. Questionnaire results from Live.Work.Play are provided in Appendix D-2. The RFA areas depicted on the Actions Map in the LUP are substantive proposals. Because they are important, Planning staff believes the RFA selection criteria and candidate areas merit a review by Planning and Zoning Commission. (<i>Planning Department Long-Range Planning Division</i>)</p> <p>Some commenters recommend RFAs as primarily for housing priority areas. AEDC expressed in a May 2016 2040 LUP housing focus group meeting for the 2040 LUP that it would be a major concern if RFA's are for more than just housing. The business community has not really engaged in a conversation about focusing public investments in particular areas. Recommends that focus of RFAs be on housing. (<i>Bill Popp—AEDC</i>)</p>	<p><b>Response:</b> Section 3.2 of the draft 2040 LUP provides strategies for accomplishing Anchorage's land use goals. Strategy 2 – Reinvestment Focus Areas (RFAs) identified strategic locations for orchestrating targeted infrastructure investments, incentives, and other actions to catalyze infill and redevelopment, especially for housing. Planning staff vetted this strategy with members of the community, including a residential lands expert focus group and AEDC's Live.Work.Play Housing Group. Both groups were receptive to the RFA concept. Staff used a survey questionnaire that asked participants where targeted infrastructure investments should focus. The Live.Work.Play group ranked by order the following top five RFA candidate sites: 1) southern Downtown, 2) Spenard Town Center, 3) west Fairview and Third Addition (east South Addition), 4) Fish Creek/Middle Spenard, and 5) Fish Creek/Denali Street Area.</p> <p>The residential lands focus group meeting participants prioritized the Midtown area candidate sites in the following order: 1) Fish Creek/Middle Spenard, 2) Spenard Town Center, 3) Fish Creek/Denali Street Area, 4) West Fairview and Third Addition, and 5) South UMED/Tudor. The bar chart below (next page) illustrates the residential lands focus group participants' level of support for the various candidate RFAs.</p> <p>The participants also provided feedback on draft criteria the Municipality could use to select and prioritize candidate areas to become RFAs or to become a focus for housing development. Live.Work.Play gave the highest marks to areas with buildable land potential, development-ready sites, interested land owners, proximity to mixed-use centers, infrastructure capacity, and low cost/high return on public investment, from among a longer list of potential factors. The residential lands focus group prioritized an area's street and utility infrastructure capacity, proximity to city centers, active transportation choices (walking, bicycling, transit), access to nearby stores, jobs, and attractions, and evidence or likelihood of private investment. The results of both surveys are provided in Appendix D-2.</p> <p>Based on these and other comments, as well as a review of the candidate sites and the draft selection criteria, the September 2016 Public Hearing Draft Land Use Plan documented a recommended set of refined RFA Criteria (see page 53) to prioritize the candidate RFA's and an expanded description of this redevelopment strategy. Actions 2-1 and 2-3 in the LUP Actions Checklist table reference RFAs (see issue-response 8-c). Responsible agencies have been identified in the checklist. Successful implementation of RFAs requires collaboration among multiple MOA departments.</p> <p>Map Reference:</p> <ul style="list-style-type: none"> <li>• 2040 LUP Actions Map (p. 67 of LUP and zoom-in version online at LUP Map Gallery)</li> </ul>	<p><b>YES</b> <b>(4-3-17)</b></p>

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		<p style="text-align: center;">Candidate Reinvestment Focus Areas (RFAs)</p> <table border="1"> <caption>Data for Candidate Reinvestment Focus Areas (RFAs)</caption> <thead> <tr> <th>Area</th> <th>Agree (Green)</th> <th>Disagree (Red)</th> <th>Lukewarm (Yellow)</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>South Downtown</td> <td>3</td> <td>0</td> <td>3</td> <td>6</td> </tr> <tr> <td>W. Fairview &amp; Third Addn</td> <td>5</td> <td>0</td> <td>3</td> <td>8</td> </tr> <tr> <td>Lower Ship Creek</td> <td>1</td> <td>3</td> <td>3</td> <td>7</td> </tr> <tr> <td>Spenard Town Center</td> <td>6</td> <td>0</td> <td>2</td> <td>8</td> </tr> <tr> <td>Fish Creek/Middle Spenard</td> <td>8</td> <td>1</td> <td>0</td> <td>9</td> </tr> <tr> <td>Fish Creek-Denali St. Area</td> <td>6</td> <td>1</td> <td>2</td> <td>9</td> </tr> <tr> <td>Northway/Penland Park-Brogaw</td> <td>1</td> <td>2</td> <td>3</td> <td>6</td> </tr> <tr> <td>South UMED-Tudor</td> <td>4</td> <td>0</td> <td>3</td> <td>7</td> </tr> <tr> <td>E. Creekside Town Center</td> <td>1</td> <td>1</td> <td>4</td> <td>6</td> </tr> </tbody> </table> <p><b>Recommendations:</b> No changes recommended to RFA criteria, candidate, or priority areas. See also issue-response item 8-c., regarding the RFA final selection and implementation process.</p>	Area	Agree (Green)	Disagree (Red)	Lukewarm (Yellow)	Total	South Downtown	3	0	3	6	W. Fairview & Third Addn	5	0	3	8	Lower Ship Creek	1	3	3	7	Spenard Town Center	6	0	2	8	Fish Creek/Middle Spenard	8	1	0	9	Fish Creek-Denali St. Area	6	1	2	9	Northway/Penland Park-Brogaw	1	2	3	6	South UMED-Tudor	4	0	3	7	E. Creekside Town Center	1	1	4	6	
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8-k.	<p><b>Enhanced / Clarified Economic Development Incentives Financing Strategy.</b></p> <p>The discussion of financing and taxation tools available to the Municipality in the first column of page 52, in section 3.1 of the plan, reads more as one of the Strategies of section 3.2. The section should be limited to a basic description of the financing and taxation tools available to a home rule municipality. If financing and taxation is an important strategy to implementing this plan, then a more thorough discussion of the strategy recommendations should comprise a new strategy item in 3.2. (Planning Department Long-Range Planning Division)</p> <p>Planning staff met with the executive director of the Anchorage Community Development Authority (ACDA) about actions identified in this plan to incentivize economic development through various financing tools. The ACDA Board of Directors has expressed a desire to have a more active role in spurring economic development in the Municipality and implementing the associated actions identified in the 2040 LUP. (<i>Anchorage Community Development Authority, Planning Department Long-Range Planning Division</i>)</p>	<p><b>Response:</b> The list of essential strategies in Section 3.2 is missing the economic development strategy priority of the Municipality to identify economic incentive tools including improvements to the current tax abatement program, and the potential for a Tax Increment Finance program in the future. While a number of incentives are listed as an available type of tool in the Municipality’s toolbox in Section 3.1 of the plan, its absence in 3.2 leaves a gap in the key strategies the Municipality will choose to pursue.</p> <p>The Municipality recently hosted visiting city leaders as part of the Rose Foundation grant to look at redevelopment opportunities in the Bowl. The meetings resulted in recommendations to fix existing and consider new financial incentive tools to help spur redevelopment. These include changes to current State tax abatement laws to ease its use at the local level as well as allowing Tax Increment Financing as a financing tool in targeted areas envisioned for housing and economic development.</p> <p><b>Recommendations:</b> Amend section 3.2 by adding a new strategy to highlight these and other new incentive tools, and amending section 3.3 Actions Checklist by revising Action 2-1 reflects the new strategy and provide focus and clarity on this strategy. Creating the new strategy includes adjusting the content from Section 3.1 subsection C financing and taxation. Language for these recommendations follows:</p> <p>1. Page 52, first column, amend section 3.1.C Financing and Taxation, as follows:</p> <p><b>3.1.C Financing and Taxation</b> (page 52) <b>3.1.C Financing and Taxation</b> (page 52, first column)</p> <p>The Municipality may consider adopting financing and taxation policies that incentivize important <u>developments issues</u> that are difficult to finance, such as <del>multiuse or multifamily buildings</del> housing or, industrial businesses, and development within Reinvestment Focus Areas. New incentives would support reinvestment in revitalization priority areas. Financial tools and incentives may include: <i>....(retain all bullets).</i></p> <ul style="list-style-type: none"> <li><i>(new last bullet to the list in first column of page 52) <u>Investment by the Anchorage Community Development Authority (ACDA) in development projects, using its bonding capacity as authorized by the Assembly.</u></i></li> </ul> <p>2. Page 55 in Section 3.2, <i>Essential Strategies</i>, add new Strategy #4 as follows, and renumber subsequent strategies:</p> <p><b><u>Strategy #4 –Financial and Taxation Incentives</u></b></p> <p><u>Developers and other private businesses interested in creating new projects are generally confronted with a lengthy capital intensive process that may require public participation on several</u></p>	<p><b>YES</b> <b>(5-1-17)</b></p>

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		<p><u>fronts. Sometimes market conditions, lending requirements, and other issues leave “gaps” in the private financing necessary to move a project forward, and strategic public financing tools can be invaluable to fill those gaps. Because the interests of the private sector and governmental entities are aligned in terms of urban revitalization, housing, economic development, and job creation, private businesses and the public sector can successfully partner toward efficient, strategic development. These partnerships may utilize public resources such as public land, bonding capability, permit assistance and other tools as catalysts for private sector investment and development such as for housing in targeted reinvestment focus areas.</u></p> <p><u>This strategy requires creativity and an understanding of the existing financing tools and techniques available. Classic public financing and economic development tools, such as those listed on page 52, as well as new and innovative funding mechanisms, can be used to finance a project that will not pencil out without public sector involvement.</u></p> <p><u>Financial and taxation assistance will be needed to spur the kinds of growth in some of the locations that the Land Use Plan envisions. For example:</u></p> <ul style="list-style-type: none"> <li>• <u>Improve the existing state statute regarding deteriorated properties and economic development status to simplify the administration and application of tax abatement.</u></li> <li>• <u>Amend State law to allow the use of Tax Increment Financing (TIF). TIF is another means of encouraging private investment in deteriorating areas by allowing local governments to use future property tax revenues to finance the current infrastructure costs needed to attract development.</u></li> <li>• <u>Promote the Federal EB-5 program through which eligible entrepreneurs may apply for a green card (permanent residence) if they make the necessary investment in a commercial enterprise in the United States; and create or preserve 10 permanent full-time jobs for qualified U.S. workers.</u></li> <li>• <u>Form Public/Private partnerships to finance and develop housing and mixed use development.</u></li> </ul> <p>Page 60, Actions Checklist, delete Action 2-4 and amend Action 2-1 as follows:</p> <p><b>2-1.</b> <u>Revise state laws to expand municipal tax incentive tools for economic development, and adopt and apply local economic development tools including improved tax abatement, tax</u></p>	

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		<p><u>increment financing (TIF), bonding capacity, and other programs to catalyze growth and redevelopment that advances policy objectives for housing, development, and neighborhood compatibility.</u> Responsible Agency: (Delete Planning, make OECD lead agency, and add SOA, Finance, and Property Appraisal. <i>(Note: text in grey highlights is recommended in issue item 5-m.)</i></p>	
8-l.	<p><b>Infrastructure Asset Inventory Report – Who Leads?</b> Live.Work.Play–Housing Anchorage Group identified the creation of an infrastructure inventory including for utility lines as a high priority for encouraging new development. The 2040 LUP responded to this comment by providing Action 5-3 on page. However, although the Action identifies the likely participants, it is still not clear who will be the responsible lead agency for this Action. <i>(Live.Work.Play.-Housing Anchorage Group)</i></p>	<p>Planning staff in conversations with the Office of Economic and Community Development (OECD and Project Management and Engineering (PM&amp;E) has identified OECD as the lead agency for Action 5-3, OECD is already listed first and assumed to be the lead agency. Review of potential contributing agencies indicates that Public Transportation Department and Parks and Recreation Department should be added to the list of collaborating agencies. No one agency appears to be budgeted or staffed sufficiently to take lead responsibility for the project. An additional consideration is the need for significant Geographic Information System (GIS) support for mapping, data analysis and maintenance of this information.</p> <p><b>Recommendation:</b> Amend the list of responsible agencies for Action 5-3 on page 63 of the Actions Checklist Table by adding AMATS, GIS, Parks, and Transit to the agency list. Add a “\$”symbol to Action 5-3. Timeframe: no change.</p>	<p><b>YES</b> <b>(4-3-17)</b></p>
8-m.	<p><b>Storm Water Utility.</b> Strong consideration should be given o initiate a municipal storm drain utility. The Utility could play a major role in shaping our future community and fulfilling many of the 2040 LUP goals. <i>(Dowl Engineering; Tim Potter; Live Work Play Housing Group)</i></p>	<p><b>Response:</b> Establishing a storm water utility has often been discussed through the years. As the Municipality develops and fills in, more impervious surface is created and it will require a comprehensive approach to manage and treat storm water runoff. Existing stormwater infrastructure is aging and not subject of an active inventory and maintenance program. This need was also highlighted in the adopted Hillside District Plan.</p> <p>In response to comments by Live Work Play and others, the Sept. 2016 Public Hearing Draft 2040 LUP emphasizes infrastructure as an important component to land use planning in the Bowl. Goal 5 and its policies address infrastructure investment and “low-impact development” techniques. Action 5-3 in the Actions Checklist Table calls for an infrastructure asset inventory that includes an assessment of storm water pipes. Action 5-6 calls for evaluating the parameters and feasibility of a storm water utility. Because of staff estimates of resources and priorities, the time estimate for carrying out this action item was 4-6 years after LUP adoption. This was not an ideal timeframe however it was not clear to Planning staff there was any movement to prioritize and pursue a storm water utility in the immediate future.</p> <p>The MOA and the Alaska Department of Transportation and Public Facilities (ADOT&amp;PF) are co-permittees under an MS4 permit issued by the EPA and now administered by the Alaska Department of</p>	<p><b>YES</b> <b>(3-13-17)</b></p>



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		<p>Environmental Conservation (ADEC). The MS4 permit allows the MOA and ADOT&amp;PF, as operators of a Municipal Separate Stormwater System (MS4), to discharge storm water meeting specified requirements into waters of the United States. The MS4 permit requirements are implemented through the Storm Water Management Program.</p> <p>Per the current MS4 permit, a Storm Water Utility (SWU) is not mandated by APDES standards; it only says funding deficiency is not an excuse to not comply. Project Management and Engineering (PM&amp;E) agrees with this need and has forwarded a 2017 first quarter budget adjustment to the Assembly for funding to develop a SWU Implementation Plan that examines the feasibility and mechanisms to creating a SWU as a stand-alone entity. If approved, PM&amp;E will begin work on this Plan over the next year.</p> <p><b>Recommendation:</b> Revise Action 5-6 on page 63 of the Actions Checklist, as follows. Responsible Agency: Delete OECD to leave only PM&amp;E as lead agency. Time Frame: Change from 4-6 to <u>1-3</u>.</p> <p>No further changes.</p>	
8-n.	<b>RESERVED</b>		
8-o.	<p><b>Clarified Small Area Plan Strategy.</b> From various comments in consultation with MOA staff and from public comments, it seemed important to clarify how the Small Area Plan mechanism would be developed and applied.</p> <p><i>(Current Planning Division – clarified review mechanism; Huffman/O’Malley Community Council in consultation)</i></p>	<p><b>Response:</b> Small Area Plans were introduced as an implementation action concept in the East Anchorage District Plan. The Girdwood chapter of Title 21 includes similar concepts with the Area Master Plan and the Development Master Plan. These planning mechanisms are applied to subsections of districts, neighborhoods, or redevelopment parcels and serve as detailed master plans, land use designation guides or similar. Staff determined that this master plan approach best suits the need for carrying out land use determinations on this scale. These small area plans would not be Comprehensive Plan amendments but would rather serve as implementation actions for strategies and Action items in the 2040 LUP. In the context of the 2040 LUP, these plans are identified as key tools for implementing the plan’s land use changes and new planning concepts. Staff agrees that it is important to create an Action Item that formally creates the new tool in code and outlines how it is used and approved. In general, unless a Small Area Implementation Plan leads to a significant land use designation change, these should be approved by the PZC only. This new section for Title 21 should build on concepts and details of the Chapter 9 Girdwood Area and Development Master Plan.</p> <p><b>Recommendation:</b> Revise the title <del>Small Area Plan</del> to <u>Small Area Implementation Plan</u> in Strategy 8 on page 56 and adjust text in the draft plan accordingly. Add the following language as a new last paragraph in Strategy 8 on page 56:</p> <p><u>Small Area Implementation Plans are not intended to be Comprehensive Plan amendments. Rather than becoming a part of the Comprehensive Plan, they serve as master plan processes</u></p>	<p><b>YES</b> <b>(3-13-17)</b></p> <p>Commissioner Robinson commented that in creating the small area plan process in title 21 that the MOA should keep the master plan process simple.</p>

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		<p><u>similar to Area or Development Master Plans in the Girdwood chapter of Title 21, or Institutional Master Plans procedure in Title 21 for the UMED District. This master plan approach best suits the need for carrying out land use determinations on this scale. In the context of the 2040 LUP, these plans are identified as key tools for implementing the plan’s land use changes and new planning concepts.</u></p> <p>Create a new Action Item (2-11) on page 61 that details the new Small Area Implementation Plan process, as a key tool for essential strategy 8:</p> <p><b><u>2-11. Amend Title 21 to create a Small Area Implementation Plan master planning procedure, which details what it does, where it is to be applied, approval criteria, and how one is to be adopted. Responsible Agencies : Planning; Timeframe: 1-3 years; Related Plans: [staff to add.]</u></b></p>	
8-q.	<p><b>Consolidation of Small Lots.</b> The shortage of housing stock suitable for a professional/technical workforce is prohibiting businesses from growing or coming to Anchorage. Actions should be taken by the Municipality to help make land ready and available for development. This includes working with the ACDA or HLB to consolidate small lots in areas shown on the Land Use Plan Map to be appropriate for development. (<i>Chamber of Commerce</i>)</p> <p>There is an issue with the ability to aggregate enough property to accomplish the desired goals within the transit oriented development corridors. Properties are typically B-3, immediately along the corridor and backed by residentially zoned properties. A replat for the purpose of getting a property to a desirable size for development will often result in a split-zoned property, which is not allowed under Title 21. (<i>Planning Department Current Planning Division.</i>)</p>	<p><b>Response:</b> Discussions with the Municipal Platting Officer indicate that an area-wide lot consolidation for small lots would be time consuming and costly. State subdivision laws require that all affected land owners, as well as entities that may have beneficial interests must be in support and agree with the proposed lot consolidation. If any land owner or interest disagrees at any point in the process, including all the way up to recording of the subdivision, the entire lot consolidation process is invalid and stops.</p> <p>Smaller area lot consolidations, to create a larger site or unify a small city block, are more feasible. Private interests have the capability to consolidate lots for redevelopment projects now. Financial or zoning incentives could be used to encourage private lot consolidations. The Anchorage Community Development Authority (ACDA) can undertake lot consolidations as one of many tools in its overall strategy to manage, lease, buy, and/or hold properties to facilitate redevelopment of an area. The 2040 LUP addresses land acquisition and preparation as a tool of the HLB and ACDA on page 52. This tool can be used as part of implementing Strategy #3, Reinvestment Focus Areas, Strategy #7, Traded Sectors Industrial Site Availability and Readiness, and Strategy #8, Small Area Plans. Actions 2-3 and 9-7 address these possibilities for commercial and industrial districts. More specific actions, such as calling for ACDA to make a specific lot consolidation, are outside of the scope of the generalized land use plan. However, they could be part of Small Area Plans and implementation of RFAs.</p> <p>Regarding the Current Planning Division comment that a replat may result in split-zoned properties, area-specific plans such as the Spenard Commercial District Development Strategy (1986) have shown that small area plans can successfully lay the ground work for lot consolidations and rezonings along commercial corridors. The 1986 Spenard plan identified appropriate areas of limited commercial expansion into existing residential areas flanking the commercially zoned corridor. Subsequent rezonings and commercial expansions along the corridor have occurred in conformance with that plan, as business property owners</p>	<p><b>YES</b> <b>(5-1-17)</b></p>

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		<p>determined the need for greater space. The Spenard plan carefully delineated the location and extent of potential commercial expansion, based on a neighborhood planning process. Likewise, recent neighborhood and district plans and the 2040 LUP provide a similar delineation of transition areas where there is potential for commercial district expansion. These new plans can be amended as well, concurrent with proposed rezonings, to allow for other opportunities or circumstances not addressed in the plans. The system is flexible enough to allow for appropriate lot consolidations by rezonings and plan amendments, while protecting adjoining residential neighborhoods from proposals inconsistent with the intent for the corridor or area.</p> <p><b>Recommendations:</b> No changes.</p>	
8-r.	<p><b>Permit Fee Waivers and Reductions Action.</b> In response to Commission discussions, and questions and comments about RFAs from the public, staff felt it necessary to elaborate on identifying methods to support or facilitate positive movement on development in RFAs and other targeted redevelopment areas. Other comments from the public including from Housing Anchorage have requested the Municipality to identify opportunities for improving municipal processes for housing development. Incentives and other tools are necessary to hasten growth beyond the status quo. This issue considers a new Action that could revise review processes to facilitate redevelopments in RFAs or other significant infill areas. <i>(Long-Range Planning Division, Housing Anchorage, Others)</i></p>	<p><b>Response:</b> In the course of evaluating potential tools that could hasten redevelopment especially in RFAs and other larger redevelopment areas, staff and others considered the concept of fee waivers. In many cities, fees assigned to rezoning and subdivision applications and processing are often waived or reduced as incentives that facilitate desired changes and land use goals. Fee waivers can be complicated and may not be authorized under the current code or in municipal policies and procedures. Loss of processing fees also impacts the Planning and Development Services department’s budgets. This new concept requires evaluation of budget structures and related regulations before recommendations can be developed. The idea has merit and, if possible, could enhance the redevelopment climate in RFAs at the least.</p> <p>Cook Inlet Housing Authority, in partnership with the Municipality, has received a grant that is funding the development of a comprehensive strategy to improve and streamline housing and community development processes of the Municipality, and specifically to embed private sector professionals and specialists within municipal government operations to:</p> <ol style="list-style-type: none"> <li>1. Identify opportunities for streamlining and/or improving the municipal processes that have a direct impact on community development, redevelopment and new housing;</li> <li>2. Propose systems, policy improvements and organizational changes to achieve greater efficiency and efficacy of those services; and</li> <li>3. Recommend the structure placement, job duties for long term embedded positions within key MOA departments to provide monitoring, analysis and modifications to systems over time.</li> </ol> <p>A consultant team has been selected to perform this work and their term of contract is April 1 to August 31, 2017, with the final report due August 31, 2017.</p> <p>The Department supports amending the rezoning procedure in Title 21 for proposed rezonings that conform to the Municipality’s land use plans. This is part of an implementation strategy of finding ways to make the rezoning process easier for applicants who propose rezones that help implement the Comprehensive</p>	<p><b>YES</b> <b>(4-10-17)</b></p>

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		<p>Plan. Once the 2040 LUP is adopted, the Comprehensive Plan’s land use plan map guidance for the Bowl will be much clearer. It will provide good foundation for easier determination of conformity to the land use plan.</p> <p><b>Recommendations:</b> Page 61 Actions Checklist, add the following new Action Item 2-4, to read as follows:</p> <p><b>2-4. <u>Identify and implement appropriate ways to modify, simplify, or waive procedural requirements and application fees for certain permit reviews, while maintaining the integrity of those review processes, for projects in Reinvestment Focus Areas and for proposed rezonings that conform to and implement the 2040 LUP.</u></b> Responsible Agencies: Planning, DevServ, PRIV. Timeframe: 1-3 years Related Plans: <i>[staff to research as tech edit.]</i></p>	
8-t.	<p><b>Medium Density Residential Mixed-use Zoning Tool in Action 2-6: An R-3A District.</b> The Title 21 land use regulations lacks a medium density residential mixed-use zoning tool to encourage mixed-use development and implementing parts of the neighborhood and district plans such as the <i>East Anchorage District Plan</i>. This zone would prioritize housing, and also allow up to 20 or 25 percent of a development to be commercial. It would allow up to 15 feet of additional height over R-3. On large sites it would allow further height subject to a public review process and bonus incentives. Current Planning commented that this more intensive and mixed-use form of the R-3 district would occur only in or within 500 feet of mixed-use centers or in commercial corridors. It would be parallel to the R-4A District at a smaller scale. <i>(Planning Department Current Planning Division; Long-Range Planning Division)</i></p> <p>There is interest from developers to begin mixed-use developments on several sites that the <i>2040 LUP</i> designates Compact Mixed Residential – Medium density residential with mixed-use. One of these sites is at the northeast corner of Dimond Boulevard and Arlene Street. <i>(Development project pre-application meetings)</i></p>	<p><b>Response:</b> The Planning Department is expediting preparation of a draft “R-3A” district for public review and Planning and Zoning Commission hearing. This advances the intended schedule of Action 2-6 on page 61 of the draft LUP. 2040 LUP staff team supports the locational criteria clarification recommended by Current Planning Division. R-3A will be an attractive district for developers because it raises height, intensity, and use entitlements over the medium density R-3 residential district. But it does not fit in neighborhoods everywhere. It is intended for specific kinds of areas next to designated town centers and corridors.</p> <p><b>Recommendations:</b> Amend Action 2-6 on page 60 of the Table 4 Actions Checklist as follows, and change its timeframe to “Now”:</p> <p><b>2-6. <u>Amend Title 21 to create a medium-density residential district that allows mixed-use commercial in an integrated neighborhood setting. Require projects to prioritize residential use and meet or exceed an established minimum housing density. Promote mixed-use development that is compatible with the surrounding neighborhood. Direct this district to locations next to Centers or Corridors.</u></b></p>	<p><b>YES (3-13-17)</b></p>

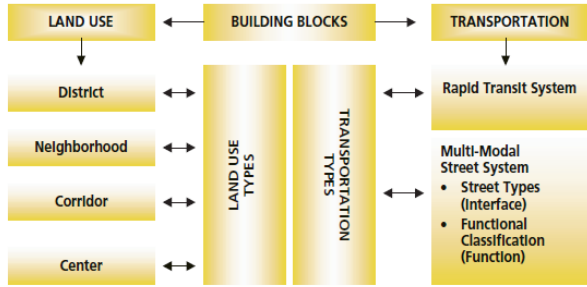
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8-u.	<p><b>Design Criteria Manual.</b> Chamber of Commerce comments that the action list needs to include a review of the DCM to ensure it is not effectively used as a separate body of law. Internal policies and procedures determined to effectively be regulations should be consolidated into a public document that would be reviewed and formally adopted by the Assembly. Any future policies with the force of regulation should go through a similar public process before they could be enforced. (<i>Anchorage Chamber of Commerce</i>)</p>	<p><b>Response:</b> An update of the Design Criteria Manual (DCM) is currently underway. The DCM presents engineering design criteria for design of infrastructure including roads, drainage features, trails, and lighting. The criteria are intended to protect public health and safety, protect property, and ensure quality maintainable results. The DCM applies to all MOA projects and private projects to varying degrees depending on project size.</p> <p>This is the first time the DCM has gone before the Planning and Zoning Commission for a recommendation and the Assembly for approval. The public and other interested parties will have an opportunity to review the eight elements of the DCM (streets, drainage, landscaping, trails, lighting, traffic control, public transportation, and plans and specifications) as they are developed. Information about each element will be made available on the MOA Webpage as well as provide an opportunity for the public to offer testimony on the DCM during the public hearing process.</p> <p><b>Recommendations:</b> No changes.</p>	<p><b>YES</b> <b>(3-13-17)</b></p>
8-v.	<p><b>Partnerships and Sign-offs by Responsible Agencies.</b></p> <p>It would be good for the policy discussion about transportation to state how important relationships with all the agencies involved in transportation are: AMATS, Traffic Engineering, PM&amp;E, Public Transportation, DOT&amp;PF, FWHA, FTA. (<i>Planning Department Transportation Planning Division</i>)</p> <p>Page 12 policy LUP 3.2 should include a statement about coordinating with partner agencies on transportation related changes. Has there been discussion that coordination could be a goal of its own? Strategies 2 and 8 in section 3.2 on page 53 should have a statement about coordination with partner agencies. Also, add DOT and/or other transportation agencies as partner agencies to the list of responsible agencies for Actions 8-9, 9-1, 9-3, 9-6 (later renumbered to 9-5) in the Actions Checklist Table. Create a separate column in the table for “partner” agencies. (<i>DOT&amp;PF</i>)</p>	<p><b>Response:</b> Most of these comments are specific to building and maintaining partnerships between state and Municipal agencies relative to transportation planning, funding, administration and maintenance. However, a comment by a utility (CEA) shows that the importance of partnerships extends beyond roads and transportation to utilities and other infrastructure such as schools and parks.</p> <p>The draft 2040 LUP emphasizes coordination and partnerships as a primary implementation tool on page 52, third column. Although DOT&amp;PF suggests it should be a primary land use goal or policy, the draft 2040 LUP rightfully addresses coordination and partnerships more as a tool or means to an end, as stated on page 52. Planning staff agrees that agency partnerships should be included in the Plan, under Item E. Coordination and Partnerships.</p> <p>DOT&amp;PF wants to be identified as a responsible implementation agency for a number of Actions that are not transportation projects. What DOT&amp;PF requests and should have is a consultation and review role. DOT&amp;PF and other agencies and stakeholders already have that seat without having to be included as responsible agencies. The responsible agencies listed are the ones that have responsibility to carry out the action. The list does not include every agency and stakeholder that must be consulted to provide expert input on the Action. The list of stakeholders and consultants would be a much longer list. It would be too much detail for the plan. Planning staff believes that a clarification to the plan could resolve DOT’s concern.</p> <p>Planning staff supports the idea behind the bottom comment at left by Public Transportation Department. The Actions Checklist Table reflects a written review of the Actions by the agencies named in the Action.</p>	<p><b>YES</b> <b>(4-3-17)</b></p>

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	<p>Work closely with utilities early in infrastructure investment processes to identify potential costs and challenges. Collaborate as early and as much as possible to save costs. Work with electric utilities to identify electrical facility needs before implementing LUP recommendations to identify utility facility needs. <i>(Chugach Electric Association)</i></p> <p>The Plan should establish a requirement and procedure to require agency sign-off when they are listed as a responsible implementer of an Action in the Actions Checklist Table. <i>(Public Transportation Department)</i></p>	<p>Planning will figure out a way to formalize agency commitments as Public Transportation suggests, however that procedure would be too much detail for the Plan.</p> <p><b>Recommendations:</b> Amend Section 3.1 Partnership subsection, following the first sentence in the last paragraph in column three on page 52, by adding the following:</p> <p style="padding-left: 40px;"><u>Many of the Action Items and Strategies to implement this Plan (e.g. RFAs) rely on building and maintaining strong partnerships among municipal and state agencies. Such is the case for roadway and utilities construction, planning, maintenance, and administrative coordination. State agencies such as ADOT&amp;PF, ADEC, and ADF&amp;G, and the various utilities will continue to be active partners.</u></p> <p>Section 3.3 Actions Checklist in the LUP, in the “Implementers” paragraph in column three on page 59, delete “Implementers” and replace with “Responsible Agency” to align the description with the Table 4 Action Checklist. Insert as the third bullet the following:</p> <ul style="list-style-type: none"> <li>• <u>It is expected that as each of the action items are implemented, other agencies and stakeholders will be consulted to provide their input especially when the action requires their participation.</u></li> </ul>	



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<b>Part 9: Miscellaneous Items Regarding Development Patterns</b>			
<b>9-a.</b>	<p><b>Clarify How LUP Corridor Land Use Designations Relate to Street Typologies.</b> LUP corridors need to be explicitly linked to the <i>AMATS Official Streets and Highways Plan (OS&amp;HP)</i> Street Typologies. Clarify how they relate to Street Typologies? Are they the same as street typologies? This is a good place to introduce Street Typologies. Secondly, recommend more integration of land use/transportation planning using the intersection of land use and street typologies, aligned with AMATS’ Congestion Management Process, Travel Demand Model, and Metropolitan Transportation Plan Update. <i>Note that AMATS is already preparing to draft a Complete Streets and Streets Typology policy, and work program for the creation of a Street Typologies Map. (Planning Department Transportation Planning Division--AMATS)</i></p> <p>Public Transit should be a part of the Street Typology discussion. <i>(Public Transportation Department)</i></p> <p>Recommend strategic plan or planning processes to integrate the land use and transportation plans. Align with AMATS plans and processes including the forecasting predictions of the AMATS Travel Demand Model and <i>(Planning Department Transportation Planning Division--AMATS)</i></p>	<p><b>Response:</b> The draft 2040 LUP includes Action 6-2 on page 64, for AMATS transportation planners to create a policy and street design criteria for urban and mixed-use “Street Typologies”, within 1-3 years. AMATS and Public Transit are listed among the responsible agencies to create this policy. The Action was drafted to reflect the AMATS work program in coordination with land use planning. AMATS staff comments have confused the LUP land use designations with AMATS street types, because they have similar names. Long-Range acknowledges the LUP should clarify to reduce confusion.</p> <p>The 2040 LUP “Corridor” land use designations of “Commercial Corridor” and “Main Street Corridor” should not be confused with <i>AMATS Official Streets and Highways Plan (OS&amp;HP)</i> Street Typologies. The Corridors in the 2040 LUP are land use designations focused on land uses and structures along certain streets. OS&amp;HP Street Typologies address street design features in the ROW that relate streets to surrounding land uses. The same arterial class street may be categorized into different street typologies along its length. For example, 5<sup>th</sup> Avenue would be a “Commercial” street type north of Merrill Field, and then change to a “mixed-use” or “main street” typology as it runs through the Downtown. The mixed-use main street segment of the arterial would feature on-street parking, wide sidewalks, street trees, and fewer dedicated extra turn lanes. Street typology will be an important guide for encouraging future street design to support the kinds of places designated on the Land Use Plan.</p> <p>AMATS and Long-Range Planning staff discussed using Action 6-2 on page 64 of the 2040 LUP as another opportunity to integrate land use and transportation planning, by stating that the Street Typology map will reflect and integrate the future land use plan. Action 6-2 is likely to include a task to overlay the draft mapping of street typologies with existing land use map and 2040 LUP land use designations. See also issue-response Item 4-c recommendations by PZC regarding AMATS Travel Demand Model.</p> <p>The staff recommendations that follow are the product of a coordinated review with AMATS.</p> <p><b>Recommendations:</b></p> <ol style="list-style-type: none"> <li>1. Add the following as a new last paragraph in the introductory discussion about Corridors in third column of page 34:   <u>The Corridor designations describe future land use activities and patterns of development in commercial areas along important streets. They should not be confused with the “Street Typology” design types in the <i>AMATS Official Streets &amp; Highways Plan</i> and area-specific plans (e.g.,</u> </li> </ol>	<p><b>YES</b> <b>(5-1-17)</b></p> <p>Commissioner Spring raised concerns about clarity. Recommended sidebar language is hard to understand especially to layperson. It should be edited for clarity. Otherwise it confuses and muddles more than helps. Had no specific amendment but general concern. However did not recommend deleting because supports overall idea of street typology.</p> <p><b>YES to revised amendment language</b> <b>(5-8-17)</b></p> <p>Commissioners approved the revised amendment language for recommendation #2, highlighted in grey.</p>

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		<p><u>the Anchorage Downtown Comprehensive Plan</u>). These other plans establish “Mixed-use Street”, “Commercial Street”, “Main Street” and other Street Typologies. Street typology addresses the design features in the street right-of-way that respond to the surrounding land uses and development patterns, and provide for greater or lesser emphasis on multi-modal and pedestrian friendly design depending on that land use and urban design context. See sidebar on page [page-x as referenced in the new sidebar added in recommendation #2 below] for more about integrating land uses and Street Typologies.</p> <p>2. Add a new illustrated sidebar regarding street typologies and land use to follow the end of the Traditional Neighborhood Design section on page 47. Include a photo/illustration and a simpler/tailored version of the example diagram shown after the draft text amendment (Staff to provide the two visuals). New sidebar to read as follows (May 8 version):</p> <p><b>May 8, 2017 revised version of draft sidebar language for issue 9-a.:</b></p> <p>Different kinds of streets play different roles. The Municipality’s <i>AMATS Official Streets and Highways Plan (OS&amp;HP)</i> establishes different street types for the purposes of addressing streetscape design. The design elements that make up a street can include the number of lanes it has, the width of its sidewalks, the presence of bike lanes, the placement of landscaping, and other characteristics. Street Typologies respond to the surrounding land uses (e.g., residential or commercial) and development patterns (e.g., downtown or suburban). They do not replace the functional classifications of “arterial”, “collector”, and “local” streets, but help to guide decisions about street design elements based on the land use context.</p> <p><i>OS&amp;HP</i> Street Typologies include: Residential Street, Commercial Street, Industrial Street, Main Street, Mixed-use Street, Transit Street, Parkland Street, Institutional District Street, and Low-density Residential Street. For each street type, the <i>OS&amp;HP</i> lists priority design elements. For example, a Mixed-use Street could feature wider sidewalks, street trees, and on-street parking. Area-specific plans, such as the Anchorage Downtown Comprehensive Plan’s <i>Core Streets Streetscape Plan</i>, can provide more tailored sub-types (e.g., Downtown’s “Signature Street”). Street Typologies provide a framework to allow street design flexibility that can prioritize walking, bicycling, or public transit modes of travel in certain land use policy areas.</p> <p>Street types coordinate well with the <i>2040 LUP</i> land use designations and “Traditional Neighborhood Design” to help achieve walkable, livable, and healthy communities.</p>	

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		<p style="text-align: center;"><b>Anchorage 2040 Classifications</b></p>  <p>3. Modify Actions 6-2 and 6-4 on page 64 of the Actions Checklist as follows. Promote “Planning-AMATS” as lead of Action 6-2. Change the timeline for Action 6-4 to “1-3” years, and amend the 6-4 Action statement as follows:</p> <p>6-4. Adopt a Street Typology map <u>that reflects and integrates existing and future land uses</u>, and a procedure for determining typologies as part of individual street improvement projects <del>as an update to the OS&amp;HP and as part of area-specific plans.</del></p>	
9-b.	<p><b>Design Principle for Transitions.</b> Amend the first bullet under “Design principles for relationship to surrounding neighborhoods” on page 25 of the plan, to synthesize that statement by removing the first half of the sentence and make the remaining sentence read, “New developments provide a transition to existing smaller scale, lower density neighborhoods.” (<i>Urban Design Commission</i>)</p>	<p><b>Response:</b> The UDC felt that the original first bullet in this section was unclear and complicated the concept. They recommend a rewrite to simplify. Staff agrees with making this sentence shorter and more flexible, as UDC suggests. The 2040 LUP is a generalized land use plan. Physical design character is an essential part of describing the land use types while leaving the details to implementation actions. Based on that context, the land use plan’s overall guiding principle statement for transitions between incompatible types/intensities/scales of use can and should be generalized.</p> <p><b>Recommendation:</b> Amend first bullet under “Design principles for relationship to surrounding neighborhoods” on page 25, as follows:</p> <p style="padding-left: 40px;"><del>Gradual decreases in building height, mass, and scale so that</del> <u>New developments structure</u> should provide a transition to <u>existing</u> smaller scale, lower density neighborhoods.</p>	<p><b>YES</b> <b>(4-3-17)</b></p>

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9-c.	<p><b>Neighborhood Buffering, Appropriate Intensity of Development Adjacent to Industrial Uses Related to Airport and Military Facilities.</b> The LUP does not adequately address the need for buffering of residential lands from industrial uses. This is evident on Orca Street as Merrill Field developed its industrial hangars. <i>(Fairview Community Council)</i></p> <p>LUP encourages maximizing density of the allowable zoning limits. Areas within the Joint Base Elmendorf-Richardson (JBER) Accident Potential Zones 1 and 2 (APZ-1) south/east of the Elmendorf runway are zoned a mix of R-3, R-1, R-2M, R-4, B-3 and I-1. Most of these areas have developed as single family or low density multifamily. Encouraging the maximum density or buildout of these lands by increasing resident, employee, and customer occupancies would double or triple the number of people exposed to the risks of aircraft mishaps in the APZ. Consider changing the zoning within the APZ to reflect existing development patterns. <i>(Joint Base Elmendorf-Richardson)</i></p>	<p><b>Response:</b> Neighborhood buffering of nonresidential uses/facilities adjacent to residential neighborhoods is already addressed in Title 21, which requires non-residential uses adjacent to residential use to provide setback, landscaping and screening. Action 7-1 incorporates neighboring buffering standards to be included in the new Airport Management (AM) District. The draft LUP recommends this district in Action 10-1. While the 2040 LUP focuses its near-term Actions Checklist on first implementing the Airport Management District at TSAIA, the district could be expanded to apply to Merrill Field as well.</p> <p>In addition to the AM District, which would apply only to Airport lands, Action Item 10-3 in the Plan calls for the development of an airport interface compatibility (AIC) overlay to further address noise, runway/aircraft protection zones, public safety and airport special functions for areas next to airports. Application of the AIC overlay zone should be accomplished through the Targeted Area Rezone process. Planning analysis indicates that all airport facilities in the Bowl will continue to operate and grow in importance through and beyond the 2040 planning horizon.</p> <p>Planning was informed by JBER that a significant percentage of military aircraft accidents near Air Force bases occur within APZ's. This includes the two incidents that occurred at Elmendorf Air Force Base (now part of JBER). APZ-1 is the more dangerous and critical land use conflict area. The 2040 LUP Appendix A Map FI-3, JBER Airfield Influence Areas, documents its overlap into multifamily and business zoned areas within the Mountain View and Russian Jack Park neighborhoods. Appendix A Map CC-6, Hazard Mitigation and Resiliency, identifies this overlapping area with APZ-1 as a man-made hazard of concern in land use planning and development.</p> <p>Action Item 10-3 should be amended to be included as a targeted area rezone in applying the AIC overlay to areas around TSAIA, Merrill Field, and JBER. The process to create the AIC overlay should address multi-unit / multi-story residential, office, and mixed-use developments within the JBER APZ.</p> <p>A new action should be added to conduct a targeted area rezoning of the medium multifamily and the mixed-use commercial areas of Mountain View and Russian Jack Park neighborhoods that lie within the APZ-1 to an appropriate residential or commercial use.</p> <p><b>Recommendation:</b> Amend Action 10-3 on page 64 of Table 4 Actions Checklist as follows:</p> <p>10-3. Develop an airport interface compatibility (AIC) overlay zone for areas next to TSAIA, Merrill Field, and JBER to address noise, runway/aircraft protection zones, public safety, <u>compatibility of land use and intensities of use</u>, and airport special functions. <u>Apply the AIC on areas next to these airport runways.</u></p>	<p><b>YES</b> <b>(4-3-17)</b></p> <p>Commissioner Robinson asked for confirmation that the area of the recommended targeted area rezoning would be clearly provided with the Plan. Staff responded that the boundaries would be provided with the Actions Map revisions on page 67 (the Actions Map also has a zoom-in version online).</p>

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		<p>Add a new Action 10-5 to the Actions Checklist Table as follows:</p> <p><u>10-5. Conduct a Targeted Area Rezoning of multifamily and other designated lands within the JBER Accident Potential Zone to appropriate residential, commercial, or light industrial districts to guide future development within an APZ. Responsible Agency: Planning. Time Frame: 4-6 Years. \$: \$. Related Plans and Studies: Mountain View Targeted Neighborhood Plan, East Anchorage District Plan.</u></p>	
9-d.	<b>RESERVED</b>		
9-e.	<p><b>Traditional Neighborhood Design</b> (Pages 47-48 of draft plan). A significant portion of the Turnagain residential neighborhood south of West Northern Lights Boulevard is designated for possible implementation of “Traditional Neighborhood Design” (TND) Growth Supporting Feature overlay on the draft LUPM. While Turnagain Community Council (TCC) supports the concept of the TND, TCC requests the ability to work with the Municipality on specific design guidelines and details of implementation that would apply within its neighborhood. Because the TND designated area on the LUPM covers multiple neighborhoods, TCC believes there is a need to divide any future overlay districts or other implementation tool into smaller areas. Each neighborhood has distinct physical characteristics and may have different ideas on the look and implementation of the TND that would best suit and enhance its area. <i>(Turnagain Community Council)</i></p> <p>An urban form supporting higher densities in strategic locations needs a different regulatory framework that shifts from the current Euclidean zoning approach to a Form Based Code approach. The Action Table should include, “Evaluate the development of form-based codes for primary transit corridors and reinvestment focus areas.” Form based regulations would not require wholesale reworking of Title 21. It could instead be implemented using the “overlay zoning” identified in the 2040 LUPM.</p>	<p><b>Response:</b> The Traditional Neighborhood Design (TND) growth supporting feature described on page 47 of the draft plan recognizes variations between neighborhoods and leaves room for varying standards based on actual differences in neighborhood development patterns and goals. The TND feature builds from Neighborhood and District Planning processes as well as research of varying neighborhood characteristics documented in Appendix A Map CC-1, <i>Neighborhood Contexts – Development Patterns in Anchorage</i>.</p> <p>The TND Action item 7-4 to create form based zoning should be adjusted to include more than one overlay or district to reflect the diversity of neighborhood contexts and approaches. The Action should also indicate the Municipality will need to retain expert advice on preparation of tailored “form based” provisions that fit in the municipal land use regulations.</p> <p>The Action 7-4 form-based overlay strategy supports Fairview’s efforts to implement the Fairview Neighborhood Plan. It will help implement the “Major City Center” and mixed-use corridor land use designation in Fairview’s neighborhood plan.</p> <p>Creating form-based regulations in the code also connects to 2040 LUP Action 3-2 to reformat the existing Downtown CBD land use regulations, and current planning efforts in South Addition neighborhood. The Planning Department believes that the near term re-format of existing Downtown CBD regulations will provide an opportunity to establish a coherent format, terms and rules for code interpretation for adapting form-based districts and/or overlay zones for neighborhoods in Title 21. Action item 3-2, to reformat the Downtown CBD districts, should clarify that it will provide that in a simpler, “form based code” format. This near term action could act as a template for subsequent Actions including neighborhood form based zoning district or overlays. It is extremely important that there be unity and consistency in the approach, format, and terminologies of the new form based zoning tool, even as the regulatory content may vary by neighborhood area.</p> <p>Map Reference: Appendix A Map CC-1, <i>Neighborhood Contexts – Development Patterns in Anchorage</i></p>	<p><b>YES</b> <b>(5-1-17)</b></p> <p>Note: The second recommended amendment supersedes and overrides an amendment to Action 3-2 that was approved earlier as part of issue-response item 10-a.</p>



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	<p>Overlay zones for the strategically targeted sub-areas within the Anchorage Bowl would allow for well-designed denser development to fit in. The Municipality should work with the Fairview Community Council to develop the first form based overlay zone. <i>(Fairview Community Council)</i></p> <p>The Fairview Neighborhood Plan establishes the neighborhood’s intent to preserve, as much as possible, the remaining owner-occupied low to medium density in East and South Fairview. We request that the Action Table include a new item to say, “Continue working with the Fairview Community Council on implementation of the Fairview Neighborhood Plan, particularly relating to housing density, overlay zone, and form-based code. <i>(Fairview Community Council)</i></p>	<p><b>Recommendations:</b> Adjust Action 7-4 on page 64 of the Table 4 Actions Checklist as follows. Add a “\$” sign to the Action, to indicate that the Action is likely to require funding and support beyond existing resources for full implementation.</p> <p><b>7-4.</b> Adopt a <u>one or more</u> Traditional Neighborhood Design zoning districts or overlay zones for urban neighborhoods, which reflect adopted plans, <u>and incorporate "form based" regulations, and Structure the form based code to accommodate neighborhood differences and characteristics while staying consistent and simple in format. For example, this action includes helping to implement the “City Center” and “Mixed-use (a.k.a., Main Street) Corridor” land use designations in the Fairview Neighborhood Plan area.</u></p> <p>Revise Action 3-2 on page 61 of the Table 4 Actions Checklist as shown in tracked changes. Note that the tracked changes supersede other edits that were approved earlier by Planning Commission’s review of issue-response item 10-a. on November 14, 2016.</p> <p><b>3-2.</b> Amend Title 21 to reformat the B-2A, B-2B, and B-2C downtown zoning district regulations from the old Title 21 to include in current Title 21, <u>in a simpler “form-based code” style of district. Primarily refresh existing regulations to a more transparent format. and incorporate only limited substantive revisions to these regulations , anticipating that Action 3-9 will help implement the Downtown Comprehensive Plan in the near term.</u></p>	
9-f.	<p><b>Enhancements to Terms Depicting Missing Middle Housing Types.</b> Planning review and participation in consultations, meetings, and training seminars suggest there should be enhancements to how compact housing types and “Missing Middle” housing types are described in the Plan. The draft plan sometimes falls back on the terms “multifamily” and “higher density” to describe housing. More contemporary, descriptive terms are available that avoid under-sell the benefit of infill housing. <i>(Planning Department Long-Range Planning Division)</i></p>	<p><b>Response:</b> “Missing Middle Housing” is a new term to describe compact housing types that are more affordable to middle-income families, and includes small lot single family, cottage home courts (cottage homes around a shared courtyard), other forms of compact single-family including PUDs, site condos, and manufactured home parks; grandmother apartments (a.k.a. ADUs), duplexes, triplexes and fourplexes, side-by-side duplexes, townhouses, live/work units, and small garden/courtyard apartments (2-3 stories).</p> <p>Compact housing is not intended to include the upper end of missing middle housing nor larger mid-rise apartment complexes. Essentially it consists of clustered housing or small-scale multi-unit buildings. Missing Middle housing is generally small in scale, but in terms of the number of housing units, it can have relatively high densities. However, its visual impact on the neighborhood is more compatible than mid-rise multifamily complexes, even though at similar densities.</p> <p>The terms “multi-family” and “density” come with negative baggage, and do not describe the kind of housing types that are actually promoted in the plan. Better descriptive terms can provide an opportunity to reframe the conversation about infill housing in our community to reflect the kinds of small-scale infill housing types desired and needed in the urbanizing housing market populated by empty nesters, Millennials,</p>	<p><b>YES</b> <b>(5-1-17)</b></p>



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		<p>and workforce households. Combined with photos (see Item 0-a for illustration of missing middle housing types), the missing middle housing terms can help readers visualize the kinds of housing described in the plan. A good illustration of missing middle housing types in context with other residential housing types is located in Issue 0-a.</p> <p>The box below illustrates “Missing Middle” housing types and terminology, for reference. (Clarification: The box below is not intended to be included in the Plan. It is only background information.)</p> <div data-bbox="1153 505 2118 1073" style="border: 1px solid black; padding: 10px; margin: 10px auto; width: fit-content;"> <p><u>Missing Middle housing types conceptual outline – a reference for planners (draft)</u></p> <p>Compact Housing Types</p> <ul style="list-style-type: none"> <li>Single-family homes with accessory units (grandmother apartments)</li> <li>Small lot / compact single-family               <ul style="list-style-type: none"> <li>Cottage home courts (bungalow court)</li> <li>PUDs</li> <li>Site condo developments and manufactured home parks</li> </ul> </li> <li>Attached single-family (or side-by side two-family/duplex)</li> <li>Two-family (or Duplex)</li> <li>(Attached) Townhouse or Rowhouse               <ul style="list-style-type: none"> <li>Live-work townhouse units</li> </ul> </li> <li>Triplex and Fourplex</li> <li>Garden/Courtyard Apartments (5 or more units, 2-3 stories)</li> </ul> <p>Larger / Upper End Missing Middle Housing Types (can include mixed-use ground floor retail)</p> <ul style="list-style-type: none"> <li>Low-rise apartment buildings/multiplexes (3-4-story)</li> <li>Mid-rise apartment buildings/multiplexes (5-8-story)</li> </ul> </div> <p><b>Recommendations:</b> Refine the terms describing compact / multi-unit housing types in the Land Use Designations:</p> <ol style="list-style-type: none"> <li>1. Page 28, first paragraph and “Uses” under “Compact Mixed Residential – Low”, amend as follows:  This designation provides for a compatible, <u>diverse range</u> <del>diversity</del> of single-family, attached, and smaller-scale apartment <del>multi-family</del> housing choices in the same neighborhood.</li> </ol>	

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		<p><b>Uses</b></p> <ul style="list-style-type: none"> <li>• Single-family <u>detached homes on standard sized lots</u>. <del>houses</del></li> <li>• <u>Small-lot single-family homes, cottage home courts, attached single-family, two-family, and other kinds of compact small-lot housing.</u></li> <li>• Townhomes and smaller <u>apartment multi-family structures that are consistent with the area’s scale and intensity</u> <del>are also consistent as long as the area’s scale and density is maintained.</del></li> </ul> <p>2. Page 28, first column, fourth bullet under “Character”, amend as follows:</p> <ul style="list-style-type: none"> <li>• The <u>building scale</u>, appearance, and street orientation of new multi-<u>unit family</u> / attached housing development is compatible with a neighborhood <u>built-environment</u> that includes single-family homes and invites walking.</li> </ul> <p>3. Page 29, first and second paragraphs and “Uses” under “Compact Mixed Residential – Medium”:</p> <p>This designation provides for multi-<u>unit family-apartment and townhouse living</u> <del>and</del>, a mix of compact single-family and attached housing <u>in a cohesive neighborhood built environment.</u> <del>and. It makes efficient use of residential land near services, shopping, jobs, and commercial mixed-use Centers.</del></p> <p><u>Apartment and townhouse development</u> <del>Medium housing density</del> support greater housing opportunities near jobs and services, efficient public services, and more frequent transit services.</p> <p><b>Uses</b></p> <ul style="list-style-type: none"> <li>• Townhouses, <del>condominiums</del>, garden apartments, and other forms of low-rise apartments.</li> </ul> <p>4. Page 30, third column, third bullet of “Uses” under “Neighborhood Center”, amend as follows:</p> <ul style="list-style-type: none"> <li>• Mixed-use and compact, attached, or <u>apartment multi-family</u> housing.</li> </ul> <p>5. Page 36, first column, second bullet of “Uses” under “Main Street Corridor”, amend as follows:</p> <ul style="list-style-type: none"> <li>• <u>Residential apartments and compact housing</u> <del>Attached and multi-family residential</del> development is encouraged...</li> </ul>	

Item #	Comment or Issue	Response and Recommendation	PZC Action
<b>Part 10: Site Specific – Northwest Subarea</b>			
<b>10-a.</b>	<p><b>Downtown Areas East of Gambell to Ingra.</b> The Downtown City Center designation on the 2040 LUP includes areas that are currently zoned RO and B-3 (located in the eastern downtown near Gambell Street). The downtown city center designation includes the DT districts. Is it the intent to rezone the B-3 areas to the DT districts? <i>(public commenter)</i></p> <p>The south side of 3<sup>rd</sup> Avenue, between Gambell Street and Ingra Street, is a one lot deep area backing up to an alley, currently zoned RO. The lots to the south, across the alley, are zoned B-3. The lot depth and sizes limit practical RO use. It seems prudent to accommodate a land use designation that would allow rezoning these lots to the B-3 district. <i>(DOWL)</i></p>	<p><b>Response:</b> The Comprehensive Plan designates the area currently zoned RO and B-3 south of Third Ave. between Gambell and Ingra Street, as Major City Center. The designation is established in the adopted Fairview Neighborhood Plan, and carries forward in the 2040 LUP as “City Center.” The adopted Downtown Plan and Fairview Plan call for the implementing zoning to be the DT districts. The 2040 LUP identifies the DT districts as well, but also acknowledges the existing B-2A, B-2B, and B-2C zones.</p> <p>The B-3 District is not capable for implementing the Downtown City Center designation. B-3 is primarily a suburban commercial district with parking requirements. The area in question is an urban grid with platted alleys that matches that of the rest of the Downtown area. The existing B-2A, B-2B, and B-2C districts and the intended DT districts are intended to support higher intensity downtown development. However, the B-2A, B-2B, and B-2C zones are only in the old Title 21 and so are not available rezoning options for properties currently zoned RO or B-3. A rezoning of the RO lots to B-3 would not solve their lot depth and size problem, because there is an alley in between the rows of lots.</p> <p>The 2040 LUP provides a near term solution. Action 3-2, to amend Title 21 to reformat the B-2A, B-2B, and B-2C zoning district regulations from the old Title 21 to include in the new Title 21 is to occur in 2017. While Action 3-2 may include limited substantive changes in the standards, it is a primarily non-substantive housekeeping project that will make the existing downtown zones available in the new Title 21, enabling rezonings to the downtown districts in eastern Downtown east of Gambell Street. If there is interest by property owners, the project could include a Targeted Area Rezoning with the code amendment project at no cost to property owners.</p> <p><b>Recommendations:</b> Amend the last part of Action 3-2 on page 61 to include east Downtown, as follows:  [...]  ...and incorporate limited substantive revisions to these regulations that will assist implementation of <u>the Downtown Plan and the areas designated as “Major City Center” in the Fairview Neighborhood Plan in the near term.</u> <i>(Note: language superseded by issue 9-e)</i></p>	<p><b>YES, and correct the Growth and Change Map on LUP p. 19 to reflect the intended change in zoning.</b></p> <p><b>(11-14-16)</b></p>

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10-b.	<p><b>Gambell Street as a Main Street Corridor.</b></p> <p>Connecting the Glenn Highway and the New Seward Highway is a critical project to the 2035 MTP level of service as well as enabling key components of the LUP. (ADOT&amp;PF)</p> <p>To advance the Main Street Corridor concept through the Fairview Neighborhood, the issue of connecting the Glenn Highway and the New Seward Highway needs to be prioritized, strongly advocated by the Municipality, and fully addressed in order to resolve the land use uncertainties associated with this major infrastructure. The proposed alignment of connecting the two highways as shown in the Metropolitan Transportation Plan makes it difficult for property owners and businesses in the area to obtain long term financing for redevelopment. Lastly, the Fairview Gambell Street Corridor is identified as a “Special Study Areas/Small Area Plan” (Strategy 8), however this location is not shown on the Actions Map, please add this to the map. (Fairview Community Council)</p> <p>Gambell Street between 5<sup>th</sup> and 15<sup>th</sup> Avenues cannot become a main street corridor unless it is reduced from 4 to 3 lanes. DOT&amp;PF is opposed to this since it a high volume National Highway System route.(PZC commissioners Spring and Strike)</p>	<p><b>Response:</b> The 2040 LUP is consistent with the recommendation of the Metropolitan Transportation Plan (MTP) to complete the Seward to Glenn Highway Connection project, which would relieve Gambell Street of its present function as a key segment of the National Highway System. The Gambell Street corridor as a Main Street would be compatible with this recommendation. The 2040 LUP designates the land use as Main Street Corridor.</p> <p>This Main Street designation on Gambell Street also reflects and supports the adopted land use designation for this area in the Fairview Neighborhood Plan. Completing the Seward to Glenn Highway connection will assist Fairview in realizing their vision for Gambell as a corridor for mixed use development, but would also address the overall street network and redevelopment capacity for the Northwest and Northeast subareas of the Bowl.</p> <p>Strategy 8: Special Study Areas/Small Area Plans recognizes that certain areas warrant further in depth study and analysis to refine land use designation boundaries, implementation actions specific to the area, as well as determining appropriate land uses, intensity, and other development issues. The Gambell Street Main Street Corridor is identified in the text of the plan as one of the special study areas, but was inadvertently left off the Actions Map that illustrated the location of the special study areas.</p> <p><b>Recommendations:</b></p> <ol style="list-style-type: none"> <li>Amend page 15, column 1, second paragraph, to insert the following as a new second-to-last sentence (note that recommendation #3 of issue-response item 4-a also amended this paragraph:  <u>...[...].For example, prioritizing and completing the Seward-to-Glenn Highway connection project is vital to the long term development aspirations for the Northwest and Northeast subareas of the Bowl. Also, new local and collector street connections and pathways between...[...].</u></li> <li>Amend page 64, under Goal 6 to add new action to include the completion the Seward to Glenn Highway alignment study, as follows:  <u>Action 6-6 Complete the Seward-to-Glenn Highway connection alignment study as identified in the Metropolitan Transportation Plan. Responsible Agency: DOT&amp;PF, AMATS. Time Frame: 1-3. Indicate “\$”. Related Plans and Studies: MTP, DTP, FV, EADP, MV.</u></li> <li>Amend the Actions Map, page 67, to add the Gambell-Ingra Corridor to the map as a “Special Study Areas/Small Area Plan.”</li> </ol> <p>Add language under Strategy 8: Special Study Areas/Small Area Plan on page 56.</p>	<p><b>Discussed and Tabled</b> <b>(11-14-16)</b></p> <p>Staff response was not written on 11-14.</p> <p>Commissioner Spring on 11-14 believed that the transportation issue needs to be resolved first.</p> <p><b>YES</b> <b>(12-12-16)</b></p>

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10-c.	<p><b>Bootleggers Cove and Inlet View Housing Densities.</b> Request to change the land use designation for some properties in western South Addition between P Street and S Street from Single-family and Two-family to Compact Mixed Residential-Low. <i>(Christian Ulmann)</i></p> <p>Suggestions that Bootleggers Cove, currently zoned and developed at medium density multifamily, should be changed to the highest density residential land use designation. <i>(Various members of the public in discussions with planning.)</i></p>	<p><b>Response:</b> As documented on LUP Planning Factors Map #CC-6: Hazard Mitigation and Community Resiliency the residential properties bounded by P Street to S Street between W. 15<sup>th</sup> and W. 14<sup>th</sup> Avenue are located in Seismically-induced Ground Failure Hazard Zone 5. Seismic Hazard Zones 4 and 5 are the most susceptible areas in Anchorage to land sliding and ground spreading when another major earthquake occurs, with the hazard in Zone 5 determined to be “Very High” (the highest). The 2010 Seismic Risk Assessment study prepared by MMI conducted for the Municipality noted, “Over 80% of the area of Zone 5 would likely experience more than eight feet of seismic slope displacement during the design level of earthquake shaking in Anchorage.”</p> <p>While buildings are engineered for shaking, there is no engineering that can resolve the particular risk from catastrophic ground failure beneath the building. The Geotechnical Advisory Commission simplifies the land use question: Since a great earthquake in the future is a matter of when not if, how many people are at risk if other safer areas are available to accommodate needed housing development?</p> <p>Mitigation of life/safety and economic/property risks from areas of high natural hazards are a primary consideration for land use planning. Consideration of seismic hazard includes an assessment of the risks from higher intensity development to the life/safety of building occupants, potential loss or damage to critical facilities, and economic loss of buildings and infrastructure. It is the policy of the Comprehensive Plan to direct growth in residential and employment populations out of harm’s way. The 2040 LUP recommends Policy 1.6 which encourages that increases in intensity over currently planned and zoned levels be consistent with this fundamental planning and public life/safety principle. There are other, safer areas available in the Bowl with which to increase housing opportunities outside of critical hazard areas shown on Appendix A: Map Folio Map #CC-6.</p> <p>Therefore, an increase in residential density from R-2D to R-2M zoning in this area is not recommended based on the seismic hazard risk found in Zone 5.</p> <p><b>Recommendations:</b> No changes.</p>	<p><b>YES</b> <b>(11-14-16)</b></p>
10-d.	<p><b>Housing Density / Mixed-use in Spenard / Chugach Way / 36<sup>th</sup> Ave. Area.</b> Request to re-examine the recommended land use designations in 3 specific sections of the area of 36<sup>th</sup> Avenue and Spenard Road, and to expand the Targeted Area Rezoning of Action 4-2 to include these areas.</p>	<p><b>Response:</b> Area 1 was designated for Compact Residential – Low because of the lot configuration and narrow ROWs. This designation also prioritizes single-family, compact single-family, two-family and smaller multifamily structures. The initial draft housing capacity analysis results indicated a greater land capacity deficit for these “Missing Middle” compact housing types than for stacked multifamily apartment buildings.</p>	<p><b>Discussed and Tabled</b> <b>(11-14-16)</b></p> <p><b>YES</b></p>

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	<p>First request is to change the Compact Mixed Residential – Low along 36<sup>th</sup> and Wilshire between Spenard and Arctic to Compact Mixed Residential – Medium. Include the 10 lots west of Dorbrandt St. Poor soils and infrastructure make duplex or townhouse development infeasible. Large redevelopment focus in area makes medium density appropriate.</p> <p>Second request is to change the Compact Mixed Residential – Low along south side of Chugach Way to Compact Mixed Residential-Medium. Redevelop at medium density along the greenway supported development corridor focused on Chugach Way while preserving lower densities to the south.</p> <p><i>(Cook Inlet Housing Authority)</i></p>	<p>However, information provided by the commenter indicates that at least some of the properties in question are not positioned to redevelop at the lower densities, and that higher intensities including multifamily would complement the Middle Spenard Reinvestment Focus Area objectives and investments. The “Medium” density designation does not prohibit properties from developing with lower density compact housing. Planning Department site visits and property ownership research support changing properties generally west of Wilshire from Compact – Low to Compact – Medium Designation.</p> <p>Area 2 research and site visits, including the existing building stock, redevelopment potential, lot sizes and patterns, support the request for some areas south of Chugach Way to be increased to Compact Mixed Residential – Medium. These include the area east/northeast of Wilson Street Park extending south to 40<sup>th</sup> Avenue.</p> <p>The Targeted Area Rezoning (Action 4-2) boundaries can be adjusted to include changed areas.</p> <p>In the course of its review of the area, Planning staff reassessed the application of the mixed-use stipple pattern to the lots designated for Compact Mixed Residential – Medium along the north side of Chugach Way. The housing capacity analysis applies assumptions that the mixed-use stipple pattern depresses the likely future housing capacity of a site. This is because more of the site is encumbered for non-residential uses. In order to shore up housing capacity in the LUP for “Missing Middle” housing types in Midtown, and to encourage concentration of non-residential (commercial) traffic-generating activities at Spenard and Arctic rather than in the interior of Chugach Way, Planning recommends removing the stipple pattern from the Medium designated properties on the north side of Chugach Way. This recommendation does not affect the High density (dark brown) designated properties that have the stipple pattern.</p> <p>Map Reference:</p> <ul style="list-style-type: none"> <li>• Issue-Response Map 10-d.</li> </ul> <p><b>Recommendations:</b></p> <p>In Area 1, Change the Compact Mixed Residential – Low designation on the south side of 36<sup>th</sup> Avenue between Spenard and Arctic (ie., along Wilshire) to Compact Mixed Residential – Medium.</p> <p>Remove the stipple pattern from the compact Mixed Residential – Medium designated properties along the north side of Chugach Way.</p> <p>In Area 2, change the 2040 LUP map to Compact Mixed Residential-Medium in the area depicted on the attached map.</p>	<p><b>(12-05-16)</b></p> <p>Commissioner Spring on 11-14 stated that a special study was needed here prior to implementing higher density land use designations. The narrow ROW on Chugach and the intersection of Chugach and Arctic so close to 36<sup>th</sup> do not have capacity without more ROW and street connections. Reiterated concerns on 12-05. Commissioner Strike asked how to incentivize this area to realize the potential in this area, such as a special tax district. <u>Staff response to be provided in 10-d. addenda below (see 10-d addendum #3).</u></p>



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		Adjust the boundaries of Targeted Area Rezoning (Action 4-2) to include these areas, and not include areas that are not intended to change future zoning.	
10-d. addendum #1	<p><b>Fish Creek Parcel.</b> Request to change the Compact Mixed Residential – Low along south side of Chugach Way to Compact Mixed Residential-Medium. Redevelop at medium density along the greenway supported development corridor focused on Chugach Way while preserving lower densities to the south.</p> <p>In particular, a large lot along Fish Creek south of Chugach Way lacks water infrastructure. This is Price Sub Lot 107 A, south of Chugach Way a few lots west of Wilshire St. It will be difficult to redevelop at R-2M density. It should be included in a higher density and/or mixed-use designation than Compact Mixed Residential - Low. <i>(Cook Inlet Housing Authority)</i></p>	<p><b>Response:</b> Given some extra time for analysis, staff agrees that this parcel should be included in the density upgrade to Compact Mixed Residential – <u>Medium</u>. It also extends lengthwise into the existing predominantly single-family R-2M zoned neighborhood to the south-southwest. Therefore a residential, medium intensity designation is the highest density that would be appropriate in the neighborhood context.</p> <p>This odd-shaped narrow parcel includes a section of the Fish Creek channel, which could be used in a future creek restoration / Greenway Supported Development action. Restoring the creek would add amenities to the parcel but would likely reduce the developable area. Regardless, the parcel would benefit from the flexibility of medium (R-3) density offering 3-story residential buildings on this tough, challenged lot. As currently zoned (R-2M), this parcel may not be feasible for residential housing units.</p> <p><b>Recommendations:</b> On Issue-Response Item 10-d map attached to the December 5, 2016 issue-response, adjust the new boundary of the Compact Mixed Residential – Medium further to the west, south of Chugach Way (Described as Area 2 above), to include this specific parcel.</p> <p>Adjust the boundaries of Targeted Area Rezoning (Action 4-2) to include this specific parcel.</p>	<p><b>YES</b> <b>(12-05-16)</b></p> <p>Commissioner Robinson requests further discussion with staff regarding rationale for whether to add the lots south of 36<sup>th</sup> along Wilshire east of Dorbrandt St. to the Medium designation.</p>
10-d. addendum #2	<p><b>Area Between Spenard and Minnesota South of 31st.</b></p> <p>Request reconsideration of the Urban Residential – High with mixed-use dotted stipple pattern designation between Spenard Road and Minnesota Drive south of 31st Ave to a mix of housing and commercial. Allow for stand-alone commercial and light-industrial uses reflecting the land use pattern. Reflect changed area in revisions to boundaries of Targeted Area Rezone. <i>(Cook Inlet Housing Authority)</i></p>	<p><b>Response:</b> The area between Spenard Road and Minnesota Drive south of 31st Ave is currently zoned B-3 and consists of a variety of residential, office, and other commercial and light industrial uses in a small urban lot pattern. The Urban Residential – High land use designation with the Residential Mixed-Use Development dotted stipple pattern designation provides for future redevelopment to include commercial office and retail uses but would also require developments include residential units. Based on prevailing lot sizes this may translate to 2 or 3 dwellings or more per 6,000 square foot lot. This designation has considerable flexibility in densities and scale for new developments and redevelopment projects per the Commercial Corridor/Main Street and stipple (Residential Mixed-Use Development overlay). However it does not allow stand-alone commercial developments. Its implementation zoning (R-4A) would not provide for light industrial uses or 21<sup>st</sup> Century quasi-industrial cottage craft uses or “maker spaces.” R-4A has minimum residential density requirements.</p> <p>Another option for the land use plan to promote more housing and mixed-use residential, while also allowing for the stand-alone commercial and “maker spaces” type industrial, would be to take the approach of the Downtown CBD land use designations. In Downtown, the stipple dot pattern overlays a mixed-use center land use designation (City Center). This part of the CBD corresponds to the Downtown Comprehensive Plan’s DT-3 Residential Mixed-use District area. The 2040 LUP states on page 48 that</p>	<p><b>YES</b> <b>(2-6-17)</b></p>

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		<p>where the Residential Mixed-use Development stipple pattern overlays Centers or Main Street Corridors, these areas are encouraged to become mixed-use urban villages that include housing. Re-designating this area as Main Street Corridor, and expanding the Spenard Main Street Corridor land use designation westward to include this area, would achieve this option.</p> <p>Issue-Response Map 10-d depicts the south end of this area under Main Street land use designation with the Residential Mixed-use stipple pattern.</p> <p><b>Recommendations:</b> As depicted on Issue-Response Map 10-d, change the land use designation in the area between Spenard Road and Minnesota Drive south of 31st Ave from Urban Residential – High to Main Street Corridor. Retain the Residential Mixed-use Development stipple pattern overlaying this area.</p>	
<p><b>10-d.</b> addendum #3</p>	<p><b>Chugach Way Area Street Capacity.</b></p> <p>With respect to the high-density redevelopment recommendations in the Area, Commissioner Spring on 11-14 stated that a special study was needed here prior to implementing higher density land use designations. The narrow ROW on Chugach and the intersection of Chugach and Arctic so close to 36<sup>th</sup> do not have capacity without more ROW and street connections. Commissioner Strike asked how to incentivize this area to realize the potential in this area, such as a special tax district. (PZC Commissioner Jon Spring)</p>	<p><b>Response:</b> The existing roadway network cannot handle the amount of growth in residential units that might come in the future with the Plan’s land use designation. This situation is similar to that of many areas designated for growth. See issue-response items 4-a., 4-a. addendum, and 4-a. addendum #2 for generally applicable responses and recommended amendments to the draft plan to address this issue.</p> <p>The basic infrastructure and environmental features in this area were evaluated for the land use designation recommendation and it was determined that these potential issues and possible constraints would be analyzed and addressed within the framework of the RFA designation.</p> <p>Central Spenard / Chugach Way is one of three RFA’s prioritized in the draft plan. Issue-response item 8-c. clarified the RFA implementation process. It recommends revising the draft plan to state that “RFAs would be implemented through small area plans.” This area that is connected to Chugach Way, is part of the RFA in this section of Spenard and will undergo a Small Area Implementation Plan. This provides the opportunity for traffic modeling or a master-plan scale “TIA” of the needed circulation system for the area. Data and relevant land use analyses for the area in the Small Area Implementation Plan process will inform decisions about final density and land use designations and the future configuration of local roads, trails, and Chugach Way.</p> <p><b>Recommendations:</b> See recommendations of issue-responses 4-a., 4-a. addendum, and 8-c. No further changes.</p>	<p><b>YES</b> <b>(5-1-17)</b></p>

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10-e.	<p><b>Northwood Park Subdivision-Forest Park Drive.</b> Most residents in this area commented that the new designation of Compact Mixed Residential – Low would allow for larger buildings and higher densities than current zoning, and raised concerns about the capacity of the site and neighborhood street to accommodate the change.  <i>(Turnagain Community Council; Neighborhood petition with 19 signatures; Jackie Danner; Marnie and Jon Isaacs; Jordan and Susan Marshall)</i></p>	<p><b>Response:</b> Approximately 16 lots on the west side of Forest Park Drive in Northwood Park Subdivision are designated in the 2040 LUP as Compact Mixed Residential-Low. The main implementing zoning district for this designation is R-2M. Most of the residents in this row of lots commented that this land use (and corresponding zoning) is contrary to the area’s current zoning. This area, which is similar in nature to lots to the east in Huntington Park, was rezoned in 1980 from R-2 to R-2D to preserve the location’s single family character. During the rezoning process it was clarified that the local conditions were not conducive for larger two-family or attached residential structures due to narrow lot configurations, soils, and topography. Staff reviewed the original PZC case file (79-84) in which details of the site and the reasoning for the change to R-2D. The area’s topography slopes abruptly to the west down to the Fish Creek floodplain, conditions do not support redevelopment projects to larger or multi family structures that might otherwise be allowed in R-2M. The lots are developed and essentially “built out” now.</p> <p>Review of this issue and earlier stakeholder consultations has come across a separate parcel in this vicinity, located west of the Railroad corridor just to the north of W. Northern Lights Blvd. that should be reclassified from Single and Two Family to Compact Mixed Residential – Medium. The property is currently zoned for R-3 multifamily.</p> <p>(LUP map references:</p> <ul style="list-style-type: none"> <li>• LU-1, LU-2, EP-1 (Zoning) – all available on online LUP Map Gallery.)</li> </ul> <p><b>Recommendations:</b></p> <ol style="list-style-type: none"> <li>1. Change the land use designation on the east portion of the Northwood Park Subdivision area which is zoned R-2D, from Compact Mixed Residential - Low to Single Family and Two Family.</li> <li>2. Retain the Compact Mixed Residential - Low designation on the west portion (west of Fish Creek), which includes the existing R-2M lots along the Alaska Railroad corridor, as well as the R-2M zoned townhouses on Forest Park Drive.</li> <li>3. Change the land use designation on the R-3 zoned parcels west of the Alaska Railroad corridor to the north of the West Northern Lights Boulevard right-of-way from Single Family and Two Family to Compact Mixed Residential – Medium.</li> </ol>	<p><b>YES</b> <b>(11-14-16)</b></p>

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10-f.	<p><b>South Park Estates Manufactured Home Park.</b> Request two of the three city blocks comprising South Park Estates mobile home park, which front on Arctic Blvd. and Benson Blvd., be changed from Urban Residential – High with mixed-use stipple, to either “City Center” or a “Commercial Corridor”—ie., a commercial designation.</p> <p>A commercial designation is more consistent with the surrounding lands along these corridors, particularly along Benson. The property fronting on the corridors match the location criteria for the “City Center” and “Commercial Corridor” designations as described in the 2040 LUP. The Benson portion is adjacent to the Midtown City Center area, on a corridor optimal for regional commercial.</p> <p>Frontage on busy auto corridors, particularly along Benson next to an electric substation and other commercial uses is not conducive to an attractive residential development.</p> <p>Additionally, the extent of multifamily residential development that the 2040 LUP is not cost feasible, particularly on this mobile home park site. Stacked multifamily at the medium-high densities that the draft LUP designation would require are difficult to pencil under today’s market conditions. For the mobile home park, add in the need to help re-locate existing residents, remove and rebuilt the defunct utilities and streets, re-plat, and address environmental clean-up on the mobile home park.</p> <p>The property owner’s site plan concept for the L shaped mobile home park site is to develop office/commercial buildings that front on Arctic and Benson, with parking comprising the rest of the city block behind each building. Residential multifamily with a surface parking lot would be located on the remaining city block on the interior of the site. Based on the owner’s site plan concept and space</p>	<p><b>Response:</b> This subdivision includes one of the oldest Manufactured Home Parks in Anchorage. The units are aging and the infrastructure is such that remediation must start very soon or the owner risks fines from the State. Following remediation and new infrastructure placement, the owner wishes to redevelop the 7 acre site with a mix of commercial uses including possibly offices along the arterial frontages, and residential on the interior.</p> <p>The area is located at the intersection of two designated transit supportive development corridors. Northern Lights-Benson is currently proposed to have 15-minute bus transit service. Arctic Boulevard is proposed to have 30-minute bus service. The area is designated in <i>Anchorage 2020</i> as a “Redevelopment/Mixed-use Area.” <i>Anchorage 2020</i> Policy #10 strategy for mixed-use development include housing needs and compatible non-residential uses. The area is not covered by a neighborhood or district plan and is influenced by connection to the higher value section of Midtown and the Spenard corridor.</p> <p>The site fronts on Benson Blvd and Arctic Blvd. The mobile home park land has redevelopment potential to provide for increased residential densities beyond the current count of 66 units. The September 2016 Public Hearing Draft 2040 LUP designates most of the site as Urban Residential – High with a white dot stipple pattern for “Residential Mixed-use Development.”</p> <p>As discussed in issue response item 5-d., the September 2016 Public Hearing Draft 2040 LUP provides capacity for an estimated additional housing capacity of 21,700 more dwellings units in the Bowl. This is 700 more units than the draft forecast 2040 housing demand. Planning staff anticipates a surplus in capacity of stacked multifamily unit types, a deficit in capacity for single-family lots, and potential deficit for compact housing types (issue 5-d.). The 2040 housing capacity estimate includes redevelopment of South Park Estates in the “Urban Residential – High” land use designation with the “Residential Mixed-use Development” dot stipple overlay. It estimates the site would provide a net gain of 70 or more units, after deducting the 66 existing units. This estimate is based on adjusted Bowl-wide average density assumptions for future redevelopment under the implementing zoning district for this land use designation. If the site were to redevelop closer to the maximum density attainable under the implementing zoning (R-4A) for this designation, it would yield a net gain of several hundred dwelling units. The analysis assumes the redevelopment comprises market-rate stacked apartment units, at a net loss of affordable compact housing type units.</p> <p>However, the site conditions, upgrade costs of platting and possible rezonings, remediation, and new infrastructure point strongly to the need to have commercial land uses. Discussion points about Manufactured Homes in issue-response item 5-d. are relevant to this site. Issue 5-d. documents the need for affordable compact housing, the portion of future housing capacity in the Bowl provided by mobile home parks, and the importance of protecting residential lands. However, 5-d. also expresses that the approach of</p>	<p><b>YES</b> <b>(4-10-17)</b></p>

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	<p>used by suburban parking ratios the owner estimates that approximately 60 dwellings could fit on the middle block.</p> <p>There are currently 68 dwellings on the mobile home park. The entire site is zoned R-4 multifamily, except the half-block fronting Arctic is zoned B-3. (<i>Debenham Properties</i>)</p>	<p>the 2040 LUP to mobile home parks must also consider the unique suite of circumstances affecting each area when assigning long term land use designations. Each mobile home park represents a land use and housing decision challenge to the owners, the Municipality, and the public. Each site provides existing affordable housing in a community setting. But its potential redevelopment offers both future housing potential and market potential beyond residential uses (e.g., commercial/mixed-use). This conundrum is recognized by most large communities across the country and local governments face tough decisions that must balance market forces while retaining the unique residential housing types to avoid displacement.</p> <p>South Park Estates has a large swath of contaminated soils beyond the footprint of each unit’s tank and completely deteriorated utility service lines along with substandard roads. The site requires extensive, costly, and time consuming clean up, replatting, and infrastructure reconstruction prior to any development. While many mobile home parks have some soil contamination, few are this extensive. The site’s adjacency to a large utility substation and its location relative to mid-town, high intensity commercial uses and busy streets further constrains residential dominated uses here. Staff tends to agree that this site’s conditions are unique compared to many other mobile home parks such that the revised land use designation makes sense.</p> <p>Staff therefore recommends changing the draft’s designations to commercial uses on both the Benson and Arctic frontages with a stipple pattern overlay, which supports the inclusion of housing at a time in the future. The recommendations below collectively support this residential provision in these otherwise commercial frontages.</p> <p>By re-designating the frontage blocks to commercial as shown in the staff recommendations, staff estimates the initial housing capacity will decrease from a net gain of 70+ units to zero or minimal net gain. This would decrease the 2040 LUP housing capacity estimate to 21,600 units, when rounded to the nearest 100. It appears there is at least a no-net loss of housing units over what exists today. It may also result in an increase in employment capacity, although the employment gain may be negligible because the Public Hearing Draft already provided for mixed-use including commercial.</p> <p>Housing incentives including improved tax abatement tools and SLs on the targeted area rezoning (TAR) will lead to additional units in a future phase, perhaps another 20-40 units, on the mixed-use frontage blocks.</p> <p>Map references:</p> <ul style="list-style-type: none"> <li>• LU-7 Mobile Home Parks</li> <li>• Issue-Response Map 10-f and 10-j</li> <li>• Issue-Response Map 10-f Actions Map</li> </ul>	

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		<p><b>Recommendations:</b> Per the issue-response maps for issue 10-f, amend the LUP as follows:</p> <ol style="list-style-type: none"> <li>1. Change the land use designation for the northern block of South Park Estates to “City Center.” Overlay that “City Center” designation with the dot stipple pattern “Residential Mixed-use Development” Growth Supporting Feature that encourages (incentivizes) housing.</li> <li>2. Extend the Main Street Corridor designation fronting east side of Arctic between 30<sup>th</sup> and 31<sup>st</sup> Avenues one more lot in (ie., one more half-block eastward) from Arctic Blvd to Bering Street, in order to make the corridor one block deep on Arctic matching the land use pattern along the Arctic corridor nearby. Overlay with the white stipple pattern for “Residential Mixed-use Development.”</li> <li>3. Retain the land use designation “Urban Residential – High” in the interior block but remove the dot stipple pattern “Residential Mixed-use Development.”</li> <li>4. On the Actions Map, expand the dark purple “Middle Spenard” Reinvestment Focus Area (RFA) eastward to include the South Park Estates vicinity, as depicted in Issue Map 10-d (Actions).</li> <li>5. On the Actions Map, expand the portion of Targeted Area Rezoning 4-2 which includes South Park Estates, to also include the ML&amp;P electrical substation, as depicted in Issue-Response Map 10-d (Actions). Do not include areas south of 31<sup>st</sup> Avenue, as shown on the map.</li> <li>6. On the Actions Map, expand the deteriorated properties designated area from the Northern Lights Hotel to include South Park Estates mobile home park, as depicted in Issue-Response Map 10-d (Actions). Incorporate language in the Plan indicating this change and that tax abatement should focus on incentivizing housing (staff to identify language and placement in plan).</li> </ol> <p>To carry out the recommendations in #6 above, staff provided the following specific language as follows:</p> <p style="padding-left: 40px;">Amend the first bullet under Section C. Financing and Taxation on page 52, to read:</p> <ul style="list-style-type: none"> <li>• Property tax abatements, where the current property tax is locked in for up to 10 years. This provides property tax relief and frees up funds to invest in property development. <u>Examples are properties identified by the Municipality as deteriorated,</u></li> </ul>	



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		<p><u>per Municipal Code. Tax abatement will be used with an emphasis focused on incentivizing new housing.</u></p> <p>Amend Action 4-2 on page 62 of the Actions Checklist, to read:</p> <p>4-2. Facilitate a Targeted Area Rezoning in the vicinity of <u>Central Middle</u> Spenard Reinvestment Focus Area, with coordinated targeted area re-platting assistance or small area plans on some portions, and expansion of the Midtown Deteriorated Properties Tax Abatement designated area as shown on the Actions Map to specifically incentivize <u>housing.</u></p> <p>7. Per issue response item 5-d., amend the Strategy 6: Infill Housing Development discussion by adding the following passage regarding mobile home park redevelopment mitigation:</p> <p>Given that numerous aging Manufactured Home Parks may undergo ownership changes or redevelopment actions, the Municipality should take the lead on preserving this style of residential units and representing the fair and equitable displacement of residents. The Plan recommends an attempt to create a mitigation program to assist this trend of changing land uses in aging Manufactured Home Parks.</p> <p>8. Per issue item 5-d., add a new Action under Goal 4 in the Actions Checklist Table, to develop an affordable housing redevelopment displacement mitigation strategy. (See 5-d. for language).</p> <p>9. Page 48, third column, second paragraph, amend the Plan’s description of the white dot stipple pattern of <i>Residential Mixed-Use Development</i> as follows:</p> <p>Where they overlay Centers or Main Street Corridors, these areas are encouraged to become mixed-use urban villages that include housing. <u>Where these designations are in existing residential zoning districts, rezonings and projects to develop commercial use may be expected to incorporate site plans or development agreements that indicate the location of future housing phases on the development site. This is particularly true for areas in which the Municipality is incentivizing housing development in tax abatement areas and “Reinvestment Focus Areas” (See Section 3.2). For example, an office building’s rear parking lot may be configured on the site plan to redevelop someday into a mixed-use housing phase.</u></p>	

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<p><b>10-f.</b> addendum</p>	<p><b>Housing Need in Northern Lights-Benson and Midtown / Spenard Generally.</b> The Midtown City Center area and its vicinity does not seem to have adequate amounts of housing. For example, the former Northern Lights Hotel site could serve this purpose, though pedestrian and transit infrastructure should be upgraded. Similarly, there could be an opportunity to re-zone the newly acquired Archives property near Cuddy Family Park to residential designation, for housing near jobs, amenities, and services in Midtown. Also, properties in Spenard Road area should not be reclassified to a non-residential use until the housing capacity and demand forecast shows the housing need has been met. <i>(Spenard Community Council)</i></p>	<p><b>Response:</b> The 2040 LUP “City Center” designation allows for housing developments and mixed-use residential in commercial developments. The 2040 LUP housing capacity analysis estimates that there are approximately 200 additional housing units of capacity in Midtown “City Center” under the 2040 LUP scenario. (By comparison, the LUP capacity analysis estimates approximately 1,200 additional units in the Downtown City Center.)</p> <p>The recommendations of 10-f above reflect the financial difficulty in creating housing from redevelopment sites. The recommendations add a “Residential Mixed-use Development” stipple dot pattern to the part of the South Park Estates manufactured home park to be designated “City Center” on south side of Benson Boulevard. This designation corresponds with a recommended expansion of the deteriorated properties tax abatement area currently limited to the former Northern Lights Hotel property to also include South Park Estates. Adding the stipple dot pattern to the former Northern Lights Hotel site would emphasize that tax abatement encourages residential mixed-use dwellings to be included in future redevelopment. It would not mean that housing units would be required because the Northern Lights Hotel site is B-3. The addition of the stipple pattern would be consistent with the inclusion of the stipple overlay and deteriorated properties designation on the South Park Estates site across Benson.</p> <p>Map reference:</p> <ul style="list-style-type: none"> <li>• Issue-Response Map 10-f and 10-j</li> </ul> <p><b>Recommendations:</b> Add the “Residential Mixed-use Development” stipple overlay to the block comprising the former Northern Lights Hotel site, as depicted on issue-response map 10-f.</p>	<p><b>YES</b> <b>(5-8-17)</b></p>
<p><b>10-g.</b></p>	<p><b>Forest Park Manufactured Home Park.</b> Turnagain Community Council expressed that it is uncertain whether the 2040 LUP recommendation to change the Forest Park Mobile Home Court land use designation from West Anchorage District Plan’s equivalent of “Single Family and Two Family” up to “Compact Mixed Residential – Low” is wise for this area. The change in designation is a change in land use from what is allowed by current R-1 zoning. Has the park owner been contacted? The park has provided relatively low density, compatible housing next to the adjacent area. Increased density would create more traffic on Hillcrest Drive, a high-use street. Mobile home parks have provided Anchorage with affordable housing</p>	<p><b>Response:</b> The Forest Park Manufactured Home Park parcel is roughly 8 acres, zoned R-1A along with the surrounding neighborhood, and contains approximately 47 manufactured homes with a site housing density of 7 DUA. The existing mobile homes and housing density are nonconforming in the R-1A district, a lower density, single-family only zone. The <i>West Anchorage District Plan (WADP)</i> reflects the existing zoning and use of the wider neighborhood, rather than the existing use of the parcel, with its land use plan map designation of <i>Low Intensity – Detached Houses (&gt;1-5 DUA)</i>.</p> <p>The mobile home park is in good condition and provides a pleasant, affordable place to live. The 2040 LUP housing capacity analysis concluded this to be a stable neighborhood, and did not include an expectation that the property would redevelop in the 2040 timeframe. However, if the property were to redevelop under current R-1A zoning, at most the site would redevelop as single-family homes on individual lots 8,400 square feet or larger. The designation would require platting and improving streets and subdivision infrastructure and result in approximately 20 – 30 new homes, at a net loss of approximately 20 – 30</p>	<p><b>YES</b> <b>(5-1-17)</b></p>

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	<p>for many years. Neighbors who reside in mobile home parks may not be able to afford other forms of housing.</p> <p>A resident letter with approximately two dozen signatures expressed opposition to the recommended change of land use designation for Forest Park Mobile Home Court. The park is consistent with the surrounding a neighborhood and character of the area, and has had a consistent business mindset since its establishment in 1948 of providing affordable housing in a quality setting. Each of 47 mobile homes is owner-occupied. The setting is green and wooded adding value to the surrounding neighborhood. The park is well kept, at full capacity with no derelict mobile homes. Homes are constantly being remodeled and upgraded to reflect a desire to keep the level of quality.</p> <p>The mobile home owners, the property owner, and many of the surrounding home owners would like to see no change in the 2040 LUP that would affect this area. A higher density designation would represent a change that is considered not compatible with the existing environment and character of the surrounding neighborhood. Increased traffic on a local neighborhood street is also a concern.</p> <p><i>(Turnagain Community Council, Gregg White)</i></p>	<p>dwelling units. It would probably result in a net loss of 47 existing affordable/compact housing units, to be replaced by homes out of reach to moderate income or first time homebuyers. Therefore, the current R-1A zoning does not reflect the existing use, and would result in a net loss of affordable homes if the parcel did redevelop.</p> <p>The draft 2040 LUP is a data driven plan that prioritizes affordable compact housing opportunities near city centers and employment. The 2040 LUP housing capacity analysis predicts there will be a shortfall in single-family and compact housing capacity compared to forecast housing demand in the Bowl. See issue 1-a Supplement #1, tables 2 and 3. In general, the housing deficit corroborates with, refines, and updates the findings of the 2012 Anchorage Housing Market Analysis.</p> <p>To reflect the existing use, and provide an opportunity for compact housing units similar in size to existing units if the property were to redevelop, and to address the projected housing shortfall near employment centers, the draft 2040 LUP departs from the WADP and recommends Compact Mixed Residential—Low as the land use designation for the site. Adopting this new designation does not change the existing zoning of R-1A. It would, however, provide policy support for the property owner to rezone at some point in the future to two-family R-2D, or mixed-housing R-2M, or a new zoning district in between R-2D and R-2M (see issue response 10-1 addendum regarding a missing middle infill housing tool) which would allow small 1- or 2- to 4-unit townhouse or multi-unit buildings, but retain the existing neighborhood scale.</p> <p>Redevelopment under R-2M, based on citywide averages for attained housing densities under this zone (see issue-response item 5-b), might yield 6 – 9 dwellings per acre, a net loss/gain of between -5 and +20 dwellings. Staff believes this would most likely cause a zero to moderate increase in traffic on Hillcrest Drive. The traffic impact would be small in comparison to major traffic generators such as nearby West High School. Redevelopment under the 2040 LUP scenario would be more positive than the probable net loss of 20-30 dwellings from redevelopment under current R-1A zoning. However, it seems more likely that under current zoning the property would not redevelop at all. Under current zoning, individual mobile units might be reconstructed or replaced, the manufactured home park of 47 units would remain through the 2040 planning horizon. Even if that occurs, the 2040 LUP “Compact Mixed Housing – Low” designation reflects current use better than does the WADP or existing zoning.</p> <p>The surrounding neighborhood comprises older single family homes on small to medium sized lots. However, staff considered the location of this site, relative to West High School, trail access, Spenard Road, Midtown, and Downtown as conditions that could favor supporting continuation of existing higher densities than R-1A single-family here. Staff believes this is a good candidate site to recognize the existing compact housing densities and to support similar compact housing densities and scale to the current use.</p>	

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		<p>Manufactured home parks represent consistent challenges since landowners eventually consider selling or upgrading the sites to permanent residential subdivisions. The older sites invariably contain contaminated soils and often have aging or failing infrastructure, notably water and/or sewer pipes. Replacement costs often are high enough to force the land sale. However if the site eventually redevelops, it will require site clearing, soils remediation, and new utility lines. If R-1A zoning continues, it would most likely result in higher end homes and a total net loss of affordable units.</p> <p>Staff understands the concerns of the public, however due to the location and potential net loss of affordable units, and the potential for redevelopment at similar densities as today at a compatible scale with the neighborhood, the Compact Mixed Residential-Low allows the existing use and provides housing opportunity near West High School and Spenard/Downtown if the property redevelops. This addresses housing needs shown in the 2040 LUP housing analysis. This designation may suit the site configurations and the landowner’s need for flexibility in the long term time horizon.</p> <p><b>Recommendations:</b> No changes.</p>	
<b>10-h.</b>	<p><b>Fish Creek Neighborhood Correction.</b> Planning review found that the 2040 LUP designated an area of approximately 11 residential properties at the junction of 35<sup>th</sup> Ave., Turnagain Blvd., and McRae Rd. where they cross Fish Creek, to Single Family and Two Family. The properties are along the SE side of McRae Rd. However, the current zoning of these properties is R-2M and range of housing types is mixed. This would correspond to a “Compact Mixed Residential – Low” designation. <i>(Planning Department Long-Range Planning Division)</i></p>	<p><b>Response:</b> The area is within ¼ mile of Spenard Road and the wider neighborhood context is a mix of single-family and compact “missing middle” housing types including attached-single family, two family, townhouses, small multifamily structures, and mobile homes.</p> <p>The West Anchorage District Plan designated these properties as “Low Intensity – Attached and Detached (&gt;5 – 8 DUA).” The draft 2040 LUP Single Family and Two Family land use designation corresponds to the WADP. However, changing the designation to “Compact Mixed Residential – Low” would seem to better reflect the neighborhood and further housing opportunities at a compact scale near Spenard Road.</p> <p><b>Recommendations:</b> Change the land use designation of the 11 or so parcels south of 35<sup>th</sup>/McRae Rd. east of Turnagain St. from “Single Family and Two Family” to “Compact Mixed Residential – Low.”</p> <p>On the Growth and Change Map on page 19 of the plan, outline this area in dark forest green outline to indicate a change in land use designation from the West Anchorage District Plan.</p>	<p><b>YES</b> <b>(3-13-17)</b></p>
<b>10-i.</b>	<p><b>Spenard Residential Mixed-use.</b> The 2040 LUP should specify land parcels along the Spenard Road Corridor for residential use. Mixed-use development is planned for the former PJ’s property at 36<sup>th</sup> and Spenard. There are also other opportunities along the corridor for similar mixed-use development, and the pink shade, while designated Spenard as a Main Street Corridor, could add a more</p>	<p><b>Response:</b> The draft 2040 LUP reflects the careful attention of the 1986 Spenard Commercial District Development Strategy to defining and limiting which residentially zoned properties along the commercial corridor are “transition areas of potential commercial district expansion”. (The West Anchorage District Plan, or WADP, is also based on this.) The 1986 plan, still in effect today, remains relevant and a guide to preserving residential zoning along the corridor. The 2040 LUP includes the “transition areas” in its “Main Street Corridor” (pink, with stripes) land use designation. All other residential areas west of Minnesota Dr. were designated residential in the Public Hearing Draft LUP, with the exception dealt with in the paragraph</p>	<p><b>YES</b> <b>(4-10-17)</b></p> <p>Staff laid corrections to recommendation #1 on the table on April 10. The Commission</p>

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	<p>specific housing goal along the entire corridor. Properties should not be re-zoned from residential use to a non-residential use (commercial or industrial) until the housing needs forecast and capacity analysis shows the need has been met. (<i>Spenard Community Council</i>)</p> <p>This issue also focuses on a section of the Spenard Road corridor between the ARR and the Minnesota Dr. intersection. The 1984 <i>Spenard Commercial District Development Strategy</i> land use plan called for a combination of transitional mixed use and B-3 commercial uses in this area, which was originally zoned R-3. Staff looked into this recommendation and other options that included saving residential uses. (<i>Planning Department Long-Range Planning Division</i>)</p>	<p>below. East of Minnesota Drive, the properties along the west side of Spenard Road (including the property undergoing redevelopment into mixed-use by CIHA) are subject to the WADP “Spenard Commercial Corridor” designation, which the 2040 LUP translates as “Main Street Corridor.” The properties along the east side of this section of Spenard Road are not subject to the WADP. The 2040 LUP designates some of these commercially zoned properties with existing residential use or potential for mixed-use residential as Urban Residential – High with the “Residential Mixed-use Development” stipple dot pattern overlay. These properties include, for example, a redevelopment site owned by CIHA between Chugach Way and 36<sup>th</sup> Avenue; Penguin Mobile Home Court; and the Habitat for Humanities’ 32<sup>nd</sup> Avenue Townhomes. This approach allows for extensive mixed-use and commercial, and seems consistent with Spenard Community Council’s comment.</p> <p>The draft 2040 LUP showed the area between the ARR Corridor and Minnesota Drive, north of Spenard Road, as Compact Mixed Residential-Medium with some covered in stipple to promote a mix with some commercial. The <i>West Anchorage District Plan</i> mostly followed the Spenard Commercial District Development Strategy and called the area a mix of Office (RO) and Spenard Commercial Corridor (B-3). Based on further evaluation of the lot patterns, access and connectivity to Spenard Rd, housing stock and existing land uses, staff recommends a change to draft designations. These changes modify but loosely follow recommendations from the 1986 Spenard Development Strategy. The changes reflect neighborhood residential development and trends, commercial lot depths, and provide for more housing units.</p> <p>Map Reference:</p> <ul style="list-style-type: none"> <li>• Issue-Response Map 10-i.</li> </ul> <p><b>Recommendations:</b> Change the land use designations for this area of middle Spenard, bounded roughly by the ARR, 36<sup>th</sup> Ave, Wyoming St and lots adjacent to Spenard Rd, as follows:</p> <ol style="list-style-type: none"> <li>1. Expand the Main Street Corridor to include the half block between Wyoming Street and the alley between Wyoming and Oregon Street, south of 37<sup>th</sup> Avenue, as well as the second lot north of Spenard Road on the east side of Lois Dr., to the west of the alley.</li> <li>2. Retain Compact Mixed Residential-Medium and remove the “Residential Mixed-use” stipple dot pattern on the remainder of this area.</li> </ol> <p>On the Growth and Change Map on page 19 of the plan, outline this area in dark forest green outline to indicate a change in land use designation from the West Anchorage District Plan.</p>	<p>accepted these. Recommendation #1 has been revised to reflect the corrections.</p>

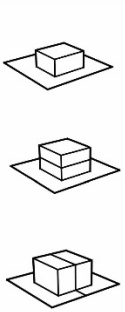
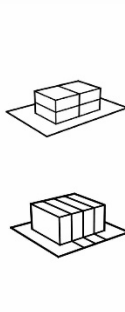
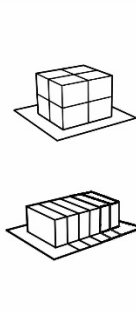
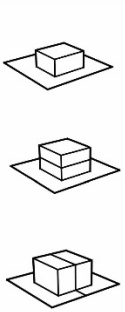
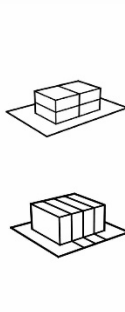
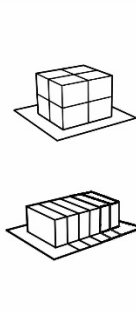
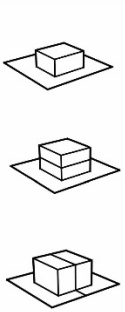
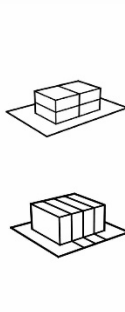
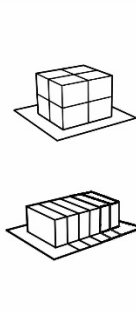


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10-j.	<p><b>AIDEA Parcels on W. Northern Lights Blvd.</b> Alaska Industrial Development and Export Authority (AIDEA) owns and has its headquarters offices on three parcels located at the northwest intersection of Northern Lights Boulevard and Arctic Boulevard, on the south side of West 27<sup>th</sup> Avenue (see their Figure 1 in on page 7 of 225 in 2040 LUP Appendix D-1). Two of the lots are zoned B-3 and one of the lots developed with supplemental parking is zoned R-4 multifamily residential. AIDEA plans to renovate and expands its office building in future years. To accommodate greater flexibility in future improvements, AIDEA intends to replat the three parcels into one parcel. This would require rezoning the R-4 parcel to B-3. Anchorage 2020 has an explicit policy that states residentially zoned parcels should not be rezoned to a non-residential zoning district unless specifically supported by another plan such as the LUP or Spenard Corridor Plan. AIDEA believes that this R-4 parcel should be considered as a potential commercial property in the draft plan. The parcel does not have residential units and has been devoted to commercial use as a parking lot for the Blues Central restaurant. There are no future plans for residential on this parking lot. (AIDEA)</p>	<p><b>Response:</b> The R-4 parcel is approximately 6,000 square feet and labeled “Woods Lot 3 of 2” on page 7 of 225 in LUP Appendix D-1, and is used for ancillary parking for the B-3 zoned building containing the Blues Central restaurant space to its south. It is approximately 50 to 60 feet wide. Transferring to Commercial Corridor would provide a full depth site for redevelopment between Northern Lights and W. 27<sup>th</sup> Avenue.</p> <p>Transferring the lot would result in a loss of around 2-4 future dwelling units of potential housing capacity under the assumed average densities of future development in the R-4 district under LUP housing capacity analysis. It also reduces the land base of the R-4 neighborhood to the north/northwest. However it is questionable that dwellings would be constructed on this small parcel in its configuration. There would be a potential net gain of employment and activity in the area by making the commercial site more whole.</p> <p><b>Recommendations:</b> Change the land use designation of the “Woods Lot 3 of 2” on page 7 of 225 in LUP Appendix D-1 from “Urban Residential – High” to “Main Street Corridor” matching the designation of the abutting AIDEA lots.</p>	<p><b>YES</b> <b>(3-13-17)</b></p>
10-k.	<p><b>Northwood Industrial NW of Minnesota/International.</b> Planning review identified a correction needed and a substantive departure by the 2040 LUP from previous plans in the industrial area and neighborhood northwest of the Minnesota—International Airport Rd. interchange. (Planning Department Long-Range Planning Division)</p>	<p><b>Response:</b> These areas are depicted on issue-response map 10-k.</p> <p>First, this item includes map corrections that adjust site specific designations where the draft 2040 LUP and the West Anchorage District Plan (WADP) were incorrect. There are three I-1 zoned parcels incorrectly designated as residential and community institutional northeast of the Northwood Drive – International Airport Road intersection (south of the Spenard Recreation Center). These lots are existing light industrial uses for industrial trucking firms.</p> <p>Second, this item documents for PZC review that the draft 2040 LUP reclassifies a residential block that extends into the Spenard builders Supply (SBS) industrial area along 46<sup>th</sup> and 47<sup>th</sup> Avenues from Two Family residential to Light Industrial. The residential zone extends like a peninsula into the industrial area and includes single and two family structures. The housing abuts industrial uses. The WADP reflects</p>	<p><b>YES</b> <b>(3-13-17)</b></p> <p>Commissioner Spinelli requested staff to do follow up research on the current zoning of the Microtel Hotel south of the industrial sites and if</p>



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		<p>existing zoning. The 2040 LUP departs from the WADP and existing zoning in order to consolidate the industrial area and provide space for future industrial use. This reclassification prioritizes industrial land supply in this location due to the area’s characteristics, and is in context of broader strategies for housing supply in the rest of the Bowl. The area’s zoning will continue to be residential until such time as property owners come forward with proposed rezonings.</p> <p><b>Recommendations:</b> As depicted on issue-response map 10-k, change the residential and institutional land use designations of the I-1 industrial parcel south of the Spenard Recreation Center to “Light Industrial / Commercial”. No changes to the industrial land use classification of the residential area extending into the SBS area on 46<sup>th</sup> and 47<sup>th</sup> Avenues.</p> <p>Edit the “Areas of Growth and Change” Map on page 19 of the 2040 LUP to depict a forest green outline around the areas above, indicating the 2040 LUP departs from the WADP in these areas.</p>	<p>the LUP designation is appropriate.</p> <p>Staff provided a follow up email to Commissioners Spinelli and Robinson which explained the existing zoning was I-1, consistent with the draft plan. Hotels are allowed in the I-1 district.</p>
10-1.	<p><b>Windemere Subdivision SE of Tudor/Minnesota.</b> The 2040 LUP departs from existing zoning and the WADP land use designation for the subdivision at the SE corner of Tudor Road and Minnesota Drive. It increases the residential housing classification from Single Family and Two Family to “Compact Mixed Residential – Low”. <i>(Planning Department Long-Range Planning Division)</i></p>	<p><b>Response:</b> The area of Windemere Subdivision on the SE corner of Tudor/Minnesota comprises an older, urban grid style street, lot, and block pattern. It includes alley ROWs. Its lotting and block pattern resembles the older urban parts of town and differentiates it from the curvilinear R-1 single-family subdivision interior to the super-block. Windemere accesses onto Tudor Road, adjacent to Willow Crest Elementary School, and an R-2M neighborhood and small commercial area across Tudor Road. The existing zoning of Windemere is R-2A, and the housing stock is a mix of single-family, two-family and some multifamily structures. The lots in Windemere are somewhat larger than a typical Anchorage urban lot, ranging above 7,500 square feet per lot.</p> <p>The 2040 LUP recommendation for upgrading Windemere to “Compact Mixed Residential – Low” seeks to compliment the “Traditional Neighborhood Design” designation for this area in recognition of its platted pattern. The designation is a long term vision for the neighborhood, which may be realized later in the planning horizon following reinvestment in the local street infrastructure. It seeks to allow the neighborhood to continue to develop its mix of housing types with more compact housing opportunities in a walkable neighborhood environment near the school and neighborhood commercial.</p> <p><b>Recommendations:</b> No changes.</p>	<p><b>YES</b> <b>(3-13-17)</b></p> <p>Commissioners did not object to the long term land use plan designation however expressed concern regarding what the implementation would look like and how it would be implemented. Would it result in aggregation of lots to create a hodge-podge of 8-plex and lower density structures? Or is it intended to simply allow for 1 or 2 additional compact units in context of the existing lot pattern</p>

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			<p>and scale of the neighborhood. Anchorage doesn't seem to have zoning that gets to a more compatible mix of low density multifamily scales.</p> <p>How do we get to where we want to get? Would implementation be through piecemeal rezones or a TAR? The street and sidewalk infrastructure won't be upgraded to achieve the objectives unless the Muni does it all at once.</p>
<p><b>10-1.</b> addendum</p>	<p><b>Windemere Implementation Concerns.</b> Commissioners expressed concern in their review of Item 10-1 regarding what the implementation would look like and how it would be implemented. Would it result in aggregation of lots to create a hodge-podge of 8-plex and lower density structures? Or is it intended to simply allow for 1 or 2 additional compact units in context of the existing lot pattern and scale of the neighborhood. Anchorage doesn't seem to have zoning that gets to a more compatible mix of low density multifamily scales. Commissioners asked for clarification on what the intent is for the type of housing and neighborhood character.  Also, how do we get to where we want to get? Would implementation be through piecemeal rezones or a TAR?</p>	<p><b>Response:</b> The intent of designating the Windemere site as Compact Mixed Residential – Low, described in issue 10-1., is to allow the possibility of developing the site with 1 or 2 additional units per lot. This would provide for additional compact housing opportunities up to 3 or 4 units maximum per structure on a lot. This retains the existing individual lot pattern. The new housing is intended to fit into the urban grid pattern, using site/building development patterns that reinforce the walking environment and urban context. This intent for what the outcome looks like is the same for most other neighborhoods currently zoned single- or two-family that the draft LUP designates as Compact Mixed Residential – Low; for example, in Green Acres (Issue 11-1.). The intent is not to aggregate lots and transform neighborhood lotting patterns and building scale with 8-plex structures.</p> <p>However, as one Commissioner observed, Anchorage doesn't have a zoning tool that gets to a compatible mix of single-family and small-scale compact housing and small multi-dwelling structures that are limited to only 3 or 4 units or a maximum building size. The Municipality should consider such a zoning tool to get at the intent to provide more housing opportunity than existing single/two-family zones allow, but also ensure new developments will remain at a compatible size/scale of compact housing with single/two-family zones.</p>	<p><b>YES, with changes</b> <b>(5-1-17)</b> Commissioner Robinson recommended adding language to the new recommended Action to clarify its purpose to accommodate modest increases in density while retaining lotting and development pattern of the existing neighborhood. Staff to</p>

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	<p>The street and sidewalk infrastructure won't be upgraded to achieve the objectives unless the Muni does it all at once. <i>(Planning and Zoning Commission)</i></p>	<p>For the most part, Anchorage's progression of residential districts incrementally steps up density and building bulk from one zone to the next. This allows for transitions in density so that development in adjacent zones can be compatible with each neighborhood. It also allows a flexible array of zoning tools tailored to Anchorage's needs. However, the exception is the abrupt transition between low and higher density between R-2D 2-family district and R-2M, where 8-plexes are allowed. R-2M is the lowest density multifamily zone in the book. Maximum allowed units per structure jumps from two-family dwellings in the R-2D zone to eight-plex multifamily structures allowed in the R-2M.</p> <table border="1" data-bbox="1008 488 1529 914"> <tr> <td data-bbox="1008 488 1088 824"></td> <td data-bbox="1088 488 1228 824">  </td> <td data-bbox="1228 488 1370 824">  </td> <td data-bbox="1370 488 1529 824">  </td> </tr> <tr> <td data-bbox="1008 824 1088 914">Max Structure Size</td> <td data-bbox="1088 824 1228 914">R-2D Single - and Two Family</td> <td data-bbox="1228 824 1370 914">Missing Zone 3- and 4- plexes</td> <td data-bbox="1370 824 1529 914">R-2M 8-plex Multifamily Structures</td> </tr> </table> <p>Many neighborhoods in Anchorage have built out with a fine-grained lot pattern where most structures are single- or two-family. A concern is that R-2M and higher multifamily zoning in their neighborhoods could enable redevelopment with significantly larger buildings such as 8-plexes than those that exist in their area. An intermediate niche zoning district, developed to respond to urban semi-grid block patterns seen in the Bowl, could fill the gap in maximum structure size between 2-unit and 8-unit structures. It could allow more "missing middle" workforce housing opportunity through relatively small scale multi-dwelling buildings with no more than 3, 4, or 5 units in the building, at a built scale that fits within lower density neighborhoods consisting of houses, duplexes and triplexes. That may be a more acceptable up-zoning option for additional housing opportunities in neighborhoods in which the 2040 LUP recommends increasing intensity from single-family / two-family up to Compact Mixed Residential – Low. Issue-response item 11-l. Green Acres subdivision is a similar example.</p>					Max Structure Size	R-2D Single - and Two Family	Missing Zone 3- and 4- plexes	R-2M 8-plex Multifamily Structures	<p>prepare language for PZC review on May 8.</p> <p><b>YES</b> <b>(5-8-17)</b></p>
											
Max Structure Size	R-2D Single - and Two Family	Missing Zone 3- and 4- plexes	R-2M 8-plex Multifamily Structures								

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		<p>Because the new district would avoid jarring changes to existing development patterns, rezonings to implement the LUP designation may occur successfully through either individual property owners or as a targeted area rezoning.</p> <p>Regarding the adequacy of the street and sidewalk infrastructure to accommodate more housing, and how/when that infrastructure would be improved, see issue-response item 4-a. addendum #2. In general, Compact Mixed Residential – Low would remain in scale with the existing neighborhood, and would provide only a moderate increase in housing over existing zoning. The poor state of the existing infrastructure makes it more likely that road improvements would be needed within the 2040 time horizon even if the density were not recommended to change.</p> <p><b>Recommendations:</b> Add a new Action item 4-## to the Actions Checklist, with a timeframe of 4-6 years, to create a new “missing middle” compact housing zoning district, that allows a range of missing middle compact housing types up to a maximum of around 3, 4, or 5 dwellings in a structure. Limits to building scale also ensure new infill density fits into existing neighborhoods consisting of 6,000, 7,000, and up to 8,500 square foot lots and having a desirable fine grained, smaller built neighborhood scale. Also refer to issue item 5-m. addressing the need to provide neighborhood compatibility criteria and 4-a. and 4-a. addenda regarding infrastructure as part of implementing higher densities through rezonings.</p> <p>Specific language of the amendment, for May 8 Commission meeting:</p> <ol style="list-style-type: none"> <li>1. Page 28, second column, under “Zoning”, add a second bulleted item that reads as follows: <ul style="list-style-type: none"> <li>• <u>New small-scale compact housing district in between R-2D and R-2M.</u></li> </ul> </li> <li>2. Page 63, add a new Action 4-19 to the Actions Checklist, that reads as follows: <p><b>4-19.</b> <u>Adopt a low-density compact housing district that allows a modest increase in density above the R-2D two-family district, of up to 3 to 4 residential units per structure, while retaining the prevailing lotting pattern and built scale within existing neighborhoods. Avoid lot aggregation of whole blocks or construction of eight-plexes which is already allowed in the R-2M zone.</u> (Responsible Agencies: Planning. Time Frame: 4-6 years.)</p> </li> </ol>	

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10-m.	<p><b>“Arctic Heights / SOMO” District Potential.</b> Comment recommending that the Plan highlight a comprehensive change to the superblock in south midtown (South of Midtown Office district, or “SOMO”, bordered by Tudor, International, Arctic and C Street to a discrete midtown redevelopment project. The commenter pointed out this area has opportunities to change uses to accommodate more residential units in two areas with aging structures, currently zoned industrial. The commenter suggested a master-planned approach to coordinating/integrating future development, infill, and redevelopment of the properties of the superblock into a cohesive, mixed-use place.</p> <p>Additionally, Planning Department review identified the northwest corner of this superblock, and the parcels to the north across Tudor, as an “Arctic Heights” upland hill area extending up to 40<sup>th</sup> and consisting of an uncoordinated collection of existing aging uses as a potential area for reconsideration and future mixed-use. <i>(Moirra Sullivan; Planning Department Long-Range Planning Division)</i></p>	<p><b>Response:</b> This public comment suggests that the superblock of south Midtown bounded by Tudor/Int’l and Arctic/C St. has the capacity to evolve into a functioning unit of mixed uses with higher residential densities. The commenter suggested this includes the I-1 zoned Mid-Town Business Park (SW corner of C/Tudor) and the row of one story aging commercial-industrial strip mall units on north side of International. These would be replaced with commercial and mixed use developments and housing. There are elements, including access to transit (Tudor; Arctic) and an existing park in the middle of the superblock that could make the area somewhat self-supporting like a mini town center. The recommendation was to apply main street and transit supportive corridor growth supporting features with compact mixed residential medium to high.</p> <p>While this recommendation has merit and might lead to net addition of residential units, it would come at a loss of industrial lands for industrial uses, which remains in limited supply. Staff do not see the Mid-Town Business Park along C Street going away for residential uses partly because of the investment already here and that this business park is surrounded by commercial and large office uses and few walkable amenities. The same holds true for the commercial buildings south of there, along C Street to International, which is a mix of recent office, health clinic, restaurant, and hotel development. Most of the commercial buildings along the Tudor frontage appear to include recent investment as well.</p> <p>The 2040 LUP already designates for residential and mixed-use along the western side of the superblock. There is potential for more residential units to be added along Arctic Blvd under the 2040 LUP designations there, which include Commercial Corridor and Transit Supportive Corridor while the two religious institutions and a housing developer have vacant land available for more residential development. Much of the area is already zoned R-3 and R-4 so it has growth capacity for more units. The 2040 LUP already designates the commercial strip mall along Arctic Blvd at International as “Main Street Corridor”, which would implement the commenter’s vision for that area.</p> <p>This does not take away from the concept of better pedestrian and vehicle connectivity among the mix of use areas that comprise the superblock, or its eventual transformation over a longer timeframe than 2040. If Anchorage’s forecast growth rate changes, future near term updates to the 2040 LUP could reevaluate the future potential of the “Arctic Heights” subarea straddling Tudor Road. Because it does not appear that changing the land use designations in these areas at this time will necessarily yield more near-term housing and redevelopment than the LUP designations already will provide for, staff recommends reassessing later.</p> <p><b>Recommendations:</b> No changes at this time. Reassess potential for adding a small area plan action item during periodic future updates to the 2040 LUP.</p>	<p><b>YES</b> <b>(5-1-17)</b></p>

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10-n.	<p><b>Downtown – Ship Creek Industrial/Residential Mixed-use Margins.</b> Do the 2040 LUP land use designations in Ship Creek below Downtown result in a loss of existing industrial areas? <i>(Assembly member in worksession; Planning Department Long-Range Planning Division)</i></p> <p>Separately, the HLB/RED department has requested Planning consider re-designating the eastern half of the old Native Hospital site, between Ingra and Gambell, from heavy industrial to City Center. The majority of the southern area of this parcel is developable. The HLB/RED would like to redevelop this area for commercial or institutional use, while using much of the parcel in the interim as a construction lay down yard serving Downtown CBD redevelopment projects. <i>(HLB/RED)</i></p>	<p><b>Response:</b> The draft 2040 LUP attempts to follow the adopted “Downtown Districts” boundaries on page 47 of the <i>Anchorage Downtown Comprehensive Plan</i> (2007). The Downtown Plan envisions some parcels that are currently zoned and used as industrial to be reused or redeveloped as mixed-use commercial or residential. These parcels include:</p> <ol style="list-style-type: none"> <li>1. The western end of the RV park parcel between 1<sup>st</sup> Avenue and Ship Creek Avenue is designated in the Downtown Plan as “Ship Creek” District. The Downtown Plan emphasizes redevelopment of this area for residential development supplemented with commercial uses. The RV park is zoned I-2 and implementation of the Downtown Plan / 2040 LUP would result in the western end of the parcel being redeveloped as residential with the eastern end remaining heavy industrial. The problem-solution here is to revise the designations one way or the other to be consistent across the parcels, instead of arbitrarily splitting from an area-specific plan boundary. A primary concern with mixed-use redevelopment is that this area is largely in the Very High Seismically Induced Ground Failure Zone 5, and in the 1964 Earthquake this location was subject to uplifting and a major fuel tank fire.</li> <li>2. Two I-2 zoned parcels just south of the west end of the RV park (on the south side of 1<sup>st</sup> Avenue) are designated “Pioneer Slope” by the Downtown Plan. The LUP designation of “City Center” for these two parcels reflects the Downtown Plan’s for Residential Mixed-use District (DT-3). The DT-3 district calls for a mix of residential, commercial, and industrial uses in a style of industrial arts mixed-use district. This district acknowledges that this area is largely in the Very High Seismically Induced Ground Failure Zone 5. The western end of the two parcels is currently used as warehousing/distribution industrial structures and businesses. The question here is whether to change the designation back to reflect existing industrial zoning, given the existing use and the results of the 2015 Industrial Lands Assessment.</li> <li>3. A row of I-1 zoned parcels south of 1<sup>st</sup> Avenue between E Street and the C Street overpass, currently used as warehousing/distribution, is designated “Ship Creek mixed-use” under the Downtown Plan.</li> </ol> <p>The 2040 LUP does not provide a land use designation that addresses an industrial/commercial/residential mixed-use area allowing manufacturing/warehouse uses at the margins between the Downtown and the Ship Creek industrial area. The three areas discussed above seem like candidate areas for Light Industrial mixed-use designation rather than City Center or Heavy Industrial.</p> <p>Another option is to incorporate all in the 2040 LUP City Center designation, and by reference the Downtown Plan’s Ship Creek and DT-3 Pioneer Slope subareas. The Downtown Plan study area includes most of the area of Ship Creek that is already zoned for mixed-use redevelopment in the Planned Community (PC) District (AO 2006-46(S)). The Downtown Plan identifies this as its “Ship Creek” district. These areas are already zoned and planned for Downtown-oriented mixed-use. The industrial parcels east of</p>	<p><b>YES</b> <b>(5-1-17)</b></p>



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		<p>Barrow St. and south of 1<sup>st</sup> Avenue are designated in the Downtown Plan as “Mixed-use Residential: Pioneer Slope” sub-district. The Downtown Plan provides for light industrial uses as part of this district.</p> <p>In addition to the areas discussed above, staff review found that the ARRC Ship Creek Master Plan – Planned Community District (PC) extends farther east along Ship Creek Avenue (just north of the RV Park parcel) than the Downtown Plan’s study area. The PC boundary east of the Downtown Plan’s study area was missed in the draft 2040 LUP, and the LUP designated that area as part of its Light Industrial land use designation area at the east end of Ship Creek Avenue. Revising the LUP to transfer this area from Light Industrial to “City Center” would be more consistent with the existing PC zoning. The Ship Creek Waterfront/Land Use Study (1991) notes that the lots located on either side of East Ship Creek Avenue, east of Eagle Street are commercial or industrial uses that are predominantly owned by and leased from the Alaska Railroad. Warehousing is recognized as an important land use. Much of this area is included within the boundaries of the ARRC Master Plan – PC District. The 1991 Plan pre-dates PC district, which was adopted around 2005. Extension of the City Center land use designation to incorporate the eastern PC district appears to be a reasonable change for consistency purposes with the Master Plan.</p> <p>In response to the HLB/RED request, the former Native Medical Center site was heavily damaged during the 1964 Great Alaska Earthquake. The site spanned two double-sized blocks, the western one from Eagle Street to Gambell Street (Block 36 of East Addition) and the eastern one (East Addition Block 35) from Gambell Street to Ingra Street. The western block—ie. Block 36—is in the Downtown Plan area, zoned PLI and designated in the Downtown Plan as Downtown Mixed-use Residential: Pioneer Slope. The eastern block—Block 35—is not addressed in the Downtown nor the Fairview Neighborhood Plans, and is zoned I-2. It falls only under the purview of Anchorage 2020 (and the 1982 Generalized Land Use Plan). The Fairview Plan areas to its north and east are designated as industrial. The area directly to the north in the Ship Creek basin includes the RV park and commercial warehouses. HLB requests Block 35 be redesignated on the 2040 LUP from Heavy Industrial to City Center. The northern half of the former Native Hospital site is in the Very High Seismically-Induced Hazard Zone 5. The majority of the southern part of this parcel is developable although it is located within High Seismically-Induced Hazard Zone 4.</p> <p>Staff reviewed the <i>Downtown Comprehensive Plan</i> for guidance regarding potential uses along the east edge of downtown. As for Block 35 and Block 36 of East Addition, the HLB/RED would like to redevelop as much of this area for commercial or institutional use as possible, while using the parcel in the interim as a construction lay down yard serving Downtown CBD redevelopment projects. Both of these blocks are located within Seismic Hazard Zones 4 and 5 making any structures at risk for ground failure in the event of a high magnitude earthquake. Given the potential scope of earthquake hazard in this area it may be prudent to divide the two blocks between the two seismic hazard zones with less intensive lands uses in Zone 5 than in Zone 4. Most of northern Downtown is already in Seismic Hazard Zone 4 and MMI’s Seismic Risk</p>	

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		<p>Assessment report (2010) concluded that engineering can allow for mixed-use development in Zone 4. This approach would respond to HLB/REDs request. Light industrial land uses would allow for temporary lay-down yard use and eventually low intensity industrial uses.</p> <p>Map Reference: Issue-Response Map 10-n.</p> <p><b>Recommendations:</b> Amend the 2040 LUP as follows:</p> <ol style="list-style-type: none"> <li>1. Extend the City Center land use designation eastward from Eagle Street along both sides of East Ship Creek Avenue, in order to include the PC zoned properties. This is the eastern extent of the existing ARRC Ship Creek Master Plan PCD District.</li> <li>2. Retain the Light Industrial/Commercial land use designation for the I-2 zoned RV park parcel north of 1<sup>st</sup> Avenue and east of Eagle Street. Extend the Light Industrial/Commercial land use designation westward from Eagle Street to include the I-2 industrial zoned west end of the RV park and the pair of I-2 zoned lots with an existing warehouse use south of 1<sup>st</sup> Avenue. These areas are substantially impacted by Seismic Zone 5, and included in the Ship Creek oriented industrial use land base. These lots are not accessed from the west on 1<sup>st</sup> Avenue.</li> <li>3. Within the former Native Medical Center site comprising Blocks 35 and 36 of East Addition, designate Seismic Hazard Zone 4 areas as City Center, as provided on issue-response Map 10-n. Designate the northern uplands within Seismic Hazard Zone 5 to Light Industrial/Commercial, as provided on Map 10-n.</li> <li>4. Designate the wooded steep slope portion of Blocks 35 and 36 and the undeveloped 1<sup>st</sup> Avenue ROW at the toe of the bluff as Park or Natural Area. This area is in Seismic Hazard Zone 5, a historical land slide area.</li> </ol> <p>Amend the 2040 LUP Areas of Growth and Change Map (page 19 of Public Hearing Draft) to show in dark green outline areas departing from the area-specific plans.</p>	

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10-o.	<p><b>Focus New Higher Density Downtown Area Housing in the Downtown Core and in Parts of Fairview.</b> South Addition provides some downtown-area housing but downtown core housing opportunities that are not compatible with South Addition’s character and scale and should not be displaced to South Addition. Downtown is strengthened by residential housing in its core. The LUP should emphasize residential units be constructed in Downtown. The Fairview area east and south of Downtown is also positioned for redevelopment. It has seismically stable uplands, great views, available land, and neighborhood support for higher density revitalization. <i>(South Addition Community Council)</i></p> <p>Separately, Planning Department brings to Planning and Zoning Commission’s attention the 2040 LUP designations in western Fairview and the Third Addition area of eastern South Addition. As well as a minor change to the southern Downtown Plan area to reflect Current Planning Division comments that housing mixed-use is unlikely to occur in the Federal Building complex area between A and C Streets. <i>(Planning Department – Long-Range Planning Division.)</i></p>	<p><b>Response:</b> The 2040 LUP identifies Reinvestment Focus Areas (RFAs) as the places where the Municipality will utilize its resources to promote more housing. In fact, two of the three highest priority RFAs are targeted for the Downtown Core and in Fairview (See 2040 LUP Actions Map). The Downtown RFA is located primarily in the southwestern parts of Downtown (CBD), consistent with the Downtown Comprehensive Plan’s designated DT-3 residential mixed-use subarea. The Fairview RFA is consistent with the Gambell Street Mixed-use Corridor and western Fairview neighborhood areas designated for higher density redevelopment in the Fairview Neighborhood Plan.</p> <p>Even with these areas designated for more housing growth, Downtown and Fairview alone cannot accommodate all of the housing need forecast for the Anchorage Bowl. They cannot satisfy the demand for urban housing near downtown. The 2040 LUP identifies many locations within the Bowl for new housing opportunities. These new housing areas are mostly aligned with adopted area, neighborhood or district plans, recognize existing and planned infrastructure improvements, and include a housing designation that compliments the characteristics of the area. The South Addition neighborhood is largely a developed residential area within the Anchorage urban core. However, there are parcels located along arterials and collectors that are vacant or underdeveloped and could be developed for more housing. The 2040 LUP designates some of these parcels appropriately for higher than existing residential density because South Addition should accommodate a share of the future housing needs, as have other areas of the Bowl.</p> <p>As discussed in issue-response item 1-a., the 2040 LUP provides land capacity for an estimated 21,660 additional future housing units in the Bowl. This includes all forms of household units, from large lot homes to apartment units, on vacant, infill, and redevelopment sites—21,660 units total. It distributes that housing based in part on existing zoning, available sites, environmental constraints, policy criteria, and other factors. This attempted to meet a forecast demand for approximately 21,000 additional housing units in the Bowl through the year 2040.</p> <p>The 2040 LUP housing capacity analysis estimates the 2040 LUP provides potential housing capacity of 1,200 future additional housing units in the Downtown CBD, based on hoped-for average future densities on vacant and redevelopable sites; taking into account known projects in the design and development pipeline, such as in Ship Creek. Most Downtown units would be stacked apartment units in multifamily or mixed-use buildings. Downtown would account for nearly 10 percent of all future additional apartment units in the Bowl under the 2040 LUP scenario—a substantial turnaround from the past 30 years.</p> <p>Out of the 21,600 units, the 2040 LUP housing capacity analysis estimates that Fairview Elementary attendance area (east of Gambell Street) would accommodate a little less than 200 new housing units. The Denali Elementary attendance area (east Downtown, west Fairview, and part of South Addition east of C Street) would accommodate nearly 600 more housing units--very few of those would occur on infill lots</p>	<p><b>YES</b> <b>(5-1-17)</b></p> <p><b>YES to revision</b> <b>(6-5-17)</b></p>

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		<p>west of Cordova St. with the exception of the vacant block SW of 13<sup>th</sup> and Cordova. These figures do not include ADUs, which comprise 1,000 housing units but are not allocated by area. Besides ADUS, the 2040 LUP capacity analysis estimates less than 150 additional housing units in South Addition west of C Street, and nearly half of those 150 housing units are focused on a medium sized pair of vacant R-3 zoned parcels east of Valley of the Moon Park. None of these estimates are policy recommendations—they simply reflect an order-of-magnitude estimate of how much housing might result from implementing the public hearing draft 2040 LUP. Nor are these recommendations necessarily accurate at the individual site level, or even the neighborhood level of geography. They apply citywide average densities of each zoning district to individual parcels. Issue-response item 1-a. and Appendix B (forthcoming) of the LUP project provide an overall discussion of the housing supply and demand analysis.</p> <p>The 2040 LUP Growth and Change Map (page 19 of the September 2016 public hearing draft LUP) reflects that South Addition is expected to experience only “Moderate Growth”, as compared to “Significant Growth” anticipated in southern Downtown and in parts of western Fairview. Moderate growth is defined on page 18 of the draft plan as where infill and redevelopment occurs gradually over time, mostly on individual lots, and fits within the existing neighborhood form and scale.</p> <p>The “Third Addition” subarea of eastern South Addition garnered public comment during the 2040 LUP review. Public comments regarding the initial community discussion draft plan that the neighborhood corridor between A and C Streets should be designated at no higher than Medium Compact Mixed Housing. Most areas west of Cordova and north of 13<sup>th</sup> Avenue were also identified as emerging compact housing areas of limited intensity. The draft LUP reflects these comments down to 13<sup>th</sup> Avenue east of C Street, and down to 14<sup>th</sup> Avenue west of C Street. South of these streets, the 2040 LUP recommends Urban Residential – High with the “Residential Mixed-use Development” stipple dot pattern to encourage mixed-use commercial. This includes the large development area SW of 13<sup>th</sup> and Cordova. The Medium Compact Mixed-housing areas to the north reflect the R-3 implementation zone. As discussed in the 2040 LUP plan, amendments to the R-3 district would seek to provide more housing opportunity on infill/redevelopment parcels while trying to balance such reforms with neighborhood compatibility standards. It is the recommendation of the Planning Department that the Third Addition area west of Cordova and east of C Street provide new housing because it will lead to a more vibrant, populated neighborhood area with more residents that care for the area and more amenities and activities.</p> <p>The 2040 LUP departs from the Downtown Plan between A and C, 8<sup>th</sup> and 9<sup>th</sup> Avenues, to reflect that housing mixed-use (represented by dot stipple pattern) is unlikely in the Federal Building complex. The 2040 LUP also departs from the Fairview Neighborhood Plan in the area south of 15<sup>th</sup> Avenue, between Gambell and A Streets. Primarily, it adds the “Residential Mixed-use” stipple dot overlay to parts of this</p>	

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		<p>area that the Fairview Neighborhood Plan designated simply for high intensity housing. These departures from the area-specific plans appear in dark green outline on the 2040 LUP Growth and Change Map.</p> <p><u>New revision to 10-o response/recommendations for June 5 PZC consideration:</u> The residential land capacity analysis results, the recent public transportation route restructuring plan, and a review of potential housing opportunity redevelopment sites, has led Planning Dept. to propose re-designating the underutilized parking lot at the SE corner of 15<sup>th</sup> Avenue and C Street for mixed-use residential redevelopment under the Urban Residential – High land use designation. The parking lot was required of the Bristol Bay Native Corporation office development. Residential development utilizing shared parking with the existing office development could potentially fit in this parcel. It would be consistent with the land use designations along 15<sup>th</sup> Avenue between Gambell Street and C Street, and would complement the planned increase in transit service on the A/C Couplet. The designation would support efforts to encourage housing redevelopment there, without requiring it. This parcel’s elevation is lower than the properties across 15<sup>th</sup> Avenue to the north and therefore is less prone for mid-rise development to cause shadowing effects on the neighborhood. The additional housing and residents would add housing opportunity, positive activity, and a larger resident market for local neighborhood mixed-use services to the area between Cordova St. and C St.</p> <p>The June 5 change to the recommendations below is underlined.</p> <p>Map Reference:</p> <ul style="list-style-type: none"> <li>• Issue-Response Map 10-o.</li> </ul> <p><b>Recommendations:</b> <u>Change the land use designation of the SE corner of 15<sup>th</sup> Avenue and C Street from Main Street Corridor to Urban Residential-High with Residential Mixed-use Development white dot stipple overlay.</u> No other changes. See also the recommended clarification of the 2040 LUP housing needs assessment in issue 1-a response.</p>	
10-p.	<p><b>Difference Between LUP and Government Hill Neighborhood Plan.</b> Comment expressing concern about the depiction of the traditional grid neighborhood pattern on Government Hill. There may have been some confusion that the traditional neighborhood pattern boundary is the same as the GHCC boundary, which it is not. <i>(Melinda Gant)</i></p>	<p><b>Response:</b> The land use designation and boundaries are consistent with the GHNP land use plan. The only change is the Traditional Neighborhood Design (TND) feature as depicted on the Land Use Plan map. The TND is not a land use designation. It is an overlay about neighborhood development patterns (i.e., physical design) that actually corresponds to and is consistent with the GHNP and 4NHPP, and their recognition of the neighborhood’s distinct character.</p> <p><b>Recommendations:</b> No changes.</p>	<p><b>YES</b> <b>(3-13-17)</b></p>



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<b>Part 11: Site Specific – Northeast Subarea</b>			
<b>11-a.</b>	<p><b>NW Corner of Tudor Road and Piper Street.</b> October 6 written comment from UACC, and verbal testimony by Tim Potter with respect to site on Tudor and Piper.</p> <p>This site was redesignated Office-Low Intensity in the recently adopted UMED District Plan. This designation allows either office, medical office, or high density residential. It is a concern that the 2040 LUP designation of Urban Residential – High with overlay of Residential Mixed-use dot stipple pattern would require a development to include residential. This is incompatible with goal of growing medical uses to meet health related needs of the community. Further, due to a financial “gap” a requirement for multifamily housing is financially infeasible. <i>(Tim Potter)</i></p> <p>Concerns with a proposed change from residential to R-O in the land use designation regarding property located at the NW corner of Piper and Tudor. Community Council supports mixed-use designation with a wide variety of housing types. <i>(University Area Community Council)</i></p>	<p><b>Response:</b> Including some amount of residential housing with the land use designation at this location is more consistent with the Bowl wide land use planning policies to retain the residential land base with a no-net-loss residential land policy of the Comprehensive Plan. This applies particularly near where the Comprehensive Plan has identified the Major Employment Centers including the UMED District. Adequate workforce housing near the employers also benefits the employers and the vitality of the UMED District.</p> <p>The 2040 Land Use Plan advocates for the retention of residential in response to new information regarding the housing land shortage from the LUP Land Capacity Analysis, which was not available during the UMED District Plan process. The 2040 LUP is a Bowl-wide plan that takes into account regional issues and accounts for the housing deficit. The Planning and Zoning Commission also recommended that this site remain zoned and designated for residential use in the UMED Plan. The University Area Community Council supports a high density residential land use designation on the site.</p> <p>The proposed land use designation allows for medical office and a variety of potential commercial uses. While allowing for medical office or mixed-use commercial on the site where it fronts on Piper Street and Tudor Road, the “Residential Mixed-use Development” overlay preserves the housing base by calling for some amount of compact housing on some part of the site to be determined by the owner.</p> <p>The Department acknowledges the challenges of making high density housing feasible. To reduce the potential amount of residential housing that might be required, reduce the portion of the site that would be encumbered for housing, and allow more flexibility in the type of housing structures the owner may select, the 2040 LUP designation could be reduced from Urban Residential – High to Compact Mixed Residential – Medium. This would allow medical office and allow fewer dwellings in lower density compact housing formats avoiding a high density multifamily requirement.</p> <p><u>Revision to staff response provided on June 5, 2017:</u> Staff missed addressing a 2.5-acre parcel of land on the SW corner of Piper Street and 40th Avenue that was part of a recent Assembly rezoning action on Piper Street in the UMED District. It is the northern, 2.5-acre portion of the Piper Street rezoning. This area was rezoned to RO but it does not fit with the rest of the area’s change in land use designation to Commercial Corridor. It is physically separated by existing housing, does not relate to the Tudor Road commercial strip. It is adjacent to the Providence Medical Center institutional campus. Therefore it is more appropriately included with the University or Medical Center designation, which includes existing RO districts as an implementation zone.</p>	<p><b>Split Decision (11-14-16)</b></p> <p>Commissioner Walker on 11-14 disagreed with keeping a site residential just because it is currently zoned residential. Market and site conditions should be considered.</p> <p>Commissioner Barker stated it is the goal of the plan to maintain residential character of the neighborhood enclave south of UMED. The bigger question is, is it our aspiration in the long-range plan to preserve the residential character of the neighborhood.</p> <p>Commissioner Spring stated the staff response is consistent with Anchorage 2020 and the transportation system. The land use should consider the impacts on street congestion.</p>



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		<p><b>Recommendations:</b> No change, or change to “Compact Mixed Residential – Medium with the Residential Mixed-use Development stipple pattern. Because a medium density mixed-use residential zone (aka, an “R-3A”) is not yet available in the zoning code, an implementation rezoning could be to RO SL (Special Limitations) to call for some amount of compact housing or identification of another site to provide for housing either now or in the future. This would at least partially offset the loss of housing at this site which was formerly a mobile home park.</p> <p>New addition to the Recommendations proposed by staff for June 5, 2017: <del>Change the land use designation of the 2.5-acre parcel on the southwest corner of 40th Avenue and Piper Street from “Urban Residential High” to “University or Medical Center”. Remove the “Residential Mixed-use” white dot stipple pattern from this parcel.</del> (Note: The double strike-through reflects that this new addition proposed by staff on 6-5-17 was rejected by Planning and Zoning Commission. See 6-5-17 action by PZC at right.)</p>	<p>Commissioner Bailey stated that office use would bisect the residential neighborhood south of UMED into two residential areas. There are already commercial areas available to the east and west. The LUP labels the entire area as Traditional Neighborhood Development so whichever land use goes here should foster TND.</p> <p>Commissioner Spoerhase asked what is the currently adopted land use designation for this site: it is Office Low Intensity.</p> <p style="text-align: center;"><b>NO</b> <b>(4-3-17)</b></p> <p>Commissioners recommended Commercial Corridor designation to recognize Assembly approval of rezoning to RO.</p> <p style="text-align: center;"><b>NO to 6-5-17 revision.</b> <b>(6-5-17)</b></p>

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			<p>Commissioners did not support changing the 2.5-acre parcel on SW corner of 40<sup>th</sup> Ave. and Piper from residential to University or Medical Center land use designation.</p> <p>Commissioners stated the recent rezoning to RO already gives Providence the entitlement to build medical offices. The long-range city plan should, however, continue to reflect the city's direction that the neighborhood south of 40<sup>th</sup> Avenue be residential and avoid indicating support for incremental expansion of institutional use into the neighborhood at expense of its residential use.</p>
<p><b>11-b.</b></p> <p>Note: Sitka St. Park is addressed in issue 3-t.</p>	<p><b>15-Acre Merrill Field Property Between Sitka Street and SW Corner DeBarr and Lake Otis.</b> The large parcel located on the southwest corner of DeBarr and Lake Otis Parkway, owned by Merrill Field, is currently used as a snow dump. The Land Use Plan Map designates the site as Commercial Corridor, with a transit supportive development overlay. Under the Commercial Corridor the property could be rezoned to B-3, allowing office development and added traffic. The intersection of Sitka Street and DeBarr is already experiencing a higher than average accident rate and office development without improvements to DeBarr or the intersection of DeBarr and Sitka will result in higher accident and increased delays for</p>	<p><b>Response:</b> The 2040 LUP serves to establish a preferred long-term development scenario for the Bowl, including this 15 acre site east of Sitka Street Park, on the SW corner of 15<sup>th</sup> and Lake Otis. If/when the site is rezoned in the future and a development project is submitted for review, the Municipality will review the specifics of the development and require the necessary on and off-site improvements, including transportation, needed to serve the development. The Municipal Traffic Engineer requires TIAs for development projects that exceed a certain threshold of either square footage, number of employees, patrons or residents. It is likely that a TIA will be required for this site when a development project is proposed given the data on traffic accidents on DeBarr road. The 2040 Plan recommends DeBarr Road as a Transit Supportive Development Corridor, as adopted in <i>Anchorage 2020</i>. The designation comes with the expectation for infrastructure investment in and around DeBarr Road over time in order to accommodate increasing activity levels. Transit route restructuring will result in 15-minute headways in the near future. The 2040 LUP also provides support, strengthening other multi-modal connections in and around this area,</p>	<p><b>Discussed and Tabled (2-6-17)</b></p> <p>Commissioner Spring on 2-6-7 stated he plans to bring forward additional considerations for this issue, including reconsideration for how Merrill Field Sitka Street Park parcel to the west is designated.</p>

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	<p>those exiting Sitka Street. The municipal Traffic Engineer states that improving 15<sup>th</sup> Avenue or the intersection would be very expensive because of presence of wet soils, topography, a creek, and landfill.</p> <p>It is questionable if the residents of Eastridge neighborhood south of the parcel know the parcel is being designated as commercial. Substantial comments will probably come when they are notified of the plan or subsequent rezoning request.</p> <p>Recommend leaving the parcel as Community Facility or re-designating the site as Residential Medium. (PZC Commissioner Spring)</p>	<p>based in part on public comments at meetings that the intersection of 15<sup>th</sup> and Lake Otis is difficult for pedestrians to cross, and that better pedestrian connectivity needs to be provided across this intersection.</p> <p>The site was purchased and granted to Merrill Field by the FAA decades ago. The FAA grant assurance requires Merrill Field to seek FAA concurrence on the surplus and future use of this site for non-aeronautical purposes. Merrill Field is an enterprise –self-supporting agency and needs to manage its assets and its ability to increase the airport’s revenue-generating opportunities. During the update of the Airport Master Plan, this site was identified as a potential surplus site to airport operations. Paul Bower, Merrill Field Airport Manager, requested a land use designation allowing office/medical office with neighborhood commercial for this parcel. A rezoning to RO was discussed to support a medical-office as a principal use, consistent with the uses further east on DeBarr. Mr. Bower also shared that in his discussions with the community on potentially redeveloping this site for office development, the comments were generally positive. Traffic studies have been conducted and include potential recommendations on how to improve DeBarr road.</p> <p>At some time in the future after the land use designation is adopted, the Airport would begin discussions with the FAA regarding the eventual surplus and redevelopment of the site for office use. Merrill Field intends to continue owning the site and will lease the site for development. FAA regulations make it difficult for the Airport to sell off excess land.</p> <p>Staff discussed the issue of the existing snow dump and Mr. Bower identified another location on Merrill Field lands that could serve this purpose. The alternative location is located away from the DeBarr corridor and has less potential for alternate income generating use. The municipal snow dump does not provide much lease income as compared to a medical office based development. While Planning staff does not believe that residential housing is likely for airport land or a competitive alternative to medical-office returns, the Main Street Corridor designation does leave flexibility for housing developments or residential mixed-use. Overlaying this land use with the “Residential Mixed-use Development” stipple dot pattern could further promote residential use on the 2040 LUP, if that is of interest to the Commission.</p> <p>Office, medical office, and commercial employment contribute to the objectives of a transit corridor. The Main Street Corridor land use designation provides for these uses in a development pattern that supports public transit and provides more employment and services for the neighborhood. It also supports efficient use of land in the Bowl to address commercial and medical office needs. In contrast, a Community Facility or Institution designation would seem to perpetuate the snow dump along the transit corridor. Or it limits the property to other types of public facilities or institutions. It is not clear what institutional uses might locate here.</p>	<p>Staff also received late feedback on this item from Muni Traffic Engineer concerning traffic impacts on 15th.</p> <p>Staff after receiving Cmr. Spring’s comments will bring a revised and expanded 11-b back for deliberations. (2-6-17) –</p> <p><b>YES</b> <b>(5-1-17)</b></p>

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		<p>Planning staff notified the public and neighborhoods about the 2040 LUP and made extra efforts to reach out to Airport Heights Community Council because of land use issues in the neighborhood. The 2040 LUP planning team attended several Airport Heights Community Council meetings. Airport Heights leaders participated in several regional public meetings for the LUP that highlighted their neighborhood on regional focus maps. A special consultation meeting was held for Airport Heights representatives. The proposed designation of the property to allow for medical office did not appear to be of concern.</p> <p><b>Recommendations:</b> Add the RO District as a potential implementation district for the Main Street Corridor land use designation in the middle column of page 36: “B-3 or B-1B, or RO in residential-office locations, with CCO overlay or new overlay zone.”</p> <p>No other changes.</p>	
11-c.	<p><b>Geographic Extent of Northway Town Center.</b> Is the Northway Mall still a viable town center? It appears that the actual town center has actually moved to the Glenn Square Mall area north of the Glenn Highway.</p> <p>Change the designation of Glenn Square retail area north of Glenn Highway from Regional Commercial Center to Town Center. It is much smaller than and does not feel like the other two designated regional centers (Tikahtnu Commons and Dimond Center areas). It meets the definition of a town center. It has a variety of local serving businesses including restaurants, fitness center, and retail. It is adjacent to residential to the north including a new CIHA multifamily townhouse development. Additional housing within Glenn Square was originally planned and may still be a possibility. The 2040 LUP land use designation of Mt. View Dr. as a Main Street Corridor will complement the town center development and transit service. <i>Anchorage 2020</i> also includes Glenn Square as part of its approximate location for Northway Town Center. (PZC Commissioner Jon Spring)</p> <p>Change the designation of the area including Penland Manufactured Home Community bounded by Penland</p>	<p><b>Response:</b> Northway Town Center, straddled by commercial in all directions, a highway, and a manufactured home park, presents challenges for expanding the geographic extent of the “Town Center” designation. Too much expansion can easily overextend the Town Center commercial core. This would go against policy directives to guide compact, focused “Town Center” commercial development and preserve workforce and affordable housing opportunities near commercial cores of Town Centers.</p> <p>The area’s growth is stymied by need for significant public investment: poor capacity in utility infrastructure including sewer and storm water infrastructure, position relative to Merrill Field runway, unsettled future alignment of a Glenn-to-Seward Highway connection, and a generally lower market demand, and need for sense of place amenities. A targeted area rezoning (TAR) of I-1 to B-3 by itself would not overcome these challenges, but staff agrees could be a first step. However, rezoning of the D-2 Zoning District Penland mobile home park to B-3 would worsen residential land deficits for “missing middle” compact housing, and housing problems, disproportionately burdening low- to moderate income workforce households and under-represented ethnic and racial groups.</p> <p><i>Anchorage 2020</i> Land Use Policy Map (p. 50, Anchorage 2020) shows a circle/dot depicting Northway Town Center that includes Glenn Square and Penland Manufactured Home Community in its circle radius. <i>Anchorage 2020</i> explains that its map feature locations and use types should be interpreted as approximate. One can infer the circle includes not only a commercial/mixed-use core but also some surrounding primarily residential areas. <i>Anchorage 2020</i> anticipated more detailed, area-specific plans would establish a more specific layout and extent of town center commercial cores.</p> <p>To implement the 2020 town center concept, the Municipality in 2002 retained a consultant (Lennertz Coyle), which developed a draft Northway Town Center master plan through a charrette-style public process. The draft plan engaged the public but the plan was not completed. The draft plan located the Town</p>	<p><b>Glenn Square Discussed on 11-14-16</b></p> <p>Commissioner Spring on 11-14 requested staff to consider redesignating Glenn Square be a part of Northway Town Center. It does not feel like a Regional Commercial Center like Dimond Center or Tikahtnu Commons. Anchorage 2020 originally showed it as part of a Town Center.</p> <p><b>Discussed and Tabled (12-12-16)</b></p>

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	<p>Parkway in the north, DeBarr Road in the south, Northway Business Park Boulevard in the east, Airport Heights Drive in the west, to Town Center.</p> <p>Alaska Regional Hospital would expand but is constrained from expanding by current zoning and land use patterns. The Northway Town Center should be considered in connection with the UMED District to the south. <i>(Alaska Regional Hospital representative at public meeting)</i></p> <p>The Medical Center designation centered on the Alaska Regional Hospital site should be reexamined. The current designation does not allow for expansion of this important medical center. Given comments above by Alaska Regional representative, additional research is needed to determine what the future requirements for medical offices and hospital expansion are in this area. Medical expansion in this area would help redevelopment, particularly the Northway Mall. Northway Mall area is an excellent location for a major health center. <i>(Commissioner Spring)</i></p> <p>Concerns raised at Community Council meetings by residents expressing concern regarding potential displacement of the area’s mobile home park residents. Penland Manufactured Home Community should be preserved as a residential area. Penland MHC is financially viable through the year 2040. Infrastructure investments are being made in Penland and several other mobile home parks owned/managed by the same company. <i>(Airport Heights Community Council; Russian Jack Park Community Council; Penland MHC management company in consultation; Penland MHC representative at public meeting).</i></p> <p>Include an Action for MOA to carry out a Targeted Area Rezoning of this area to B-3. This will make the area more competitive, given the more restrictive nature of the</p>	<p>Center core north of Penland Drive. The locus was southeast of the Northway Mall. It recommended constructing a new bridge over the Glenn Highway to connect the town center to the Glenn Square Mall area. But it depicted that area as a combination of open space or undesignated future use outside the town center core.</p> <p>The 2016 Mountain View Targeted Neighborhood Plan designates the Glenn Square Mall as a regional commercial center. Glenn Square sits near the intersection of Mountain View Drive and the Glenn Highway, relatively isolated from Northway Town Center by the Highway. Its position in the transportation network matches that of Dimond and Tikahtnu. The existing land use anchors are all big box retail chain stores, which is consistent with a regional commercial center land use designation.</p> <p>Initial results of the 2040 LUP housing capacity analysis appear to indicate a need to preserve existing zoned lands such as Penland Park for “missing middle” type compact single-family, manufactured home, two-family, and townhouse style housing. Interviews with residential community leaders and Penland Park MHC managers indicate this will remain a viable manufactured home park through the year 2040. Therefore, reclassifying to mixed-use, commercial, or stacked multifamily may not be advisable.</p> <p>The Glenn Square Mall, the Northway Mall, Penland Mobile Home Park, and the Alaska Regional Medical Center properties would also make good candidate sites for a quick, “light” planning effort. Staff met briefly, individually with key stakeholders in this area during the LUP consultation process but additional contacts a discussion should be made to get a better sense from the property owners themselves about how they foresee this area in the future. For example, follow up contact has yet to be made with representatives from the Alaska Regional Medical center in order to understand and assess their possible expansion plans. A second example are concerns from the Penland Mobile Home Park. Staff met with the park manager and another interested stakeholder but has not had consultations with the property owner.</p> <p><b>Recommendations:</b> Amend the 2040 LUP as follows:</p> <ol style="list-style-type: none"> <li>1. Add new Action 3-6 to the Actions Checklist Table, to carry out a light, quick, inexpensive version of a Small Area Plan process for the Northway Town Center area including Alaska Regional Hospital, municipal properties, Penland Manufactured Home Community. Consult with residents, property owners, employers, and community councils to help determine appropriate land use designations and near-term amendments to the 2040 LUP. <i>(Staff to provide clearer language in the Action statement regarding the scope of this planning process.)</i> Responsible Agency: Planning. Time Frame: <del>1-3 Years</del> <i>Now</i>. Related Plans and Studies: MV. Depict the SAP on the 2040 LUP Actions Map.</li> </ol>	<p>Commissioner Spring to provide comments and suggested amendments in this area.</p> <p><b>YES, contingent on further clarifying the scope of the area planning process in Recommendation #1 (2-6-17)</b></p> <p>Commissioner Robinson requests that the language of the new Action 3-# in Recommendation 1 further distinguish the scope of a “light, quick, inexpensive” planning process. Is it really an SAP?</p> <p>Commissioner Robinson also expressed it is important for the long-range plan to show where Penland Manufactured Home Park is headed in the long term. It is likely to change, not remain the</p>



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	<p>industrial zones in the new Title 21. <i>(DOWL Engineering, CITC in consultation, Commissioner Jon Spring)</i></p>	<ol style="list-style-type: none"> <li>2. Add new Action 3-7 to the Actions Checklist Table, to “Facilitate a Targeted Area Rezoning in Northway Town Center, including rezoning I-1 zoned properties to commercial zoning” (above). Depict the TAR on the 2040 LUP Actions Map. <i>(Note: later superseded by issue 8-d. language)</i></li> <li>3. Amend the LUPM to expand the Traditional Neighborhood Design growth supportive overlay to include the Northway Town Center area between DeBarr, Glenn, Airport Heights, and Bragaw Street.</li> </ol>	<p>same in the long term. The Comp. Plan should provide guidance for what that change should be. (2-6-17)</p> <p>Note that for 5-8-17 PZC meeting staff recommended changing timeframe from “Now” to “1-3 Years”, and depicting this item as occurring by early 2019 in the 8-a work flow chart. PZC approved.</p>
<p><b>11-d.</b></p>	<p><b>Mental Health Trust and PLI Lands NW of Northern Lights and Bragaw Intersection.</b> Issues and questions regarding site considerations for redevelopment, including locations of roads, utilities, easements, trails, Chester Creek, and existing buildings and lot patterns. Issues and questions regarding the type of mixed-use site layout and Greenway Supported Development that would be required, relative to the request by the owner for flexibility in site and land use planning. <i>(Craig Driver, Alaska Mental Health Trust)</i></p>	<p><b>Response:</b> Planning Department staff held additional consultations with the Trust Land Office regarding the site conditions and the clarity of the land use designations. Staff clarified that the Urban Residential – High land use designation on the MHT property, with the Residential Mixed-use Development stipple dot pattern overlay provides MHT the site plan flexibility necessary to arrange commercial, mixed-use, and residential uses across the master site. Residential can be located on one part of the site, and commercial on another, for instance. Planning staff also clarified that Greenway Supported Development (GSD) allows smaller creek setbacks to encourage urban redevelopment in mixed-use centers. GSD complements redevelopment. A multi-use recreational trail running through the property aligned with Chester Creek has potential for a linear Greenway Supported Development feature.</p> <p>The residential mixed-use designation encourages commercial and PLI uses while overcoming a substantial housing capacity deficit, especially near major employment centers such as UMED. The MHT site represents a significant redevelopment opportunity. Designating it in a category that would allow reclassification from PLI to a zoning district implements Urban Residential – High / Residential Mixed-use. The 2040 LUP yields a substantial amount of housing and commercial potential near UMED. Initial</p>	<p><b>YES</b> <b>(12-12-16)</b></p>



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		<p>housing capacity results indicate more than 500 housing units of capacity may result. However, the site also has challenges with existing utilities, street access and traffic impacts, and existing lot boundaries. ASD Whaley School property also sits within the interior of the site.</p> <p>Planning staff acknowledged that the western half of the MHT property, which the draft LUP currently depicts as University or Medical Center with a tartan green hatched overlay, should be changed to a designation more consistent with the eastern half—Urban Residential – High with a stipple dot overlay enabling mixed-use. Staff recommends that a linear version of the GSD continue to extend through the western portion of the property, generally following the alignment of Chester Creek. The western half of the property comprises mostly class A wetlands. It is the practice of the 2040 LUP to designate privately owned lands with class A and B wetlands or other environmental constraint, in a manner consistent with their intended zoning, rather than as open space.</p> <p>The following changes reflect the additional consultation with TLO staff who seek to redevelop their property as residential and commercial office space. This redevelopment scheme will require up-grades to sewer and water infrastructure as well as internal road (re)alignments. TLO is especially interested in undergrounding a utility pole alignment that parallels Bragaw Road.</p> <p><b>Recommendations:</b> Extend the urban residential-high land use designation with the stipple overlay pattern for Residential Mixed-use Development westward to the remaining TLO parcels located north of Northern Lights and west of Bragaw.</p> <p>Remove the rectangular tartan hatch pattern from this western portion, and replace it with the narrower, linear tartan hatch pattern that more closely aligns with Chester Creek.</p> <p>Extend the “Traditional Neighborhood Design” overlay designation to include the western portion of the TLO property.</p> <p>Clarify the language of the Residential Mixed-use Development Growth Supporting Feature in the 2040 LUP plan document that this feature provides the flexibility necessary to arrange commercial, mixed-use, and residential uses across the site, and does not require vertical mixed-use in commercial buildings.</p>	
11-e.	<p><b>Glenn Muldoon Mobile Home Community</b> on the NE corner of Boundary Street and Muldoon Road, and SE of the Glenn Highway interchange, is a potential redevelopment site in the long term. Include this property</p>	<p><b>Response:</b> In response to this comment, which was raised regarding the Feb. 29 draft LUP, the “Residential Mixed-use Development” overlay dot pattern was added to the eastern part of the “Multifamily” land use designation for Glenn Muldoon. Retaining a residential land use designation is most compatible with</p>	<p><b>YES</b> <b>(11-14-16)</b></p>

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	<p>in the Muldoon pedestrian oriented mixed-use “Main Street” corridor designation that spreads northward toward Glenn Muldoon and Tikahtnu Commons. Glenn Muldoon is located at the intersection of Muldoon and Boundary Street next to commercial uses, and next to the Glenn Highway interchange with Muldoon. This proximity supports commercial zoning that provides flexible use of the Glenn Muldoon parcel in lieu of a mixture of residential and commercial use. (CIRI Land Development Company)</p>	<p>current use and residential zoning, and is necessary to retain the residential land base and be consistent with the no-net-loss of residential land policy of the Comprehensive Plan.</p> <p>The “Residential Mixed-use Development” overlay preserves the housing base while also allowing for mixed-use commercial on the site where it fronts on Muldoon Road. This is consistent with the East Anchorage District Plan intent to retain residential neighborhood areas while allowing mixed-use commercial along the Muldoon Corridor.</p> <p>An action item has been added to the Actions Checklist creating a variation of the R-3 residential zone which requires housing while allowing a certain percentage of total site floor area to be commercial, in a truly mixed-use setting. This will provide CIRI the flexibility to create a mixture of residential and commercial use as it requested.</p> <p><b>Recommendations:</b> No further changes.</p>	
11-f.	<p><b>Municipal Snow Dump Site on CIRI Land east of the Alaska Native Heritage Center</b> from Institution or Public Facility to a commercial development use designation, to reflect the private ownership. (CIRI Land Development Company)</p>	<p><b>Response:</b> The snow dump is on a long-term lease that extends beyond the time horizon of the 2040 Land Use Plan. The anticipated use will continue to be public/institutional, specifically the snow disposal facility. This type of facility is needed and the MOA does not anticipate breaking the lease early. The Institution or Public Facility designation applies to both private and public properties, and is tied more to the anticipated future use than to ownership. For example, the ASD headquarters is located on private land and the Alaska Native Heritage Center just west of the property of concern is on CIRI owned land. Both the snow disposal facility and adjacent cultural facility are Public / Institutional uses that are anticipated to continue long term. Even if the snow disposal use were to cease, other uses such as a school, or utility, or additional cultural facility area may be the more appropriate use of the property, which does not have direct highway access.</p> <p><b>Recommendations:</b> No changes.</p>	<p><b>YES</b> <b>(11-14-16)</b></p> <p>Commissioner Walker on 11-14 requested staff to confirm the length of the long-term lease, and to provide that as follow-up information to PZC.</p>
11-g.	<p><b>Medium Density Residential West of Lake Otis on E. 24<sup>th</sup>.</b> The proposed increase in residential intensity to Compact Mixed Residential – Medium could pose traffic problems on Lake Otis. Recommend MOA Traffic Engineering review to determine if access to Lake Otis will pose a problem. (PZC Commissioner Spring)</p>	<p>The site is vacant property along the south side of E. 24<sup>th</sup> which is zoned R-2M and R-1. As currently zoned, it would yield around 20 additional housing units at build-out based on the 2040 LUP housing capacity analysis assumptions and site characteristics. The 2040 LUP designates the site as Compact Mixed Housing – Medium, with the R-3 district as the primary implementation zone. Under the R-3 zoning district, the 2040 LUP housing capacity analysis finds that the site could yield around 60 housing units at build-out.</p> <p>Discussion with Traffic Engineering indicates that 60 units would likely trigger a Traffic Impact Analysis (TIA) to assess impacts on Lake Otis including at the E. 24<sup>th</sup> intersection. Assuming that access to Lake</p>	<p><b>Discussed and Tabled</b> <b>(2-6-17)</b></p> <p>Staff to return with plan amendment language to ensure that sites with more severe level of service inadequacies get adequate</p>

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		<p>Otis would pose a problem, remedies might include reducing the number of units, phasing development, or providing the needed transportation improvements as a prerequisite to a development permit.</p> <p>Because the 2040 LUP is a generalized land use plan for future long term growth, it provides a vision of where future housing might occur over the next 25 years or more. The 2040 LUP policies call for investment in streets and infrastructure in areas of designated growth, so that the areas have the capacity to prepare and accommodate such growth. Project #118 in the 2035 MTP addresses Lake Otis Parkway. The 2040 LUP also depends on future review processes to address and mitigate development impacts, including TIAs.</p> <p>The Compact Mixed Residential – Medium designation does not automatically entitle this or any sites designated as such with an up zoning to R-3. The 2040 LUP lists R-3 and secondarily R-2M as potential implementation zones. The plan establishes on pages 21 and 22 that <i>“The area’s Land Use Designation does not imply that the most intense corresponding zoning district is recommended nor is the most appropriate. Proposed rezones should be consistent with Title 21 and Comprehensive Plan policies.”</i></p> <p>The Traffic Engineer reviews proposed rezonings and developments. Title 21 section 21.07.060C, Traffic Impact Mitigation, stipulates when a TIA is required: where thresholds in the Policy on Traffic Impact Analyses are met; where the PZC or Assembly requires a TIA as a condition of approval; when the existing TIA is out of date; where increased land use intensity will result in substantially increased traffic generation or reduced level of service on affected streets; and when the Traffic Engineer determines there are other traffic concerns that may be affected by the proposed development.</p> <p>Northern Lights Boulevard is slated to become a higher frequency transit corridor. The site is located between Midtown and UMED employment centers, is on the Chester Creek greenbelt trail, and is within trail commuting distance of Downtown. Its location represents an opportunity to provide additional needed future housing near the major employment centers that has multiple alternative accessible modes for traveling to employment, amenities, and services.</p> <p>The 2040 LUP addresses issues of compatibility and character in the Medium residential land use description as well in action items, such as in Action 7-2. Based on all these existing processes and anticipated actions, there is sufficient means to address and mitigate the impacts of future development.</p> <p>Comments regarding traffic impacts for this site are similar to those comments received about other sites in which the 2040 LUP recommends new growth and development. The list of related issues, including this issue, concerned traffic impact mitigation: 4-a., 4-a addendum, 4-d., 8-1., 10-d. part 3, 10-g, 10-l. addendum, 11-a., 11-b., 11-d., 11-g, 11-l. Issue-response item 4-a. addendum #2 has been added to the 4-a., 4-c, and 4-d. issue series to respond to PZC’s request for plan amendment language to ensure that sites with more</p>	<p>infrastructure/levels of service prior to implementing higher density land use designations than current zoning allows. Commission discussed potentially conditioning its support for recommendations on timing higher density development with the levels of service needed to support that density. (2-6-17)</p> <p><b>YES</b> <b>(5-1-17)</b></p>

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		<p>severe roadway level of service (LOS) inadequacies get adequate infrastructure / levels of service prior to implementing higher density land use designations.</p> <p><b>Recommendation:</b> No changes. See issue-response 4-a. addendum #2.</p>	
<p><b>11-h.</b></p>	<p><b>Residential Lots in the SE corner of Orca and 15<sup>th</sup> Avenue; Sitka Street Park.</b> The 2040 LUP should not designate these lots as Airport. Two of the residential lots have existing residential homes and they along with the other lots on SE corner of Orca St and 15<sup>th</sup> Ave. should remain as residential. Sitka Street Park should be retained as park land and no portion of it should be replaced with commercial development. <i>(Fairview Community Council)</i></p>	<p><b>Response:</b> There are 6 lots of existing or former residential use located in a small subdivision in the southeast corner of SE Orca and 15<sup>th</sup> avenue that are identified in the Merrill Field Master Plan for future acquisition. The purchase of these properties will further secure the area under the North/South Runway Protection Zone as well as accommodate the completion of Taxiway B. Runway protection zone (RPZ) is an “area at ground level off the runway end to enhance the safety and protection of people and property on the ground.” (FAA 2012:8). Only 2 of the 6 parcels remain to be purchased by the Municipality.</p> <p>With regards to Sitka Park, this park and the adjoining open space lands are owned by Merrill Field, who has allowed the parcels to be used as park and as open space lands. The 2040 LUP PH draft map designates Sitka Park and the adjacent open space lands as Airport with the added Greenway Supported Development Overlay. These designations recognize the importance of these lands to Airport operations as well as providing the opportunity for redevelopment. Merrill Field is an enterprise - self-supported agency and needs to manage its assets and ability to increase the airport’s safety and revenue-generating opportunities.</p> <p><b>Recommendation:</b> No change to the underlying land use designation of Airport. <b>See Issue Response 3-B</b> which proposed to revise the name, pattern, and wording of the Greenway Supported Development Overlay for Merrill Field open space to <u>Transportation Facility Open Land</u>.</p>	<p><b>YES</b> <b>(12-12-16)</b></p>
<p><b>11-h. #2</b> The <u>second</u> 11-h, as a result of a typo. Not related to the first 11-h.</p>	<p><b>R-2M Neighborhood NW of Northern Lights / Boniface Intersection.</b> Planning review marked the draft LUP designation of “Single Family and Two Family” on the western and northern portions of the residential area between Northern Lights Blvd. and Russian Jack Park west of Boniface for reconsideration, in light of the area’s potential for additional housing development at its current R-2M zoned densities. <i>(Planning Department Long-Range Planning Division)</i></p>	<p><b>Response:</b> This R-2M zoned neighborhood is along the proposed 15-minute headway Northern Lights public transit route. It has vacant land and redevelopment potential and an existing mix of housing types such that the 2040 LUP applies the “Transit Supportive Development” overlay to the area. A land “Compact Mixed Residential” designation is more consistent with the existing zoning, the transit corridor, and housing objectives.</p> <p>However, the area’s road infrastructure, accessibility, and environmental constraints may be a limiting factor, particularly in the north. Additionally, the western portion of the area primarily along Wesleyan Dr. has developed largely as single-family and single-family attached homes.</p> <p>Issue-Response Map 11-h identifies a portion of the “Single Family and Two Family” designated area that appears developable with close access to Northern Lights Boulevard.</p> <p><b>Recommendations:</b> Change the land use designation for the half-dozen or so lots near Wesleyan Dr. identified on Issue-Response Map 11-h from “Single Family and Two Family” to “Compact Mixed</p>	<p><b>YES</b> <b>(3-13-17)</b></p>

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		<p>Residential – Low”. Identify this area on the 2040 LUP “Areas of Growth and Change Map” (page 19) as an area of “Land Use Designation Change from an Area-Specific Plan”, using the forest green outline.</p> <p>Retain the “Single Family and Two Family” in the areas along Wesleyan Dr. that have developed in a single-family pattern, and in the northern area between 20<sup>th</sup> and 22<sup>nd</sup> subject to environmental constraints and poor road infrastructure.</p>	
<p><b>11-h. #2</b> addendum</p>	<p><b>R-2M Neighborhood NE of Northern Lights / Boniface Intersection.</b> During Planning and Zoning Commission review of item 11-h #2 above on 3-13-17, Commissioners requested staff to look into the potential for changing the designation of the church lot on Boniface on south side of Sapphire Street for medium density land use designation that could be implemented by a rezoning to R-3 multifamily. <i>(Planning and Zoning Commission)</i></p>	<p><b>Response:</b> East Anchorage District Plan (EADP) designates this area as Low to Medium intensity residential, which corresponds to the adjacent zoning of R-2M. The draft designation on the 2040 LUP is reflecting this. The parcel is bordered by mostly older, established one and two-family homes and by a medium sized site condo development. This relatively small site is not particularly well connected for pedestrians. There is limited supportive open space or parks within a quarter mile walk of this parcel. Given the locational criteria set up for this residential intensity in the Plan, the site seems more suited to Compact Mixed Residential-Low. This still provides opportunity for compact housing types including townhouse and small apartment structures.</p> <p>Map Reference: Issue-Response Map 11-h and 11-i.</p> <p><b>Recommendations:</b> No Changes.</p>	<p><b>YES</b> <b>(4-10-17)</b></p> <p>Commissioner Robinson expressed that although he would not object to staff recommendation, it seems like a missed opportunity. The church owner of this parcel expressed interest in building senior housing at greater densities / in larger buildings than the R-2M zoning allows.</p>
<p><b>11-i.</b></p>	<p><b>Northern Lights / Boniface Neighborhood Center.</b> Planning review marked several draft LUP designations at the Northern Lights / Boniface neighborhood center for reconsideration. These include an R-3 residential zoned lot with existing multifamily dwellings that the LUP designated as part of the Neighborhood Center, and several lots zoned commercial that it designated as residential SE of the intersection. <i>(Planning Department Long-Range Planning Division)</i></p>	<p><b>Response:</b> These areas are depicted on issue-response map 11-h.</p> <p>The first property in 11-h. is a developed multifamily lot zoned R-3 on the south side of 26<sup>th</sup> Avenue, abutting that back side of the Goodwill Store strip mall. The Public Hearing Draft 2040 LUP followed the <i>East Anchorage District Plan (EADP)</i> in designating this parcel as part of the Neighborhood Center. The Neighborhood Center is a commercial/mixed-use designation to be implemented by the B-1A and B-1B zoning districts. The 2040 LUP and EADP essentially generalized the land use designations by creating a unified block of pink color-coded area designated for future mixed-use redevelopment, rather than depicting a small enclave of medium density residential or including the property in the “Compact Mixed Residential – Low” designation to the north. The planning vision for the NE corner of the Northern Lights / Boniface intersection is a 2-3 story redevelopment with the potential for mixed-use residential housing on the upper floors or interior to the block. Adding an overlay of “Residential Mixed-use Development” white dotted stipple pattern to the entire NE corner of the Neighborhood Center would communicate that intent. It would</p>	<p><b>YES</b> <b>(3-13-17)</b></p>



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		<p>encourage but not require residential units on the properties already zoned for commercial use, but would effectively discourage the existing residentially zoned property from simply being rezoned for office use only.</p> <p>The second set of properties in 11-h is located SE of the Northern Lights / Boniface intersection and was inadvertently designated in the plan as residential, although it is currently zoned commercial, and should have been designated “Neighborhood Center”.</p> <p><b>Recommendations:</b> Add the “Residential Mixed-use” stipple pattern overlay to all of the Neighborhood Center on the northeast corner of the Northern Lights / Boniface intersection. Change the land use designation for the two properties on Rose St. from residential to “Neighborhood Center”.</p>	
<p><b>11-i.</b> addendum</p>	<p><b>Anchorage School District HQ and Charter School SE of Northern Lights / Boniface Intersection.</b> During Planning and Zoning Commission review of item 11-i. above on 3-13-17, Commissioners requested staff revisit the “Community Facility or Institution” land use designation on the privately owned parcel under long-term lease by Anchorage School District (ASD) for the ASD Administration and a Charter School. Shouldn’t the privately owned property be designated commercial as part of the Neighborhood Center? It is a former strip mall. <i>(Planning and Zoning Commission)</i></p>	<p><b>Response:</b> The facility building is no longer a strip mall. ASD has made significant investment in these buildings, which have been completely renovated and re-used as a public administration building and a technical high school. The strip mall commercial spaces / configuration no longer exists. These facility investments indicate long-term commitment to remain in place, consistent with the lease.</p> <p>LUP institutional designation has no impact on the property owner’s land use entitlements. The commercial zoning for the property remains. If for an unforeseen reason the lease were to be ended early, the owner has broad entitlement to lease or sell the building for commercial use, based on the zoning regardless of the plan.</p> <p>The designation is adopted as part of the EADP. The LUP reflects this already adopted land use designation. The analysis creating the EADP designation indicated that the ASD was in a long-term lease and the property was going to remain institutional use for the life of the EADP plan. At time of this writing, ASD staff was reviewing terms of its lease. It is likely a long enough term lease, and given the ASD specialized site improvements this land use is planned to remain here for the length of this Plan horizon.</p> <p>The Appendix A planning factors map #CC-5 Land Ownership for the 2040 LUP project already documents the land ownership patterns. Map CC-5 should show the property as privately owned. Planning factors map #EP-1 documents existing zoning and will show the property is zoned commercial. By contrast, the function of the 2040 LUP to help assist with future land use decisions for city wide, and is more effective when it communicates the forecast pattern of uses and development. It should not show a public admin and school facility as a neighborhood commercial center.</p> <p><b>Recommendations:</b> No Changes to the Land Use Plan Map.</p> <p>Staff to check Appendix A planning factors map #CC-5 Land Ownership to ensure it accurately depicts the private property ownership of the parcel.</p>	<p><b>NO</b> <b>(3-13-17)</b></p> <p>Commissioners recommended designating the property as part of the Neighborhood Center. The property is privately owned commercial zoned land and building. The institutional use is fine in a mixed-use neighborhood center.</p>



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11-j.	<p><b>Helen Louise McDowell Sanctuary Parcels Missed on Grape Place.</b> Planning review found the draft LUP missed several municipal parks parcels at the north end of Grape Place and Eau Claire Place streets in Tudor Area Community Council. The LUP designates them as residential. <i>(Planning Department Long-Range Planning Division)</i></p>	<p><b>Response:</b> Nine of the platted lots in the residential subdivision straddling Grape Place and Eau Claire Place are municipal parks parcels in the Helen Louise McDowell Sanctuary. The 2040 LUP identified most of the Sanctuary as “Park or Natural Area”, but missed these smaller platted parcels. These include the northernmost 3 lots on the east side of Eau Claire ROW, the northernmost 4 lots on the west side of Grape Place ROW, and the 2 lots just south of Winderness Park on the east side of Grape Place ROW. The parcels are a “natural resource” category municipal park.</p> <p><b>Recommendations:</b> Change the land use designations of the nine parcels to “Park or Natural Area”.</p>	<p><b>YES</b> <b>(3-13-17)</b></p>
11-k.	<p><b>Zamarello Fill Site northwest of Lake Otis/Tudor.</b> The draft LUP designated an R-3 residentially zoned vacant property west of the strip mall on NW corner of Tudor and Lake Otis as “Commercial Corridor”. The draft designation is not consistent with conservation of residentially zoned land base or the residential potential for this site to provide housing along a creek near UMED District employment, a transit supportive development corridor, and citywide trails system. <i>(Planning Department Long-Range Planning Division)</i></p>	<p><b>Response:</b> The 2040 LUP establishes that “Commercial Corridor” areas are relatively low density strip commercial land uses and are not intended to be physically expanded at the expense of areas designated residential. The site in question is vacant and zoned R-3. The site is right-in / right-out only access, and is along Fish Creek next to the Tudor Area neighborhoods to the northeast. Development at R-3 densities could provide housing capacity needed in the vicinity of Midtown/UMED along the transit corridors in north Anchorage and along Lake Otis.</p> <p>There is a conservation easement for the creek that includes a setback.</p> <p>Additional information provided on 3-13-17: Staff provided some history for the Commission. The site was the subject of a controversial rezoning proposal in the 1980s. The applicant tried to rezone to B-3. There was significant community opposition. Staff points out there is multifamily housing just across the creek to the west.</p> <p>Additional information provided for 4-3-17 as follow up to 3-13-17 discussion: The site includes a parking lot that appears not to have been authorized. This parking lot sits at the east edge of a larger R-3 parcel. This area was subject to a very controversial rezone request to go to B-3 from R-3 in the early 1980’s, which was not approved.</p> <p>Map Reference:</p> <ul style="list-style-type: none"> <li>• Issue-Response Map 11-k / 11-m.</li> </ul> <p><b>Recommendations:</b> Change the land use designation of the developable portion of the parcel west of strip mall from “Commercial Corridor” to “Compact Mixed Residential – Medium”, as depicted in issue-response map 11-k / 11-m.</p>	<p><b>No Consensus (Split)</b> <b>(3-13, 4-3, and 5-1-17)</b></p> <p>Commissioners Walker and Spoerhase recommend the draft plan continue to designate the site as Commercial Corridor. The southeastern part of the parcel is being used as ancillary parking for the strip mall to west. The site is a fill lot and unlikely to be feasible for residential development. It abuts the mall not the neighborhood.</p> <p>Commissioner Bailey stated that medium density residential designation furthers the housing needs of the city.</p> <p><b>YES</b> <b>(6-5-17 deliberations)</b></p> <p>Commissioner in support of motion to change the</p>

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			<p>land use designation stated that the overall plan is lacking in housing capacity and has excess commercial capacity. Changing supports getting to the right combination of uses. Historically the community rejected converting this area to commercial in a controversial rezoning request in the 1980s. Residential is consistent with the land use pattern to the east and across Tudor.</p> <p>Commissioner opposing change stated that this is one of the few remaining parcels near the UMED that could be developed with mixed-use residential and commercial. Does not believe housing alone is financially feasible on this site. Traffic access will be difficult for housing alone. He considered but did not propose a middle ground (residential mixed-use).</p>

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11-l.	<p><b>Neighborhoods along east side of Lake Otis between Northern Lights and Tudor: Green Acres Subdivision and College Village Addition #1 Subdivision.</b></p> <p>Please avoid changing the zoning for Green Acres subdivision for higher density housing. As it is there are not enough egresses to safely exit/enter Lake Otis and 36<sup>th</sup> Avenue. More housing capacity puts a strain on what are already unsafe access/escape routes from this neighborhood because of increased traffic to office buildings along Lake Otis and 37<sup>th</sup> and 38<sup>th</sup> Avenues. Consider instead the area around Otis Lake north of 36<sup>th</sup> Avenue (ie., College Village Additions #1 and #2 east of Otis Lake) for higher density housing. There seems to be ample vacant land around Otis Lake. This would generate more lake-front quality housing. This will generate more high value redevelopment than increasing the density in Green Acres to transform it into absentee landowner area. (Andree McLeod)</p>	<p><b>Response:</b> The issues and concerns regarding Green Acres Subdivision, and the responses to these concerns in the revised draft 2040 LUP, have similarities to other older neighborhoods designated for more compact housing opportunities than current zoning allows. These include, for example, Windemere in issue 10-l., and Forest Park MHC in issue 10-g, and East 24<sup>th</sup> Avenue in 11-g. The issue-response below references the issue-response recommendations for some of these other items.</p> <p>Green Acres Subdivision is SW of 36<sup>th</sup> and Lake Otis. It comprises a grid of small lots with alleys, and a mix of single-family, two-family, and 3-4 unit buildings. The majority of structures are two-family. Current zoning is R-2D, a single-family/two-family district. The 2040 LUP departs from existing zoning, by designating the subdivision as “Compact Mixed Residential – Low”. It also provides an overlay of “Traditional Neighborhood Design” to recognize the valuable grid-block pattern and encourage new development to carry forward that pattern. Green Acres is also located on the Lake Otis Parkway Transit Supportive Development corridor, near UMED District, and a short distance from Midtown. The Subdivision is not connected to the R-1 zoned neighborhood further west. Compact Mixed Residential – Low provides compact housing opportunities that reflect the existing pattern of mixed housing and street grid, and respects the neighborhood’s built scale. Implementing zoning could be the R-2M District, which is the same district as most of South Addition and other similar mixed-housing neighborhoods. The implementing zoning could also be the new zoning district variation of R-2M designed for small lot neighborhoods like Green Acres. It would allow up to 3 or 4 units in a structure but not an 8-plex as in the R-2M zone, which would be oversized for the neighborhood. See issue-response 10-l. addendum regarding Windemere Subdivision, for recommendations to create a new zoning tool. The 2040 Plan also calls for neighborhood development standards in Traditional Neighborhood Design overlay areas, so that new infill housing fits into the desirable character of Green Acres neighborhood and similar grid-block neighborhoods from South Addition to Fairview to the desirable Roosevelt Park area of Spenard.</p> <p>With respect to the concern about more housing generating more traffic problems with ingress/egress between the neighborhood and 36<sup>th</sup>/Lake Otis, see issue-response 4-a. addendum #2. regarding transportation network improvements prior to implementing more housing or employment. This Plan advocates for street and pedestrian network improvements be made with or prior to implementation of growth where such improvements are needed. The Plan also supports the extension of a Greenway Supported Development corridor between Midtown and UMED, which runs along the Fish Creek drainage just south of Green Acres, crossing Lake Otis Parkway.</p> <p>College Village Addition #1 subdivision, including Block 10 Lots 1 through 12, north of Cornell Ct. along Sheldon Jackson St., were designated Compact Mixed Residential – Low after staff review of the area at the suggestion of the public comment. These lots are near to Lake Otis Parkway, and access Lake Otis directly</p>	<p><b>YES</b> <b>(5-1-17)</b></p>

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		<p>within 800 feet without going through the interior of the single-family neighborhood of College Village. Half of the lots are two-family structures, and one of the lots has 3-4 units. A church occupies the property fronting Lake Otis Parkway between Cornell Ct. and Duke Drive. Planning included lots 1 – 7 in block 13 of Addition #1, the lots along west side of Stanford St., north of Duke Dr., that back up to Carlson Park, in the Compact Mixed Residential – Low designation. This row of lots is very near Lake Otis, and also border on the park.</p> <p>The remainder of the College Village neighborhood is not as well positioned for compact housing. The subdivision is curvilinear without a block grid or alleys. It gets too far away from Lake Otis, with access to lots through the subdivision. Lots along Otis Lake are long and narrow home lots, not well positioned for multiple dwellings. College Village is an established single-family neighborhood.</p> <p><b>Recommendations:</b> See the recommendations for issue-responses 10-l. addendum and 4-a. addendum #2 regarding development standards and street improvements to support compact housing. No further changes.</p>	
11-m.	<p><b>Tudor Road Mixed-use Town Center and Corridor South of UMED.</b> The Public Hearing Draft LUP’s proposed town center near the northwest corner of Tudor and Elmore (east of Dale Street) is too small. According to Anchorage 2020 and the 2040 LUP, town centers should be 20-40 acres or more in size and serve between 30,000 to 40,000 residents. Tudor Center strip mall site has little potential to become such a town center. <i>(PZC Commissioner Jon Spring)</i></p> <p>Planning Department, RES/HLB, and other agencies are currently working with a developer to implement the 3500 Tudor Road Master Plan vision for a mixed-use residential/commercial redevelopment of much of the municipally owned 3500 Tudor campus, including relocating school bus parking and other storage to make way for residential apartments, lodging/restaurants, retail, a new DHHS office, and parking facilities. The development will provide housing, employment, and services that compliment and support UMED. The development plans indicate that due to cost of improving infrastructure, only 200-300 housing units may be feasible.</p>	<p><b>Response:</b> Extending the Town Center designation further west along Tudor Road was considered during the UMED District Plan development. At that time, it was determined that the designation of “Commercial Corridor” better reflected the existing blocks of shallow lot, auto dependent-commercial development. The existing commercial area on the northwest corner of Tudor and Elmore (east of Dale Street) was approved with the equivalent of a Town Center designation under the 2016 UMED District Plan. The draft LUP map carries the designation from the UMED District Plan. Staff acknowledges that the area shown on the draft LUP did not meet the minimum size specifications for a Town Center. But since the scale of development within the designated mixed-use center was intended to be larger than just a neighborhood center, it was envisioned to be redeveloped with larger buildings serving UMED.</p> <p>Planning staff’s further review of the area and new information since September 2016 about upcoming development proposals and public transportation changes led the Planning Dept. to recommend that the Town Center designated area be expanded substantially at its proposed location between Dale St. and Elmore.</p> <p>First, staff quality assurance review found that portions of the Tudor Center mall property had been excluded in the Public Hearing Draft Town Center designation. The Town Center designation should have extended northward another 100 feet, into the block between Dale and Florina Streets, to include the back side of the mall property and the Tudor Storage self-storage structure.</p> <p>Second, discussions with the property owners of the Ernie Turner Center at the northwest corner of Tudor and Elmore indicate their intent to redevelop the property as commercial/medical office once the Ernie Turner facility has moved. This would require a rezoning from PLI to B-3, which fits better within the Town</p>	<p><b>YES</b> <b>(5-1-17)</b></p> <p>Commissioner Spring expressed doubt about Tudor Rd. as a transit supportive development corridor. Also noted the Town Center policy area in Anchorage 2020 was not intended to be around Major Employment Centers but rather in outlying residential areas. Employment Centers were supposed to be surrounded by Redevelopment/Mixed-use Areas.</p>

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	<p>This, is less than the minimum number of units that would be expected under the Public Hearing Draft LUP land use designation given the size of this site. (<i>Planning Department, HLB/RED</i>)</p> <p>Why is the town center along Tudor Road located east of Dale Street? The commercial activity and neighborhood resident population is centered further west closer to Lake Otis—lots of small businesses, restaurants, services, etc, right at Tudor/Lake Otis. Also, the proposed site in the draft 2040 LUP is owned by Providence Hospital. How does Providence’s plan for the area fit with Town Center? The 2040 LUP seems to reflect status quo along Tudor west of Piper St., without showing much vision about changing this corridor to a walkable mixed-use area. It is very difficult to cross Tudor Road—need better pedestrian crossings and improvements to the walking environment; safer and more pleasant—not right on curb several feet away from 50 MPH traffic. (<i>Campbell Park Community Council meeting consultations; Judith Andregg/David Pelto</i>)</p> <p>Public Transportation’s new route alignment emphasizes 20-minute or better frequency bus service along Tudor Road corridor and within the UMED employment center. This can support emerging transit-supportive densities and mixed land use patterns along the Tudor Road corridor from Lake Otis in the west through past Elmore Road in the east. Tudor Road corridor should be added as a transit supportive development corridor on the LUP. (<i>Public Transportation Department</i>)</p> <p>The LUP should provide more east-west multi-modal or pedestrian corridors. Could Northern Lights/Benson, 36<sup>th</sup>, or Tudor Road be designated for Main Street or Transit</p>	<p>Center designation. It will also potentially encourage the development site plan to provide pedestrian oriented connectivity to abutting properties to the north and west. Therefore, the “Town Center” designation should be extended eastward along the north side of Tudor Road to Elmore St., to include the Ernie Turner Center lot and the vacant lot to its north.</p> <p>Third, the MOA has been actively working with a developer to redevelop the north half of the 3500 Tudor Municipal Campus. This 20 acre site on the southwest quadrant of Tudor and Elmore is recommended to be designated Town Center. This change would quadruple the size of the Town Center in this vicinity and extend it southward to straddle Tudor Road. The development site is currently occupied by the ASD school bus parking facility and the open storage areas further west. Redevelopment of this property as a mixed-use center includes a full-sized grocery store, 200-300 residential apartment units, a new office headquarters for the municipal Department of Health and Human Services, a hotel, a UMED serving parking structure, and small retail businesses. Public Transportation Department (PTD) representatives have discussed with ASD the potential to expand the existing People Mover bus barn facility, and relocate the ASD school buses there. This year, several more schools have participated where students can ride People Mover to and from school by showing their student ID. This program has been well received by the students because it enables them greater flexibility to participate in afterschool activities. As this program grows, it may result in a smaller fleet of school buses overall. The proposed development would require re-platting and improvement of street, pedestrian, and utility infrastructure. Preliminary project cost estimates limit the housing portion to 200-300 new dwellings, anymore would make the apartments difficult to pencil. Because the mixed-use development on these 20 acres will probably have a residential density of only around 15 dwelling units per acre, it is unlikely to meet the Public Hearing Draft 2040 LUP designation of “Urban Residential – High” with the “Residential Mixed-use Development” stipple pattern (20+ dwelling units per acre). The implementation zone for the Public Hearing Draft designation is the R-4A district. The R-4A allows commercial use but at least half of the total floor area must be housing. The emerging 3500 Tudor project includes a residential component however it trends more closely toward commercial/mixed-use town center type development than primarily residential. The 3500 Tudor campus designation would still conform to the <i>3500 Tudor Road Master Plan</i>.</p> <p>Fourth, HLB is discussing options with the owners of Tozier Track on relocating their operations to HLB owned lands. Tozier Track is prime land for development and is recommended to be designated “Town Center” on the northern half, and “Community Facility” on the southern half.</p> <p>Fifth, the MOA Traffic Engineer has indicated that eventually 46<sup>th</sup> street will need to be improved to serve as a secondary collector due to the growing number of vehicles using this street to turn around in order to head west on Tudor. Median improvements on Tudor Road prohibit left turns from the businesses on the</p>	<p>Note that after 5-1-17 meeting staff has added a recommendation to add Tudor Road to the list of TSDCs on page 45 of the plan.</p> <p><b>YES to revision</b> <b>(6-5-17)</b></p>



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	<p>Supportive Development Corridor? (<i>Spenard Community Council</i>)</p> <p>(<i>See also issue-responses that apply to Tudor Road and streets within issue items 4-a and 4-a addendum. See also issue-response extending GSD along 42<sup>nd</sup> Ave. in 2-e.</i>)</p>	<p>south side of Tudor. The Traffic Engineer has received numerous calls from the residents in this neighborhood about this increased vehicular traffic.</p> <p>Lastly, the Public Transportation Department (PTD) recently announced its system wide bus service changes. These include higher frequency transit service along Tudor Road and within the UMED employment center. Other commenters also suggested Tudor Road, or parts of it with higher potential for pedestrian-oriented land use pattern, be considered as a Main Street Corridor and/or Transit Supportive Development Corridor. While most of Tudor Road and 36<sup>th</sup> Avenue between Midtown and UMED are lined with land uses and property development patterns that seem unlikely to evolve into transit-supportive development, the segment of Tudor beginning at Lake Otis eastward to ATNHC campus is lined with a street grid block pattern of development supporting a growing intensity of residential and commercial uses near the UMED District.</p> <p>As this expanded Town Center develops over the next 10 to 25 years, it is expected that students and employees within the UMED campuses, as well as nearby residents, will utilize the businesses in this center. Transit service will improve with shorter bus headways serving the UMED area and Tudor Road. These added activities will likely spur redevelopment of underutilized properties along Tudor Road between Elmore and Lake Otis Parkway. With time, it is expected that Tudor Road between Elmore and Lake Otis Parkway will evolve into a main street corridor. To do so will involve addressing street connections as well as pedestrian connections across Tudor Road. Issue response item 4-a addendum discusses how these improvements should be made as the area redevelops.</p> <p>With the planned improved bus service, the area and corridor will have more transportation options for employees and residents. Opportunities for additional mixed use development and improved pedestrian and bicycle access along the Tudor Road corridor between Elmore and Lake Otis should be considered. West of Piper St., the “Main Street Corridor” reflects the long-term vision and desire of University Area and Campbell Park Community Council residents. See issue-response items 4-a., 4-a. addendum, 4-d., and 4-e. regarding needed expansion of multi-modal and street infrastructure to support land use trends in the south UMED / Tudor area between Lake Otis and Elmore.</p> <p>Revision for 6-5-17: staff proposed a new recommended amendment for June 5, 2017 PZC meeting to expand the scope and speed up the timeframe for a Tudor Road small area plan. The special study would in part focus on transportation improvements and connections, as discussed in issue item 4-a. addendum.</p>	



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		<p><b>Recommendations:</b> Amend the 2040 Land Use Plan Map with the following changes, as depicted on the May 1 update of Issue-response Map 11-k, 11-m, and 12-c:</p> <ol style="list-style-type: none"> <li>1. Change the land use designation of the northern half of the 3500 Tudor Campus and Tozier Tract on the southwest quadrant of Tudor and Elmore Road from “Urban Residential—High” to “Town Center”, adding it to the Town Center designation on north side of Tudor Road. Retain the “Residential Mixed-use Development” white dot stipple overlay pattern.</li> <li>2. Extend the “Town Center” land use designation for Tudor Center strip mall area on north side of Tudor Road approximately 100 feet further north to include the remainder of the Providence owned parcel, including the back side of the strip mall and the Tudor mini-storage structure.</li> <li>3. Extend the “Town Center land use designation from Tudor Center strip mall area eastward to include Ernie Turner Center and the vacant lot north of Ernie Turner center, at the NW corner of Tudor and Elmore.</li> <li>4. Add the “Residential Mixed-use Development” white dot stipple overlay pattern to the Town Center designated areas north of Tudor Road, matching the Town Center area south of Tudor Road, the 3500 Tudor Road campus, and encourage residential mixed-use as part of future redevelopment north of Tudor Road.</li> <li>5. Change the land use designation of the southern half of the Tozier Tract from “Urban Residential—High” to “Community Facility or Institution”, basically extending the institutional land use designation westward. Remove the dot stipple overlay pattern from the south half of Tozier.</li> <li>6. Change the “Commercial Corridor” land use designation along Tudor Road between Lake Otis Parkway and Piper Street to “Main Street Corridor”.</li> <li>7. Add the “Transit Supportive Development” Growth Supporting Feature overlay to the Tudor Road corridor between Lake Otis Parkway and Tudor Centre Road. (The TSD pattern will flow ¼ mile eastward over into the ANTHC campus.)</li> </ol> <p>Amend the Growth and Change Map on page 19 of the plan, to outline areas in dark forest green where needed to indicate places of change in land use designation from the UMED District Plan.</p> <p>Amendment proposed on 6-5-17: Page 62, amend Action 4-15 (Was Action 4-13) as follows:</p> <p style="padding-left: 40px;"><u>Prepare and implement a 3500 Tudor mixed-use a special study / small area implementation plan for the Tudor Road land use and transportation corridor between Lake Otis Parkway and Elmore Road, including the 3500 Tudor Road mixed-use redevelopment and public facilities campus.</u></p>	

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11-n.	<p><b>Mountain View Neighborhood Reclassifications.</b> The LUP departed from Mountain View Targeted Neighborhood Plan in several areas. These include northern neighborhood, and eastern areas in APZ. This issue item identifies those areas and the rationale, for Planning and Zoning Commission review. (<i>Planning Department Long-Range Planning Division</i>)</p>	<p><b>Response:</b> The <i>Mountain View Targeted Neighborhood Plan</i> (MVTNP) was adopted by the Assembly in 2016 (AO 2016-101). The original focus of the MVTNP was not to create a land use plan map, however the Anchorage Community Land Trust project team incorporated one in the latter stages of the project to meet the Title 21 neighborhood plan requirements. MOA Planning Department provided data, assistance, and comments to the Land Trust, which prepared the map and plan.</p> <p>Prior to MVTNP adoption the Planning Department expressed concerns about certain land use map designations. These concerns were received in writing from the Department of the Air Force concerning the accident potential zone (APZ-1). APZs are areas of land off of the end of the runway with land use limitations intended to protect people and property on the ground. The Anchorage Community Land Trust, the Plan’s sponsor, preferred not to amend the MVTNP Land Use Plan Map at the late stage in their project, during the public hearing process. The Planning Department agreed to withhold any changes in land use designations until such time as the Department finalized the current update to the 2040 LUP.</p> <p>The primary issue concerns the placement of higher density residential such as multifamily within the accidental potential zone. Department of Defense land use restrictions and land use compatibility guidelines recommend light commercial and/or light industrial uses in the APZ rather than residential given the risk to people and property. These restrictions are based on actual statistical evidence that aircraft mishaps are far more likely within APZ defined areas. The two fatal Air Force crashes at JBER historically occurred in APZs (fortunately not the APZs in the Bowl). The area of greatest concern is the area zoned R-3 and designated by the MVTNP for medium density multifamily located within the APZ-1 boundary. A second area of concern is the four-block area on the east end of Mountain View Drive that the MVTNP designated as Mixed Use Corridor. The mixed use land use designation could include multi-story mixed residential and commercial buildings that are not compatible with the accident potential zone designation as described above. As the ACLT did not choose to change their land use plan map during the MVTNP public hearing process it was agreed that the Planning Department would propose these changes to protect public health and safety during the Anchorage Bowl Land Use Plan update.</p> <p>Therefore, the draft 2040 LUP recommends that the residential neighborhood in the APZ north of Mountain View Drive be designated as Compact Mixed Residential – Low. Implementation zoning would be R-2M. This would encourage new development to fit within the small lot pattern and avoid developing new multi-story apartment structures on the small lots. It recommends that the residential neighborhood in the APZ south of Mountain View Drive, near the bowling alley on the north side of Glenn Highway, be designated as Single Family and Two Family. This is lower than existing R-2M densities, but it reflects the buildout and can avoid higher density redevelopment in this area.</p>	<p><b>YES</b> <b>(5-1-17)</b></p>

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		<p>The draft 2040 LUP also recommends the commercial corridor at the east end of Mountain View Drive be designated as Commercial Corridor rather than as a mixed-use Main Street Corridor. This avoids encouraging future development of multi-story office or mixed-use residential structures in the APZ flight path. Land use inventory surveys performed by staff for both 2015 Industrial Lands Assessment and the MVTNP found that the existing business use pattern in eastern Mountain View Drive is light industrial / commercial in nature. Changing the land use designation to Light Industrial / Commercial with future implementation zoning of I-1 would avoid nonconformities created by commercial zoning, provide more industrial employment, and allow for local light industrial and commercial businesses. It would avoid housing units being added in this area.</p> <p>The LUP proposes a residential land use designation of Compact Mixed Residential – Low for the area bounded west of Bunn Street and north of Thompson Avenue. The area bounded south of Thompson Avenue, Meyer Street, and Bunn Street is proposed to be designated as Compact Mixed Residential-Medium.</p> <p><u>Map References:</u></p> <ul style="list-style-type: none"> <li>• Issue-response Map 11-n and 11-o.</li> <li>• LUP Map-Appendix A (Planning Map Factors Folio) Map CC-6, Hazard Mitigation and Resiliency</li> <li>• LUP Map-Appendix A (Planning Map Factors Folio) Map FI-3, JBER Airfield Influence Areas</li> </ul> <p>Refer also to issue-response item 8-b which includes an APZ related Targeted Area Rezoning as a potential implementation action related to public safety. Timing would probably be after 3 years.</p> <p><b>Recommendations:</b> Change the land use designation of the half block of Meyer Street and Schodde Street, north of Commercial Drive, to Light Industrial / Commercial. <i>(Note: Staff found this recommendation is already reflected in the 2016 public hearing draft LUP.)</i></p> <p>Change the land use designation of the east end of the Mountain View Drive corridor from Commercial Corridor to Light Industrial/Commercial</p>	

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11-o.	<p><b>Glenn Highway / Boniface Reclassifications in APZ-1</b>  The JBER Accident Potential Zones (APZ) map identifies sections of APZ 1 and 2 reaching south from the main N-S runway across the Glenn Hwy and into the lots bordering the Boniface-Glenn intersection.</p>	<p><b>Response:</b> The Department of Defense (DoD) developed the Air Installations Compatible Use Zone program for military airfields, to protect aircraft operational capabilities at its installations. It also assists local governments in protecting the public health, safety, welfare, and economic vitality. The goal is to promote compatible land use development around military airfields by providing information on aircraft noise exposure and accident potential. Despite stringent maintenance requirements and extensive training, the potential for aircraft accidents exists at JBER and within its runway flight paths.</p> <p>Accident Potential Zones (APZs) established for military airfields serve as a planning tool for the Municipality and the DoD. APZs identify areas where an aircraft accident is more likely to occur. The accident potential is based on historical accident data. Areas at risk for accidents are classified in three zones. The Clear Zone (CZ) is the area of highest aircraft accident potential and is located at the immediate end of the runway. By definition, a CZ should have no buildings, structures, or other surface uses that could impair takeoff and landing of aircraft. The DoD recommends land uses such as agriculture, provided that a crop does not attract birds. The Accident Potential Zone I (APZ I) is less critical than the CZ but still possesses significant potential for accidents. A variety of land uses can exist safely within this area just beyond the CZ. However, uses that concentrate people in small areas, such as high density housing, are at greater risk in this zone. The Accident Potential Zone II (APZ II) is the least critical of the three air safety zones, but still carries a moderate potential for an accident. Compatible land uses include those of APZ I, such as low density single-family residential, and lower intensity commercial activities. Higher-density uses raise compatibility issues.</p> <p>JBER staff provided the planning team with runway noise contours and APZ mapping. (See LUP Appendix A map folio map #F1-3, JBER Airfield Influence Areas). These APZs extend from the south end of the JBER N-S runway to south of the Glenn Hwy and impacts lots south of the Glenn-Boniface intersection. Federal guidelines for these APZs direct military staff to work with local governments to reduce liabilities related to aircraft accidents by altering residential uses and densities accordingly. JBER staff strongly recommend that the land use map reflect these liabilities by reducing residential density designations in the APZ mapped areas around the north end of Boniface. The draft Plan reflects this situation and for that reason, does deviate from designations in the East Anchorage District Plan.</p> <p>Map References:</p> <ul style="list-style-type: none"> <li>• Issue-response Map 11-m and 11-n.</li> <li>• Planning Factors Map FI-3, JBER Airfield Influence Areas</li> </ul> <p><b>Recommendations:</b> No changes.</p>	<p><b>YES</b>  <b>(5-1-17)</b></p>

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<b>Part 12: Site Specific – Central Subarea</b>			
<b>12-a.</b>	<p><b>Medium Density Residential Mixed-Use at SE Corner of Old Seward Highway and 92<sup>nd</sup> Avenue.</b> The property owner of this site contacted Current Planning (CP) on the possibility of commercial development on this site. CP informed them about the 2040 LUP effort and that this plan when adopted, would establish land use designations for the area. The owner’s property fronts on Old Seward Highway and 92<sup>nd</sup> Avenue and is currently vacant. 92<sup>nd</sup> Avenue is being improved to serve as an east west connector across New Seward Highway between Abbott Town Center and Dimond Center area. Furthermore properties north of 92<sup>nd</sup> Avenue and fronting on Old Seward Highway are designated Regional Commercial Center. Based on all these changes, the owner believes that mixed-use with commercial development is the appropriate use of the land rather than just housing development. <i>(Current Planning Division on behalf of property owner)</i></p>	<p><b>Response:</b> Compact Mixed Residential-Medium land use designation for this and adjacent properties provides for residential housing development near the Regional Commercial Center. It also recognizes the existing multifamily and single-family housing that has already been built in this neighborhood. Residents in these areas will be able to access the services and employment opportunities of the nearby Regional Commercial Center.</p> <p>The area south of 92<sup>nd</sup> shown in Compact Mixed Residential-Low land use designation comprises individual home lots with a mix of single-family homes and mobile homes. Most of the block fronting 92<sup>nd</sup> Avenue has been acquired by DOT&amp;PF. Including this area in the Medium designation will allow continuation of the existing homes or higher density redevelopment consistent with the lots to the west and south.</p> <p>Planning staff finds that allowing commercial mixed-use can be appropriate at the busy intersection. 92<sup>nd</sup> Avenue is shown as a future Transit Supportive Development corridor in the 2040 LUP. The Transit Supportive Development corridor on 92<sup>nd</sup> Avenue affords the opportunity for future mixed used development that will have enhanced access and travel options for those residing or working along this corridor.</p> <p><b>Recommendation:</b> Expand the Compact Mixed Residential-Medium designation to include the Compact-Mixed Residential – Low area on the south side of 92<sup>nd</sup> Avenue, just west of the New Seward Highway.</p> <p>Apply the Residential Mixed-Use Development stipple dot pattern overlay over the area to allow for mixed use development while retaining the housing land base along this Transit Supportive Development corridor.</p>	<p><b>YES</b> <b>(12-12-16)</b></p>
<b>12-b.</b>	<p><b>Heavy Industrial next to Residential Neighborhoods.</b> Planning review found the draft LUP redesignated a Light Industrial I-1 district abutting a residential neighborhood southeast of Minnesota/International to general Industrial. The review found a similar situation southwest of Raspberry/Arctic intersection. <i>(Planning Department Long-Range Planning Division)</i></p>	<p><b>Response:</b> The re-designation of some light industrial areas in the central Bowl to general/heavy industrial in the draft 2040 LUP reflects an effort to increase the sanctuaries of stable, protected industrial land supply. The light industrial implementation zone I-1 allows for a wide range of commercial and retail uses. In certain locations, it is subject to competition for space by commercial/retail uses. The general industrial implementation zone I-2 provides for the full range of light to heavy industrial uses with more protection from commercial uses.</p> <p>The re-designations to heavier industrial (dark grey) should take into account the location criterion for the Industrial land use designation and the surrounding land uses. In the cases of these two areas, the general Industrial designation is not consistent with the existing light industrial/commercial uses of the I-1 properties or the locational criteria for general industrial land use designation. It is preferable to expand the areas allowing heavy industrial use in larger consolidated areas away from established residential</p>	<p><b>YES</b> <b>(3-13-17)</b></p>

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		<p>neighborhoods. A “Light Industrial / Commercial” designation is consistent with the existing mix of light industrial uses and existing I-1 zoning in these areas.</p> <p><b>Recommendations:</b> Change the land use designation of the industrial enclaves southeast of the Alaska Railroad Corridor and International Airport Road crossing and southwest of the Arctic Boulevard and Raspberry Road intersection from “Industrial” to “Light Industrial / Commercial”.</p> <p><i>Note:</i> The recommended change in land use designation for the International Airport Road industrial enclave is shown in issue-response map 10-k.</p>	
12-c.	<p><b>R-3 / R-2A Zoned Lot North of Waldron Lake.</b> A privately owned undeveloped lot zoned for two-family and multifamily residential along the south side of Tudor Road just north of Waldron Lake. The parcel is part of the old Waldron family homestead but the south part is undeveloped and includes wetland areas. The southern portion should remain in its natural condition as part of the greater Waldron Lake and wetlands areas that are preserved. Please designate the wetland portion of the parcel as “Other Open Space”. (<i>Resident comments at public meetings</i>)</p>	<p><b>Response:</b> This is a privately owned property available for development. It includes the original Waldron family homestead comprising mostly undeveloped woodland and meadow. There is a “for sale” sign on the property at its Tudor Road frontage.</p> <p>The meander of Fish Creek and a riparian Class “B” wetland meadow run generally east-to-west through the middle of the lot, dividing it into northern and southern more upland portions. The old Waldron family homestead is on the northern portion of the parcel, closer to Tudor Road. The southern portion of the lot is undeveloped woodland just north of the Waldron Lake soccer fields.</p> <p>The north part of the property (mostly north of the creek) is zoned R-3 for multifamily, and the southern part of the lot (mostly south of the creek) is zoned R-2A for two-family residential. The Public Hearing Draft LUP designates the entire property as “Compact Mixed Residential – Medium”. This designation’s corresponding implementation zone would be R-3. So the draft LUP is consistent with the existing zoning in the north and raises the future intended intensity by two residential use categories in the south.</p> <p><u>Open Space Discussion:</u> Many privately owned parcels that are developed or that are zoned for development include wetlands. If such a property has no conservation easement and it is not the intent of the owner to designate the property for open space, the 2040 LUP designates the parcel in the appropriate residential, commercial, industrial, or institutional land use category.</p> <p>The 2040 LUP provides for parks and open spaces within the residential land use designations. This means the residential designation of the parcel allows for permanent open space on the parcel even if much of the parcel is used to fulfill Anchorage housing needs.</p> <p>For example, the property is still subject to the wetland regulations pursuant to the Anchorage Wetlands Management Plan. In most cases, it is expected that development of the parcel would avoid the wetlands portion. Any improvements or development in the wetland would require a COE permit and mitigation.</p>	<p><b>YES</b> <b>(3-13-17)</b></p>



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		<p>The 2040 LUP Appendix A Planning Atlas includes Map CI-7, Natural Assets, which documents the location of the A and B Wetlands as a planning factor.</p> <p><b>Housing Type Discussion:</b> The housing capacity analysis indicates that the draft 2040 LUP provides for more apartment style multifamily housing and somewhat less of the two-family, attached single-family, and other “compact” housing types than forecasted demand. Reducing the planned intensity from large stacked apartments down to a residential designation that focuses on compact “missing middle” housing types would seem to be more consistent with Anchorage’s housing needs, current zoning, and respond at least in some way to the public comment. Compact Mixed Residential – Low corresponds to R-2M implementation zoning.</p> <p>Reference: Issue-Response Map 11-k/11-m.</p> <p><b>Recommendations:</b> Change the land use designation of the part of the Waldron property south of Fish Creek from “Compact Mixed Residential – Medium” to “Compact Mixed Residential – Low”, as depicted on issue-response map Issue-Response Map 11-k/11-m.</p>	
12-c. addendum	<p><b>St. Mary’s Church Vacant Land at SW Corner of Lake Otis and Tudor.</b> The Planning and Zoning Commission inquired on 3-13-17 about the church’s vacant land to the west of the church site adjacent to wetlands, park, and a conservation easement. Perhaps the vacant areas are large enough to support more units. (<i>Planning and Zoning Commission</i>)</p>	<p><b>Response:</b> Staff agreed to recheck the conditions at this location and the status of the wetland boundary, ownership, and the location of the conservation easement. It also looked into whether there was space available on the St. Marys’ parcel to expand their residential housing footprint. The mapping was detailed and somewhat confusing. As a result of this research the following items should be included as amendments and adjustments. The conservation easement area (Tract B) is owned and managed by MOA Parks and Rec. The privately owned parcel (Tract C) which was designated as “Other Open Space” is developable and includes existing and potential additional housing developed by St. Mary’s.</p> <p><b>Recommendations:</b> Change the land use designation on the southwest corner of the Lake Otis and Tudor intersection by extending the Compact Mixed Use Residential – Medium land use designation westward to cover the entire Tract C, replacing the “Other Open Space” bright spring green color.</p>	<p><b>YES</b> <b>(3-13-17)</b></p>
12-d.	<p><b>RESERVED</b></p>		
12-e.	<p><b>“Missing Middle” Housing Opportunity on Lake Otis South of Campbell Creek.</b> Planning Dept. review identified an area of older residential homes and vacant lots on east side of Lake Otis Parkway, south of Campbell Park and west of the greenbelt that appears to have</p>	<p><b>Response:</b> This roughly 40 acre, ¼ mile-square block is zoned R-2A and includes a diverse collection of single and two-family homes, mobile homes, and a few multifamily structures. Some lots are larger, underbuilt, or vacant. There are older homes, new single and two-family units and homestead type configurations on 2-4 acres. Given the proximity of this area within walking distance to parks, trails, shopping, offices, the UMED District, and Lake Otis/Tudor transit supportive development corridors, it is a good candidate to upgrade residential densities to provide more missing middle compact housing (via R-2M</p>	<p><b>YES</b> <b>(5-1-17)</b></p>

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	<p>potential for more housing opportunity in scale with the existing neighborhood.</p> <p>Planning review also identified a small subdivision area on west side of Lake Otis Parkway, currently zoned R-3, but built with mostly single-family homes. The Public Hearing Draft LUP designated the subdivision as Single and Two Family. This may not reflect future potential for additional units on lots at or near single-family scale along the corridor. (<i>Planning Department-Long Range Planning Division</i>)</p>	<p>for example, or the new zoning tool suggested in 10-l addendum related to Windemere Subdivision). This would help alleviate overall compact housing deficits for the Bowl apparent from issue-response item 1-a housing capacity analysis findings.</p> <p>Map Reference:</p> <ul style="list-style-type: none"> <li>• Issue-Response Map 11-k / 11-m (which includes 12-e. area)</li> </ul> <p><b>Recommendations:</b> Change the land use designation of the neighborhood area east of Lake Otis Parkway to Folker Street, from E. 48<sup>th</sup> Ave to E. 52<sup>nd</sup> Ave, from Single Family and Two Family to Compact Mixed Residential-Low.</p> <p>Secondly, change the land use designation of the subdivision west of Lake Otis Parkway, shown as area 12-e. on the west side of Lake Otis Parkway south of Tudor on issue-response map 11-k / 11-m, from Single Family and Two Family to Compact Mixed Housing – Low.</p>	
12-f.	<p><b>R-3 Zoned District in Independence Park.</b> Planning review found two lots designated single family/two family that are currently zoned R-3. What is the correct land use designation? (Planning Department- Long Range)</p>	<p><b>Response:</b> Two parcels (with single family structures) abutting each other totaling approximately 4.71-acres located on Reliance Drive within the Independence Park neighborhood have been identified by Planning staff as potentially underdeveloped parcels. Current zoning is R-3-SL, but the draft 2040 LUP designated these parcels as Single-family and Two-family because their access appears to be through a single-family subdivision and their existing use is single-family. They could be subdivided into home lots compatible with the subdivision to the west through which they receive access. The 2040 housing capacity analysis has found a serious shortfall in capacity for new single-family homes compared to projected demand. It finds a surplus in stacked multifamily capacity.</p> <p>However, additional residential housing intensity in the form of compact housing types (small lot homes, townhouses, etc.) could be appropriate on these parcels given their proximity to the Abbott Town Center. Compact forms of single-family or two-family attached homes would provide more affordable housing opportunities near the Town Center, without overwhelming the single-family neighborhood through which the parcels might receive access. The Land Use Plan map encourages compatible infill on vacant or underutilized lots (see page 28). The subject parcels are sandwiched between a single-family/two family residential neighborhood on the west and a compact mixed residential-medium area to the east. Designation of the two parcels from single-family/two family residential to compact mixed residential-low would create a buffer between the two neighboring land use designations.</p> <p><b>Recommendations:</b> Change the land use designation for the two subject parcels from Single-family and Two-family to Compact Mixed Residential-Low.</p>	<p><b>YES</b> <b>(5-1-17)</b></p>

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12-g.	<p><b>Neighborhood Center at Dimond and Arctic.</b> Planning review became aware of a request by property owner on the south side of Dimond Boulevard, between C and Arctic, to rezone a former church building to allow for a commercial use. The properties north and south of Dimond in this area are zoned and developed as B-1A, except that the B-1A lots on south side of Dimond east of Arctic are a vacant parcel, the church building, and B&amp;B transmission zoned I-1 on the SE corner of Dimond and C. The draft LUP designates the area south of Dimond, between Arctic and C, as Compact Mixed Residential – Low matching the zoning and buildout of the neighborhood south. <i>(Planning Department Long-Range Planning Division)</i></p>	<p><b>Response:</b> The 2040 LUP Neighborhood Center designation for the commercial center matches its current use, scale, and B-1A zoning, on the north side of Dimond between Arctic and C. The SE corner of Dimond and Arctic is B-3 SL limiting its height, setbacks, lot coverage, signage, some uses, and other aspects of development on that SE corner to B-1A zone requirements. The LUP Neighborhood Designation continues the priority for neighborhood scale services for the residential neighborhoods north and south of the area along Arctic Boulevard. The LUP Neighborhood Center designation also provides opportunity to upscale the neighborhood center zoning to B-1B in the future, which would allow a broader range of commercial uses and building heights along this section of Dimond, while retaining the neighborhood focus and scale. B-1B may ultimately prove more appropriate than B-1A. B-1A is designed to have a small enough scale to fit inside a residential neighborhood on small lots. B-1B is a neighborhood center designation that could be appropriate along Dimond Boulevard.</p> <p>Changing to B-3 would not be appropriate for this center. Dimond Boulevard both east and west of this area provides substantial larger scale commercial industrial uses for regional customer base; the existing neighborhood center should be retained.</p> <p>The lots on the south side of Dimond Blvd. between Arctic and C are also zoned B-1A, except for the B&amp;B Transmission lot which is zoned I-1. While the 2040 LUP draft residential land use designation does not change or diminish these existing zoning entitlements, it would make it difficult to change the zoning from B-1A to B-1B in order to be a part of upscaling the neighborhood center.</p> <p>Map Reference:</p> <ul style="list-style-type: none"> <li>• Issue-Response Map 12-g.</li> </ul> <p><b>Recommendations:</b> Change the land use designation of the lots fronting the south side of Dimond Boulevard between Arctic Boulevard and C Street from residential to Neighborhood Center.</p>	<p><b>YES</b> <b>(5-1-17)</b></p>
12-h.	<p><b>Parcel Misidentified as Other Open Space.</b> The landowner of a thin rectangular lot near the NE corner of the Lake Otis and E. 68<sup>th</sup> Ave intersection requested staff reconsider his parcel’s designation. The draft Plan map designates the parcel as Other Open Space. <i>(Planning Department Long-Range Planning Division)</i></p>	<p><b>Response:</b> This parcel has always been somewhat confusing since it appears to be a remainder piece from the parcel to the west, which was purchased by the Municipality for wetland mitigation and floodplain protection. This subject parcel contain a sliver of “A” wetland at its very north end, which abuts a tributary of ROW and Little Campbell Creek. Although this parcel may contain pieces of the 100 yr. floodplain from two forks of the creek, it theoretically includes some buildable area subject to access and lot setbacks. It is a likely a difficult to develop parcel. Since the parcel is currently zoned R-1 and mostly uplands, it makes sense to assign a residential land use designation rather than leave it Other Open Space. A compact mixed residential-low designation would be appropriate to this area along Lake Otis and provide density capacity for the landowner given the site’s constraints.</p>	<p><b>YES</b> <b>(6-5-17)</b></p>

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		<p>Map Reference: Issue-Response Map 12-h.</p> <p><b>Recommendations:</b> Amend the Land Use Plan Map for this thin parcel, the second lot east of Lake Otis Parkway, on the north side of E. 68<sup>th</sup>, from Other Open Space to Compact Mixed Residential-Low, which is similar to areas to the north and south.</p>	
<b>Part 13: Site Specific – Southwest Subarea</b>			
<b>13-a.</b>	<p><b>Clitheroe Center and Former Compost Facility.</b> HLB commented on the Feb. 29 draft LUP that the area west of the International Airport that includes the Clitheroe Center and the former compost sites should be Community Facility or Institutions. This is municipal property managed by the HLB and is not anticipated to change from facility to park use. (<i>Municipal HLB / Real Estate Department</i>)</p>	<p><b>Response:</b> The base land use designation for the portions of HLB Parcels that contain these two facilities is changed from Park to Community Facility or Institution.</p> <p>Because most of the parcel is not anticipated to be used for open space, the overlay green line pattern indicating “Greenway Supported Development” was removed from Clitheroe.</p> <p><b>Recommendations:</b> No further changes.</p>	<p><b>YES</b> <b>(11-14-16)</b></p>
<b>13-b.</b>	<p><b>Airport Zoning District Buffering.</b> Request to revise language to better describe factors involved in airport zoning. (<i>Planning Department-Current Planning</i>)</p>	<p><b>Response:</b> The issue of zoning, buffering standards and recommendations for the Airport area arose in the West Anchorage District Plan (WADP). The MOA is now working with the Airport to establish a new, unified zoning district for the entire Airport. There are complications and restrictions to zoning standards because of federal FAA requirements. These include policies and assurances that run with FAA grant programs and federal national airport system policies. The PHD text references that neighborhood buffering standards should be added to the zoning district. The Current Planning Division recommends that because of FAA restrictions and limitations on how Airport lands are to be used, the conditional use process would be employed to determine land use compatibility issues in the new zoning district for new developments.</p> <p>In response to PZC requests on 11-14-16 and 12-05-16, additional text amendments were added in prep for 12-12-16 PZC deliberations.</p> <p><b>Recommendation:</b> Revise Action Item 7-1 to read:</p> <p><u>Adopt measures to that buffer protect residential and recreation land uses adjacent to TSAIA that are compatible with FAA requirements policies and grant assurances for airport land and that align with standards and policies in the WADP as part of the Airport Management Zoning District (see Action 10-1).</u></p>	<p><b>Discussed and Tabled</b> <b>(11-14-16)</b></p> <p>Commissioners on 11-14 requested staff to include this item in its follow up discussion with TCC.</p> <p>Commissioner Spring requested clarifying what the revised Action language is trying to say.</p> <p><b>YES, as revised</b> <b>(12-12-16)</b></p>

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13-c.	<p><b>CIRI Parcel on Inside Curve of Minnesota Drive.</b> Property on inside curve of Minnesota Drive south of 100<sup>th</sup> Avenue, west of South Anchorage Sports Park site should be a high density mixed-use designation instead of medium density multifamily. This allows potential for an attractive, unique mixed-use commercial and residential development. <i>(CIRI Land Development Company)</i></p> <p>This does not seem like a good location for residential since it is not on a public transit route or near a town center. Does residential mixed-use conflict with previous proposals for an outlet mall? <i>(PZC Commissioner Spring)</i></p>	<p><b>Response:</b> This parcel is currently zoned R-1 single-family residential. The Multifamily designation in the previous draft Land Use Plan would allow for a future rezoning for up to R-3, the second highest intensity residential designation. R-3 provides for up to 3-story apartment buildings but also allows for a mix of single-family and compact housing types needed in the Bowl.</p> <p>A high intensity residential land use designation would be appropriate only near Downtown, Midtown or UMED major employment centers, which are more able to accommodate the high intensity of dwellings, traffic, and tall buildings. Areas near these employment centers are also anticipated to have higher levels of public transit service.</p> <p>South Anchorage successfully accommodates a variety of low rise garden apartments and townhouses at intensities of up to 40 dwellings per acre, including in areas with relatively poor transit service. The Multifamily designation provides for housing development consistent with intended scale and intensity for most areas of Anchorage.</p> <p>A commercial center or commercial corridor designation is not appropriate for this site, because that would result in erosion of the residential land base, which is in substantially greater deficit than the commercial land supply.</p> <p>The “Residential Mixed-use Development” Growth Supporting Feature provides the property owner with the flexibility to include commercial mixed-use while ensuring a residential housing component to the development. The Public Hearing Draft 2040 LUP includes a new Action 2-6 to adopt a medium-density residential district that allows mixed-use commercial in the near term. This district would be like the R-3 multifamily zone but will allow for substantial commercial uses and buildings in an integrated mixed-use site plan.</p> <p>The recommended land use designation is a substantial increase in intensity of residential over current R-1 zoning entitlements, and also allows for commercial uses with that new compact housing, at intensities and scale consistent with South Anchorage neighborhood compatibility goals.</p> <p><b>Recommendation:</b> No changes to the land use designation which allows for “Residential Mixed-use Development”. Retain the “Multifamily” medium intensity use designation with the Growth Supporting Feature for “Residential Mixed-use Development”, to this property. This will allow for mixed-use commercial and residential development, while retaining this site as a long-time part of the residential land base.</p>	<p><b>YES</b> <b>(11-14-16)</b></p>

Item #	Comment or Issue	Response and Recommendation	PZC Action
13-d.	<p><b>Small Area Master Plan for South C Street / Minnesota Area.</b> A small area master plan may be considered, which would incorporate the two CIRI properties on Minnesota, the dedicated park between them, and possibly also the former Outlet Mall site. This comprises the entire superblock bounded by 100<sup>th</sup> Avenue, C Street, and the curve of Minnesota Drive. This Small Area Master plan could consider creative options for a more integrated master planned pattern of open space and development for the entire block. <i>(CIRI Land Development Company)</i></p>	<p><b>Response:</b> In response to the comment, Action 8-6 (since renumbered to become 8-7) was added to page 65 of the Actions Checklist in the Public Hearing Draft, to consider a master planned integrated development pattern for the superblock. This plan may result in proposals to reconfigure the parklands and surrounding development properties, or to improve connectivity and coordinate development. This Action depends on the level of community support and funding, and cooperation between the Municipality, CIRI, and the third property owner. This Small Area Master Plan (SMP) has also been added to the Actions Map on page 67.</p> <p><b>Recommendations:</b> No additional changes.</p>	<p><b>YES</b> <b>(11-14-16)</b></p>
13-e.	<p><b>Municipal Snow Storage Facility on TSAIA Airport Lands East of Connor’s Bog.</b> The Greenway Supported Development (GSD) green tartan pattern overlays too much of the International Airport property east of Jewel Lake Road. The GSD is intended to overlay only the Connors Lake dog park and multi-use recreational area and wildlife habitat. The GSD should not overlay the eastern section of the property comprising the Kloep Station street maintenance facility. <i>(Municipal agency review; Ted Stevens Anchorage International Airport consultation.)</i></p>	<p><b>Response:</b> Planning agrees the GSD was not intended to cover Kloep Station facility area and a correction made. The West Anchorage District Plan’s land use plan map (Exhibit 4-1a, page 73, WADP) provides the proper guidance for the extent of the park use area in Connors Bog. WADP land use plan designates the area as airport facility land, but overlays the Kloep Station area with a line pattern called, “Public Utility/Facility”.</p> <p>The underlying land use base color for this property on the 2040 LUP is “Airport, Railroad, or Port Facility”. Although this is consistent with the WADP base land use designation, it does not account for a snow dump or other utility facility on Airport lands. In order to ensure / clarify consistency with the WADP, the 2040 LUP list of acceptable non-aviation land uses under “Airport, Port, or Railroad Facility” should include public/utility facilities.</p> <p><b>Recommendations:</b> Make the following two changes:</p> <ol style="list-style-type: none"> <li>1. On the Land Use Plan Map, remove the GSD green tartan pattern overlay from the Kloep Station street maintenance facility parcel area of Airport property east of the Connors Bog, consistent with the WADP land use plan map.</li> <li>2. Amend page 40, second column, second bullet, as follows: <ol style="list-style-type: none"> <li>1. Light industrial and office-warehouse activities may be accommodated on leased lots. <u>Utility and public works facilities may also be accommodated.</u> Uses in these areas are subject to each facility’s master plans and other regulations.</li> </ol> </li> </ol>	<p><b>YES</b> <b>(11-14-16)</b></p>



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13-f.	<p><b>Industrial Designation on Houses Northwest of Dimond / Minnesota Interchange.</b> Planning review found the draft LUP unintentionally extended a designated Light Industrial / Commercial area too far north to include a cul de sac of residentially zoned parcels with duplexes next to Campbell Creek Greenbelt. <i>(Planning Department Long-Range Planning Division)</i></p>	<p><b>Response:</b> The five northernmost parcels along the east side of Runamuck Place are 4 duplexes and a single-family house comprising a residential street. The current zoning for this lowland area NW of the Dimond Boulevard / Minnesota Drive interchange is R-2M, however the predominant use in the majority of that area is a mix of light industrial businesses, some of them including residences.</p> <p>The 2040 LUP reflects the prevailing industrial use and the need to consolidate more lands for local industrial employment. However, the northern portion of the R-2M area, abutting Campbell Creek Greenbelt, is residential with a mix of single-family homes, mobile homes, and duplexes. The 2040 LUP designates most of the residential portion as Single Family and Two Family, however it missed the six northernmost lots along the east side of Runamuck Place.</p> <p><b>Recommendations:</b> Change the land use designation of the five northernmost privately owned parcels along the east side of Runamuck Place from “Light Industrial / Commercial” to “Single Family and Two Family”.</p>	<p><b>YES</b> <b>(3-13-17)</b></p>
13-g.	<p><b>Kincaid Estates South End.</b> Planning review found the 2040 LUP has designated the south end of Kincaid Estates as a higher density land use designation than the area is developing to be, and higher than the West Anchorage District Plan called for. The south end of Kincaid Estates, basically at the NW corner of Dimond Blvd. and Sand Lake Road, is developing in a single-family and two-family pattern, more consistent with the “Single Family and Two Family” land use designation in the surrounding area as well as the land use designation in the WADP. <i>(Planning Department Long-Range Planning Division)</i></p>	<p><b>Response:</b> The developer considered building multi-dwelling townhomes at the southern end of Kincaid Estates during the early stages of the 2040 LUP project. In response, the draft 2040 LUP therefore proposed a “Compact Mixed Residential – Low” density of housing for this area. However, after further community review of the project, the developer opted for two-family structures. No multi-unit townhouses are planned. A “Single Family and Two Family” designation would more accurately reflect the build-out of this area.</p> <p><b>Recommendations:</b> Change the 2040 LUP land use designation in the south end of Kincaid Estates from “Compact Mixed Residential – Low” to “Single Family and Two Family”.</p> <p>Change the Areas of Growth and Change Map to reflect the 2040 LUP is consistent with the <i>WADP</i> in this area.</p>	<p><b>YES</b> <b>(3-13-17)</b></p>

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13-h.	<p><b>Dimond/Sand Lake Neighborhood Center.</b> Planning review found that the 2040 LUP deviates somewhat with how the <i>West Anchorage District Plan (WADP)</i> depicts the future residential/mixed-use neighborhood commercial area on the NE corner of West Dimond Blvd. and Sand Lake Road. The 2040 LUP way of designating the area would effectively no longer call for housing to be a requirement in this corner center. (<i>Planning Department Long-Range Planning Division</i>)</p>	<p><b>Response:</b> The WADP designates the 5-10 acres or so on the NE corner of West Dimond Blvd. and Sand Lake Road as residential with a maroon asterisk. The asterisk signifies “Small Scale Commercial”. The area is an undeveloped upland surrounded to the northwest by a gravel pit fill site designated to become private open space. The WADP designation would lead to residential zoning on most of the site with a potential B-1A type small commercial zone on the street corner.</p> <p>The 2040 LUP designates the entire 5-10 acres as “Neighborhood Commercial”. The most likely implementation zone would be B-1A. The site is several blocks in size and could yield a significant neighborhood center at a loss of residential housing potential. In consideration of the recent findings showing a continued deficit of single-family and “missing middle” housing types under the 2040 LUP, staff suggests modifying the designation back to be consistent with WADP to allowing for the small scale commercial while ensuring that future housing is included in the development.</p> <p>The 2040 LUP states on page 26 that the neighborhood designated areas on its plan map include small-scale commercial services where these services are designated in a neighborhood or district plan. Therefore, the 2040 LUP can generalize the WADP designation of this area to “Compact Mixed Residential – Low” while still retaining the small scale commercial in this designation.</p> <p><b>Recommendations:</b> Change the land use designation on the NE corner of Dimond Blvd. and Sand Lake Rd. from “Neighborhood Center” to “Compact Mixed Residential – Low”.</p>	<p><b>YES</b> <b>(3-13-17)</b></p>
13-i.	<p><b>Jewel Lake Transit Corridor – Residential Density.</b> Planning review found that the 2040 LUP had deviated from the <i>West Anchorage District Plan (WADP)</i> land use designation for an enclave of residential lots southeast of Jewel Lake Road and Strawberry Road intersection. The WADP had applied a higher density residential designation than the area is currently zoned, to reflect some development potential along the Transit Supportive Development Corridor. The 2040 LUP reflected existing single-family zoning. (<i>Planning Department Long-Range Planning Division</i>)</p>	<p><b>Response:</b> The properties along Strawberry Patch and Huckleberry south of Strawberry Road are a mix of mobile homes and single-family homes on redevelopable parcels. The current zoning is a mix of R-5 on the mobile home lots and R-1 on the larger subdivide-able home lots. Restoring the WADP designation would yield more housing opportunities while remaining in scale with the neighborhood.</p> <p>Reference: Issue-Response Map 13-i.</p> <p><b>Recommendations:</b> Change the land use designation in the area outlined on issue-response map 13-i from “Single Family and Two Family” to “Compact Mixed Residential – Low”.</p> <p>Change the Areas of Growth and Change Map to reflect the 2040 LUP is consistent with the WADP in this area.</p>	<p><b>YES</b> <b>(3-13-17)</b></p>

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13-j.	<p><b>Jewel Lake Town Center.</b> Based on its own public process, the <i>West Anchorage District Plan (WADP)</i> designated the commercial center at Jewel Lake and Dimond as a Neighborhood Center. This was a departure from the <i>Anchorage 2020 Land Use Policy Map</i> designation of Town Center in 2001. The 2016 Public Hearing Draft 2040 LUP proposes to re-promote the area to a Town Center designation.</p> <p>The 2040 LUP also recommends that several blocks south of Jewel Lake Town Center, including a 2.5-acre homestead property, be designated as “Compact Mixed Residential – Low”, an increase over current R-1 zoning. (<i>Planning Department Long-Range Planning Division</i>)</p>	<p><b>Response:</b> This area, centered on the West Dimond Blvd-Jewel Lake Road intersection, is slightly smaller in size than other Town Centers. The combination of size and what seemed to be a limited amount of land use intensity upgrades, limited open space, and anchor businesses or attractions, led to the WADP reduction to Neighborhood Center status.</p> <p>Given there are pockets of opportunity to upgrade residential intensities, building heights, and commercial or mixed use expansions within the area, and the support that Town Center gives to transit ridership for the southwest routes, the upgrade to Town Center has merit. The fact that this area is the only commercial support for all of this western section of the Bowl also supports the significance of the area. The Town Center designation would yield more residential units in the area. The Public Hearing Draft 2040 LUP increased employment and housing potential in response to the findings of the 2012 and 2015 land assessment studies. Issue 1-a. is to address the land deficiencies based on projected growth.</p> <p><b>Recommendations:</b> Carry out either option A or B below, with a preference for option A. Option B is also acceptable but may end up with less employment, services, and residential units overall.</p> <p><u>Option A:</u> No changes to the land use plan map. Include a targeted area rezoning of the Jewel Lake Town Center as part of new Action 3-7 recommended in issue item 8-b. below. Action 3-7 would be a targeted area rezoning of town center areas, including Northway and Huffman town centers, and based on existing staff resources is anticipated to be done in 2019 or 2020.</p> <p><u>Option B:</u> Change the land use designation of the area designated as Town Center to “Neighborhood Center”. No targeted area rezoning Actions suggested. Change the page 19 Areas of Growth and Change Map to reflect the 2040 LUP is consistent with the WADP in this area.</p>	<p><b>YES</b> <b>(3-13-17)</b> Commission agreed with Option A.</p>
13-k.	<p><b>Homestead Parcel South of Jewel Lake/Dimond.</b> This is to bring to the attention of the Commission that the draft 2040 LUP recommends a change from existing conditions of two adjacent areas near the Dimond Blvd. and Jewel Lake intersection. (<i>Planning Department Long-Range Planning Division</i>)</p>	<p><b>Response:</b> An existing 15-lot cul-du-sac subdivision and its adjacent 2.5 acre homestead lot with an existing dwelling unit offers an opportunity to eventually obtain more compact residential units within walking distance of the Dimond-Jewel Lake Town Center. These areas are currently R-1. The primary housing opportunity is the 2.5 acre homestead parcel. This parcel is separated from the Town Center by the 15-lot cul-du-sac.</p> <p>The 2040 LUP designates these parcels as Compact Mixed Residential – Low. This proposal deviates from the West Anchorage District Plan, which retained the R-1 character. The 2040 LUP, in response to the findings of the updated housing capacity analysis, recommends to provide more compact housing opportunities near Jewel Lake Town Center. The implementation zoning district for this designation is R-2M and secondarily R-2D. These districts maintain the neighborhood building scale and low density</p>	<p><b>YES</b> <b>(4-10-17)</b></p>

Item #	Comment or Issue	Response and Recommendation	PZC Action
		<p>character. The 2040 LUP does not rezone the parcels. The property owner would be expected to propose a rezoning separately at a future time.</p> <p>Although the cul-du-sac site includes single family homes, a rezoning to R-2D or R-2M might allow for an additional dwelling unit. The existing R-1 zoning allows for ADUs already. supports the location near the Town Center.</p> <p>Map Reference: Issue-Response Map 13-j, k, and l.</p> <p><b>Recommendations:</b> No changes.</p>	
13-l.	<p><b>NE Corner of Dimond / Arlene.</b> This is to bring to the attention of the Commission that the draft 2040 LUP recommends a change from existing conditions of three lots on the north side of Dimond Blvd immediately west of the Campbell Ck greenbelt and just east of the Arlene-Dimond Intersection. (<i>Planning Department Long-Range Planning Division</i>)</p>	<p><b>Response:</b> This site was originally found to be problematic during the West Anchorage District Plan (WADP) planning process, due to its topography, soils, and access constraints for future development. Its location relative to controlled access on Dimond and Arlene and issues with secondary access points make higher residential densities and/or commercial uses difficult to pencil. The WADP called for medium intensity residential. The Draft 2040 LUP deviate adds the “Residential Mixed-use Development” stipple overlay to the medium density residential designation, in order to allow for some commercial/mixed use features.</p> <p>The Compact Mixed Residential – Medium land use designation with the stipple pattern would be implemented by a new medium density residential zoning district. This district is a near term Action in the 2040 LUP (Action 2-6). A tentative acronym for the district is R-3A.</p> <p>The subject parcel appears to be well-suited for the new R-3A district. The district as envisioned would be likely to provide for increased height above three stories in the new development. The increased dwelling unit counts along with the potential for commercial uses would presumably offset the known development constraints and costs associated with the site.</p> <p>Map Reference: Issue-Response Map 13-j, k, and l.</p> <p><b>Recommendations:</b> No changes.</p>	<p><b>YES</b> <b>(4-10-17)</b></p>

Item #	Comment or Issue	Response and Recommendation	PZC Action
<b>Part 14: Site – Specific: Southeast Subarea</b>			
<b>14-a.</b>	<p><b>Potter Valley Land Use Analysis.</b> Include the adopted Potter Valley Land Use Analysis among the adopted area-specific plans on the Area-Specific Plans Map on page 3.</p> <p>The Potter Valley Land Use Plan is a parcel-specific plan that addressed land use assignments for the first time for 18 Hillside area Heritage Land Bank lots. The PVLUP remains an element of the Comprehensive Plan and provides greater detailed direction than the HDP on these parcels and therefore does remain relevant as a step-down plan. <i>(Rabbit Creek Community Council, Dianne Holmes)</i></p>	<p><b>Response:</b> While most of the basic land use recommendations of the Potter Valley Land Use Analysis were incorporated into the Hillside District Plan, staff acknowledges that it is a step-down plan that provides greater detail and still remains in effect.</p> <p><b>Recommendation:</b> Add Potter Valley Land Use Analysis to the area-specific plans on the Area-Specific Plans Map in the 2040 LUP.</p> <p>Secondly, in addition, add Potter Valley Land Use Analysis land use plan designations to Table 2. Crosswalk.</p>	<p><b>YES to first recommendation</b> <b>(11-14-16)</b></p> <p><b>YES to second recommendation</b> <b>(12-12-16)</b></p>
<b>14-b.</b>	<p><b>Hillside District Plan “Special Study Areas”.</b> The 2040 LUP Actions Map on page 67 depicts Special Study Areas established by neighborhood and district plans. However it misses three Special Study Areas from the Hillside District Plan (HDP Map 4.1). Please include these areas. <i>(Dianne Holmes)</i></p>	<p><b>Response:</b> The 2040 LUP Actions Map depicts Special Study Areas designated in the neighborhood and district plans using a dashed light blue outline. It includes Muldoon, 3500 Tudor, and Spenard Road Special Study Areas from several plans. Although the HDP Special Study Areas depicted on Map 4.1 of the HDP are for studying future road connections rather than land use, the HDP does refer to them as “Special Study Areas”.</p> <p><b>Recommendation:</b> Add the “Special Study Areas” from HDP Map 4.1 to the 2040 LUP Actions Map.</p>	<p><b>NO</b> <b>(12-12-16)</b></p> <p>Commissioners found it would be inconsistent with the type of special study areas shown in the 2040 LUP. LUP study areas address land use and an area’s future development as a whole.</p>
<b>14-c.</b>	<p><b>Neighborhood North of DeArmoun Road Between Mainsail and Arboretum.</b> The area north of DeArmoun Road between Mainsail and Arboretum is zoned R-6 however is subdivided similar to R-1 lot sizes. Lots are typically between 10,500 and 16,500 single-family. Suggest changing the LUP designation to be equivalent to R-1 zone use/density, so that the zoning can be changed to</p>	<p><b>Response:</b> The draft 2040 LUP land use designation in fact incorporates the existing lotting and built pattern of this area, which is DeArmoun #2 Subdivision, and already provides flexibility for a future rezoning from R-6 to a more representative district.</p> <p>The 27 lots of DeArmoun #2 Subdivision vary in size from around 0.25 to 2.9 acres but the typical size range is 0.3 to 0.4 acres. Lot densities range from 2.5 to almost 5 units per acre (some lots have more than one unit). In 2015 single-family homes (including the three most recent new residences) were the principal</p>	<p><b>YES</b> <b>(1-9-17)</b></p>

Item #	Comment or Issue	Response and Recommendation	PZC Action
	<p>be compatible with the existing built neighborhood. There are still vacant lots in this neighborhood and some developed lots are undergoing additions or demo/reconstruction. Each property owner has to apply for variances because of the nonconforming lot sizes and setbacks. <i>(Seth Anderson)</i></p>	<p>structure on 18 lots, single mobile homes occupied 3 more lots, and a duplex occupied one lot. The remaining five lots were vacant.</p> <p>The <i>Hillside District Plan's</i> Land Use Plan (Map 2.1, page 2-8, <i>HDP</i>) reflects this platted and built development density by designating DeArmoun #2 Subdivision as “<i>Low-Intensity Residential, 1 – 3 dwelling units per acre</i>”. The HDP creates this niche land use designation for the several neighborhoods on Hillside that are higher density than typical R-6 large lot patterns, but that have larger lot sizes than urban single-family.</p> <p>The <i>2040 LUP</i> follows and generalizes the <i>HDP</i>, by including both the “<i>Low-Intensity Residential, 1-3 dwelling units/acre</i>” and “<i>Limited Intensity Residential 0-1 dwelling units/acre</i>” HDP designation in the 2040 “Large Lot Residential” land use designation. The Large Lot Residential description under “Density” on page 26 of the 2040 LUP provides density a references to HDP 1-3 dwelling units/acre category. The Large Lot Residential description under “Zoning” on page 26 names the R-1A and R-7 zoning districts among its potential implementation zones for areas designated in the HDP for 1-3 dwellings per acre. Therefore, changing the 2040 LUP designation is unnecessary to allow for a rezoning to make single-family lot sizes.</p> <p><b>Recommendation:</b> No changes.</p>	
14-d.	<p><b>Missed Open Space Tracts on Hillside including Near Prator Road.</b> An undeveloped area west of Prator Road is shown incorrectly on all of the maps. This area plat 87-14 shows two large tracts A and B that are platted as “Open Space Reserve” but the LUP shows only Tract B as open space. Tract A should be reflected as open space on all of the maps. There are probably other areas with errors like this one. The Municipality should carefully review the mapping for this project in comparison with plats of undeveloped areas to ensure that other mistakes are corrected before the mapping is finalized. <i>(Rabbit Creek Community Council, Janie Dusel)</i></p>	<p><b>Response:</b> Staff checked plat 87-14 and found that the commenter is correct, there are two large tracts in the Equestrian Acres subdivision shown on the plat as dedicated open space. These two parcels include wetlands and poor soils. There may be additional such sites with platted open space tracts that did not get properly identified on the story maps or calculated into the buildable area or land use feasibility analysis of the Bowl. Staff believes the story maps and buildable area analyses generally contain the majority of platted open space parcels and areas otherwise restricted for building by conservation easements or similar mechanisms.</p> <p><b>Recommendation:</b> Change the land use designation for Tract A of plat 87-14 from “Large Lot Residential” to “Other Open Space”.</p> <p>Determine if other similar corrections are needed to the 2040 LUPM in the Hillside area, in order to treat privately owned common open space tracts in a consistent manner on the Plan. After identifying these and tentatively designating them, determine if the resulting changes to the 2040 LUPM present clutter, and if it would be potentially better for the LUPM map design to depict common open space tracts as part of the underlying residential land use designation.</p>	<p><b>YES</b> <b>(1-9-17)</b></p>



Item #	Comment or Issue	Response and Recommendation	PZC Action
		<p>Correct planning factors maps BL-1 and BL-3 as well as the buildable lands database and housing capacity analysis outputs to reflect that Tract A of plat 87-14 is not developable land. Determine if similar corrections are needed for other common open space tracts.</p> <p>Correct planning factors map CI-6 to reflect Tracts A and B of plat 87-14 as “Privately owned residential common open space tract” parcels. Again, determine if similar corrections are needed for other common open space tracts.</p>	
14-e.	<p><b>Horse Ranch West of Alaska Zoo.</b> Planning review found the Diamond H Ranch and Tack Shop parcel located at 4631 O’Malley Road is currently zoned PLI, with the Alaska Zoo property abutting to the east. The lot to the north of the Ranch is also zoned PLI, but has a single-family residence on it. A consistent land use designation would be Community Facility or Institution, however the draft LUP designates it as Large Lot Residential. <i>(Planning Department Long-Range Planning Division)</i></p>	<p><b>Response:</b> The draft 2040 LUP reflected the Hillside District Plan and designated this Diamond H Ranch parcel as Large Lot Residential. However, the large animal facility is more consistent with the existing PLI zoning. Large animal facilities can be allowed as a conditional use in PLI but are not allowed in the residential districts. Converting this to a large lot residence would not seem a very efficient or likely scenario for these parcels.</p> <p>A land use designation of Community Facility or Institution is implemented by the PLI District.</p> <p><b>Recommendations:</b> Change the land use designation of the parcels zoned PLI west of the Alaska Zoo from Large Lot Residential to Community Facility or Institution.</p> <p>On the Growth and Change Map on page 19 of the plan, outline this area in dark forest green outline to indicate a change from the land use designation in the Hillside District Plan.</p>	<p><b>YES</b> <b>(3-13-17)</b></p>
14-f.	<p><b>Requested Hillside Area Amendments to the “Areas of Growth and Change Map”</b>. Request to revise the Growth and Change Map on page 19 as follows. Change the color of HLB lands in upper Potter Valley from “Moderate Growth” to “Little Growth” while retaining the dot pattern that indicates future rezone. Change the former Legacy Pointe and GCI lands west of Golden View Drive from “Moderate Growth” to “Little Growth” while retaining the dot stipple pattern. Remove the dot pattern from HLB land north of hairpin curve on Rabbit Creek Road. It is not residential. <i>(Rabbit Creek Community Council)</i></p>	<p><b>Response:</b> No objection to the changes from “Moderate Growth” to “Little Growth”. The Potter Valley area is designated as Large Lot Residential on the 2040 LUP, the lowest density designation on the plan. Other vacant lands with this designation are shown as areas of “Little Growth” on the Areas of Growth and Change Map. No objection to removing the dot pattern from the HLB land north of the hairpin curve on Rabbit Creek Road. This pattern appears to have been a technical error in the GIS.</p> <p><b>Recommendations:</b> Amend the Growth and Change Map on page 19 to change all of the “Moderate Growth” designated area near Potter Valley including the HLB, former Legacy Pointe, and GCI parcels, to “Little Growth”. Also delete the dot grid pattern from the HLB land just north of the hairpin curve on Potter Valley Road.</p>	<p><b>YES</b> <b>(3-13-17)</b></p>

Item #	Comment or Issue	Response and Recommendation	PZC Action
14-g.	<p><b>Housing Opportunity Sites on Lower O’Malley Road.</b> Planning Department brings to the attention of PZC that the 2040 LUP departs from existing zoning and the Hillside District Plan’s (HDP) land use designations along O’Malley Road between Seward Highway and Lake Otis. <i>(Planning Department Long-Range Planning Division.)</i></p>	<p><b>Response:</b> On the north side of O’Malley, the LUP increases the residential housing designation west of Independence Park Drive, to “Compact Mixed Residential – Low”. Several of these parcels are medium sized home lots that could be redeveloped to compact housing.</p> <p>It designates the site of the proposed senior housing complex on the NE corner of O’Malley and Lake Otis east of Independence Park Drive as “Compact Mixed Residential – Medium to reflect the recent rezoning to R-4 SL and the anticipated three story senior housing development.</p> <p>On the south side of O’Malley, in the area north of Tanglewood golf course and east of the indoor waterpark, the LUP moves from existing HDP designation to “Compact Mixed Residential—Medium”. This would be implemented by a rezoning to R-3, which would match the R-3 zoning abutting to the southwest toward Seward Highway frontage road.</p> <p>As a result, three large-sized parcels in these areas above with frontage on O’Malley Road and west of Ruth Arcand Park have been identified on the Areas of Growth Change map (p. 19 of 2040 LUP) as likely areas of “Significant Change”. In general these properties along O’Malley are able to support more intensive residential development because of their location along a major arterial road which provides good transportation accessibility as well as being included within AWWU’s water and wastewater service area. Although wastewater service pipes would need to be extended to the south side of O’Malley, the 2040 LUP is a long range plan and such and extension could potentially occur within the Plan’s 25-year timeframe.</p> <p>Planning staff consulted with members of the Huffman/O’Malley Community Council at several regional meetings during the development of the LUP and there appeared to be no general objection to this change in land use intensity.</p> <p>Map Reference:</p> <ul style="list-style-type: none"> <li>• Issue-Response Map 14-g and 14-h.</li> </ul> <p><b>Recommendations:</b> No changes.</p>	<p><b>YES</b> <b>(5-1-17)</b></p>

Item #	Comment or Issue	Response and Recommendation	PZC Action
14-h.	<p><b>Housing Opportunity Sites on Lower Huffman Road.</b> Planning Department brings to the attention of PZC that the 2040 LUP departs from existing zoning and the Hillside District Plan (HDP) land use designations on a half-dozen parcels in the lower (western) Huffman O'Malley area. <i>(Planning Department Long-Range Planning Division.)</i></p>	<p><b>Response:</b> During the planning process for the 2040 LUP the Planning Department identified several housing opportunity sites mostly within the water/wastewater service area (with one exception) in the western Huffman / O'Malley Community Council. The draft LUP designates these properties for more housing than current zoning would allow. These changes depart from the Hillside District Plan (which calls this area out as a Rural Residential District). Planning staff consulted with the Community Council about these changes at several Community Council meetings, beginning early in the project prior to release of each draft plan.</p> <p>The changes in land use designations attempt to take a limited approach to increasing housing opportunities in the neighborhood. These changes stay within the existing water/wastewater service area with the exception of one site, which was suggested as a senior housing or compact townhouse opportunity site by members of the Community Council at a consultation meeting. The increases in designations are relatively limited, including single-family and low density compact types, so that new housing structures would be in scale. The overwhelming majority of the residential designations within the Hillside area will remain the same as and consistent with the HDP. This area within the Hillside area has been reviewed by Planning staff within the overall context of the need for more intensive residential housing opportunity sites.</p> <p>Map Reference to specific sites:</p> <ul style="list-style-type: none"> <li>• Issue-Response Map 14-g and 14-h.</li> </ul> <p>Issue-Response Map 14-h shows the individual areas. They include a vacant platted subdivision located south of O'Malley Road, on west side of Lake Otis Parkway which is a large lot single family area. The LUP proposes to increase the land use intensity from Large Lot Residential to Single Family/Two Family. This would depart from existing R-6 zoning, although the subdivision lots are smaller than 1-acre. The proposed density would match the surrounding built densities including the subdivisions on the east side of Lake Otis.</p> <p>Additional parcels fronting on the east side of Lake Otis Parkway, near SE corner with O'Malley, are either vacant or would have potential to subdivide for more home lots (South Subdivision). Planning staff consulted with members of the Huffman/O'Malley Community Council regarding this area, which was recommended for a higher intensity land use designation to Single Family/Two Family residential. Both neighborhoods are located within the existing boundary of the Maximum Perimeter of Public Sewerage, which would support higher intensity residential development.</p> <p>A 2.5-acre homestead parcel on the north side of Huffman Road is recommended for Compact Mixed Residential – Low designation. Redevelopment under the implementation zoning district (R-2M) for this recommended designation could provide compact affordable housing opportunities near the Huffman Town</p>	<p><b>YES</b> <b>(5-1-17)</b></p>

Item #	Comment or Issue	Response and Recommendation	PZC Action
		<p>Center. Even closer to Huffman Town Center, the church parcel on the NE corner of Huffman Road and Seward Highway is designated as Compact Mixed Residential – Medium, in the event this church were interested in adding housing to its campus, which is currently zoned PLI. The proposed designation would support a future rezoning to R-3, a district which allows the church and housing near the Town Center.</p> <p>Lastly, a series of vacant / underutilized lots fronts the east side of Lake Otis extending south from Huffman Road into a single-family urban neighborhood area. The parcels are just outside of the maximum extent of the wastewater service area boundary, which ends at this part of Huffman Road. Community Council residents pointed out to Planning staff that these parcels represent a senior housing or other compact housing opportunity, if the housing is designed to integrate well into the neighborhood scale and character. (See Huffman-O’Malley Community Council comments in issue 5-b. above.)</p> <p><u>Conclusion:</u> The draft 2040 LUP seeks each area of the Bowl to contribute some amount of housing in order for the 2040 LUP to provide enough land capacity to accommodate expected future housing demand. In Hillside, staff heard from residents who expressed the need for more housing in appropriate forms and locations for downsizing Hillside households who wish to stay in the area, and for the younger generation who grew up in Hillside and wish to return to the neighborhood. Future housing demand is projected to outstrip the land capacity under existing residential zoning in the Bowl, even at the low growth rate anticipated by the LUP through the year 2040. Even with an average annual household growth rate of less than 1%, the 2040 LUP housing capacity analysis anticipates shortfalls in urban single-family and compact housing types. Most of the additional housing capacity found by the 2040 LUP avoided changes to many Hillside areas. Although the 2040 LUP housing capacity analysis identified significant deficits in single-family / compact housing, and a surplus of large lot housing capacity, the 2040 LUP takes a conservative approach to urban growth in the Hillside District area, taking moderate steps on only a few select sites. It departs from HDP because of new information from the 2012 Housing Market Analysis and 2040 Housing Capacity Analysis regarding Anchorage’s urban housing needs. Both studies show there is a deficit of urban residentially zoned land capacity and a surplus of large lot rural housing capacity, relative to housing needs of the existing and future population. This information was not available at the time HDP was adopted in 2010.</p> <p>The HDP identified certain parts of Lower Hillside that are not in the water/wastewater service area as having some potential for urban lot housing. For example, it determined that the southern, “BLM lots” portion of the lower Hillside, located between DeArmoun Road and Rabbit Creek Road may be a candidate for increased densities (HDP, 2-14). The area has a more large lots and undeveloped land and has relatively good proximity to major roads and established commercial centers, and borders on an area of higher density suburban development. However, the HDP did not pursue those opportunities because it concluded that the BLM lots are a stable and fundamental feature of the character of this area, such that “no increase in</p>	

Item #	Comment or Issue	Response and Recommendation	PZC Action
		<p>residential intensity is warranted”. If in the future there were to be further exploration of additional housing capacity beyond the water/wastewater service area, such exploration would be more appropriate to occur as an area-specific public process updating the Hillside District Plan (HDP), rather than as part of the 2040 LUP.</p> <p><b>Recommendations:</b> No changes.</p>	
<i><b>END OF COMMENT ISSUE-RESPONSE TABLE</b></i>			

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## **Issue-Response Maps**

(Referenced by issue-response table)

Maps reflect the recommendations of the June 5, 2017 Issue-Response Items.

Map List:

Issue Response Item 2-e

Issue Response Item 3

Issue Response Item 7-a

Issue Response Items 7-b, -c, -d

Issue Response Item 10-d

Issue Response Items 10-f and 10-j

Issue Response Item 10-f Actions Map

Issue Response Items 10-h and 10-i

Issue Response Items 10-k and 10-l

Issue Response Item 10-m

Issue Response Item 10-n

Issue Response Item 10-o

Issue Response Item 11-c

Issue Response Item 11-d

Issue Response Items 11-h and 11-i

Issue Response Items 11-k, 11-m, 12-c, and 12-e

Issue Response Items 11-n and 11-o

Issue Response Item 12-a

Issue Response Item 12-g

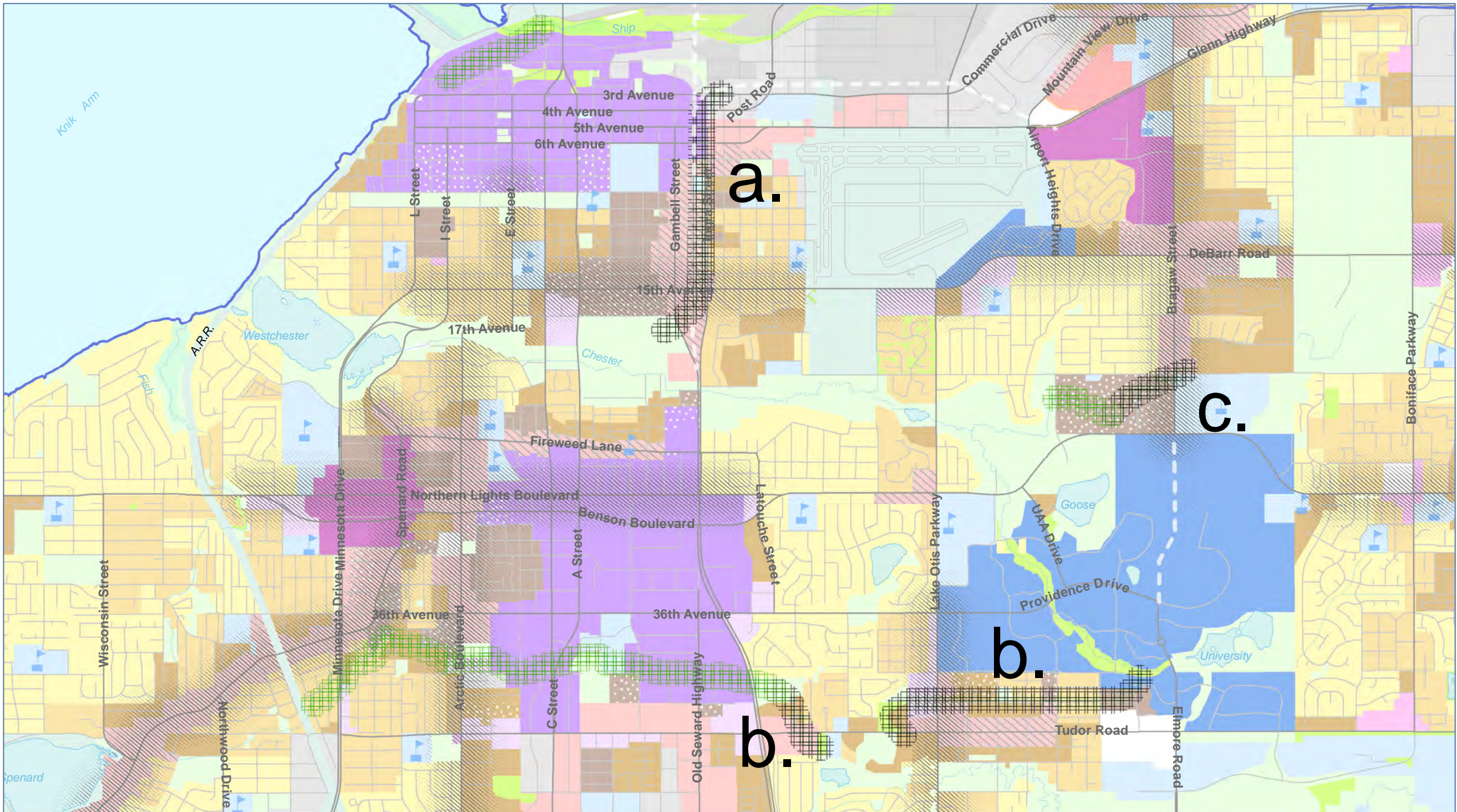
Issue Response Item 12-h

Issue Response Item 13-i

Issue Response Items 13-j, 13-k, 13-l

Issue Response Items 14-g and 14-h







**Issue Response Item 2-e**

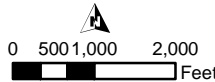
June 5, 2017

*DRAFT*

 Greenway Supported Development

 Proposed Changes / Additions to Greenway Supported Development

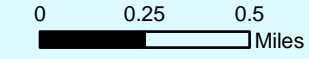
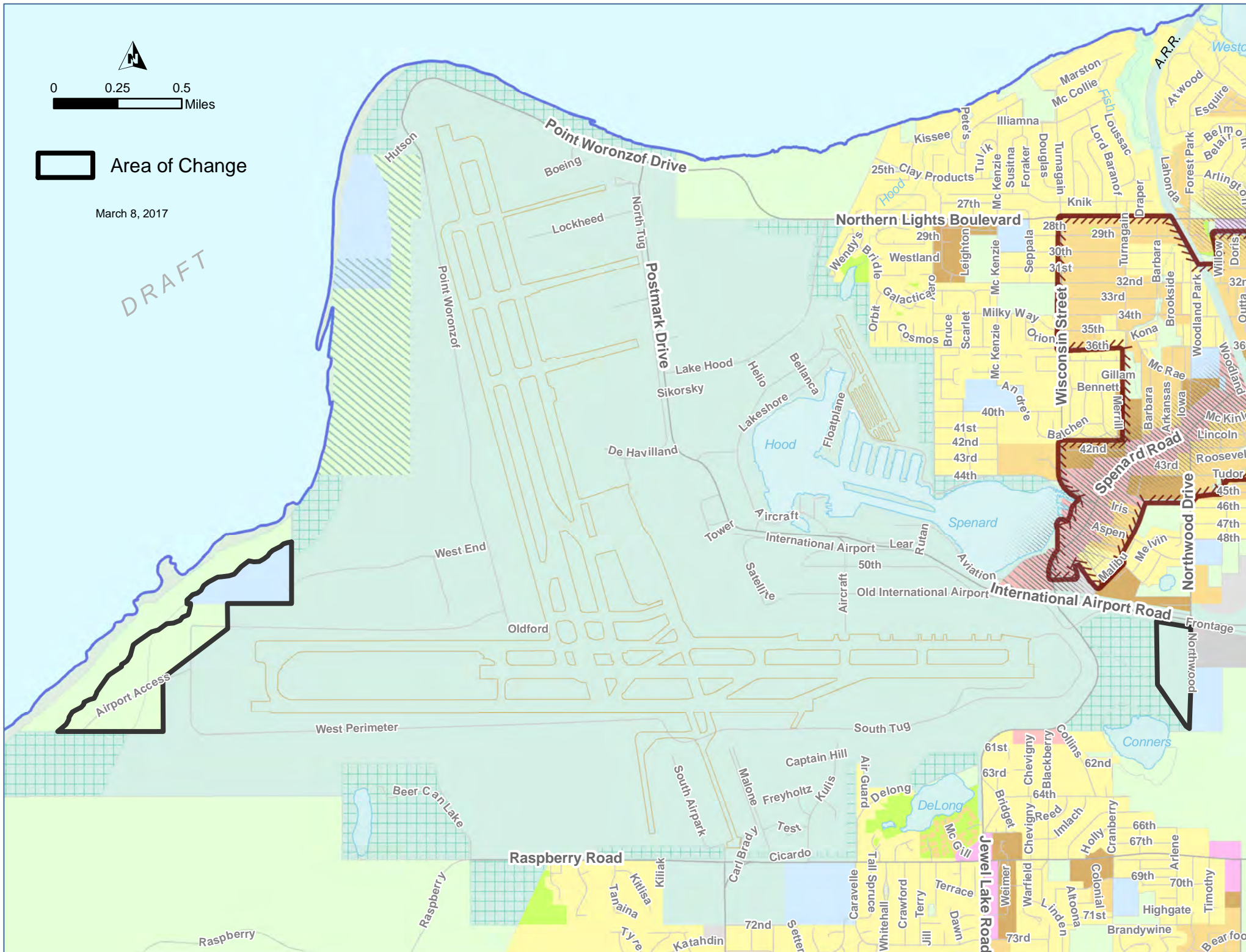
 Transit Supportive Development Corridor





# Issue Response Item 3

## Recommended LUP Change



**Area of Change**

March 8, 2017

DRAFT

### Neighborhoods

- Single Family and Two Family
- Compact Mixed Residential - Low
- Compact Mixed Residential - Medium
- Urban Residential - High

### Centers

- Neighborhood Center
- Town Center

### Corridors

- Main Street Corridor

### Open Spaces

- Park or Natural Area
- Other Open Space

### Community Facilities

- Community Facility or Institution
- Airport, Railroad or Port Facility
- Potential Airport Growth Alternative  
(Based on West Anchorage District Plan)
- Potential Open Space Alternative

### Industrial Employment Areas

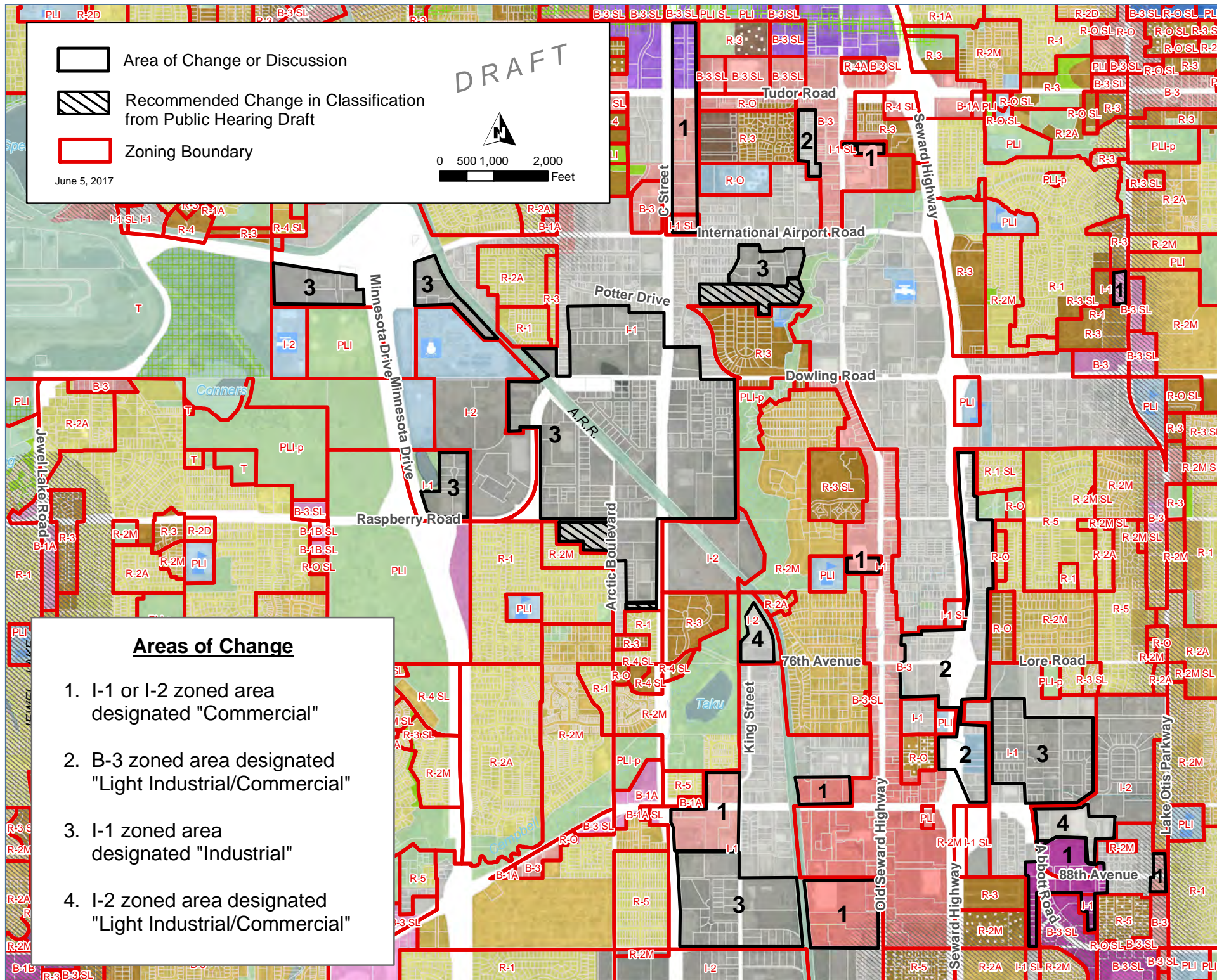
- Light Industrial / Commercial
- Industrial

### Growth Supporting Features

- Transit Supportive Development Corridor
- Greenway Supported Development
- Residential Mixed-use Development  
(White dots over base land use color)
- Traditional Neighborhood Design

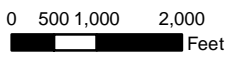


# Issue Response Item 7-a Recommended LUP Change



- Area of Change or Discussion
- Recommended Change in Classification from Public Hearing Draft
- Zoning Boundary

June 5, 2017



DRAFT

- ### Areas of Change
1. I-1 or I-2 zoned area designated "Commercial"
  2. B-3 zoned area designated "Light Industrial/Commercial"
  3. I-1 zoned area designated "Industrial"
  4. I-2 zoned area designated "Light Industrial/Commercial"

### Neighborhoods

- Single Family and Two Family
- Compact Mixed Residential - Low
- Compact Mixed Residential - Medium

### Centers

- Neighborhood Center
- Town Center
- Regional Commercial Center
- City Center

### Corridors

- Commercial Corridor
- Main Street Corridor

### Open Spaces

- Park or Natural Area
- Other Open Space

### Industrial Employment Areas

- Light Industrial / Commercial
- Industrial

### Community Facilities

- Community Facility or Institution
- School
- Utility / Facility
- Airport, Railroad or Port Facility

### Growth Supporting Features

- Transit Supportive Development Corridor
- Residential Mixed-use Development

(White dots over base land use color)



# Issue Response Items 7 b, c, d

## Recommended LUP Change

### Neighborhoods

- Single Family and Two Family
- Compact Mixed Residential - Low
- Compact Mixed Residential - Medium
- Urban Residential - High

### Centers

- Neighborhood Center
- City Center

### Corridors

- Commercial Corridor
- Main Street Corridor

### Open Spaces

- Park or Natural Area
- Other Open Space

### Industrial Employment Areas

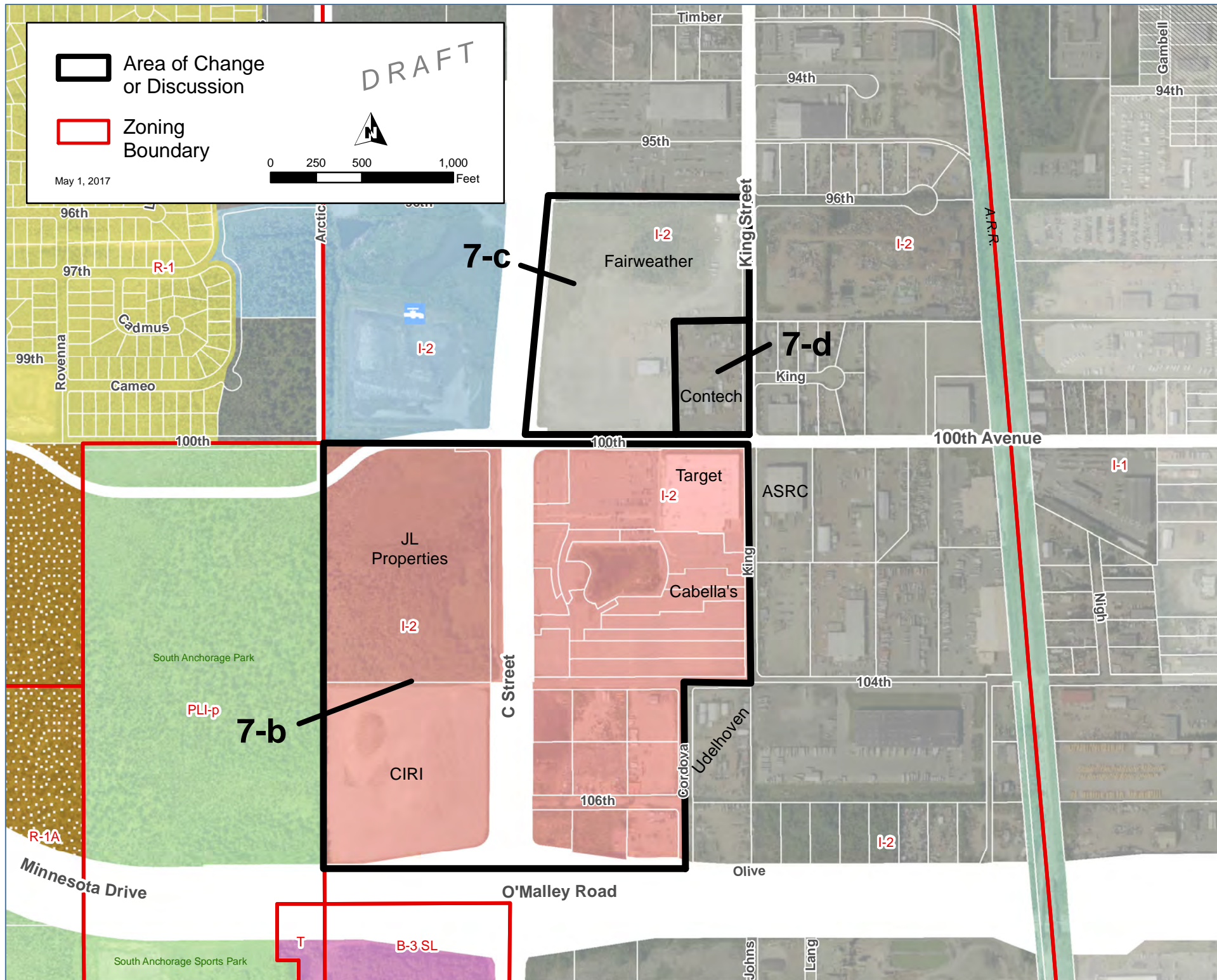
- Light Industrial / Commercial
- Industrial

### Community Facilities

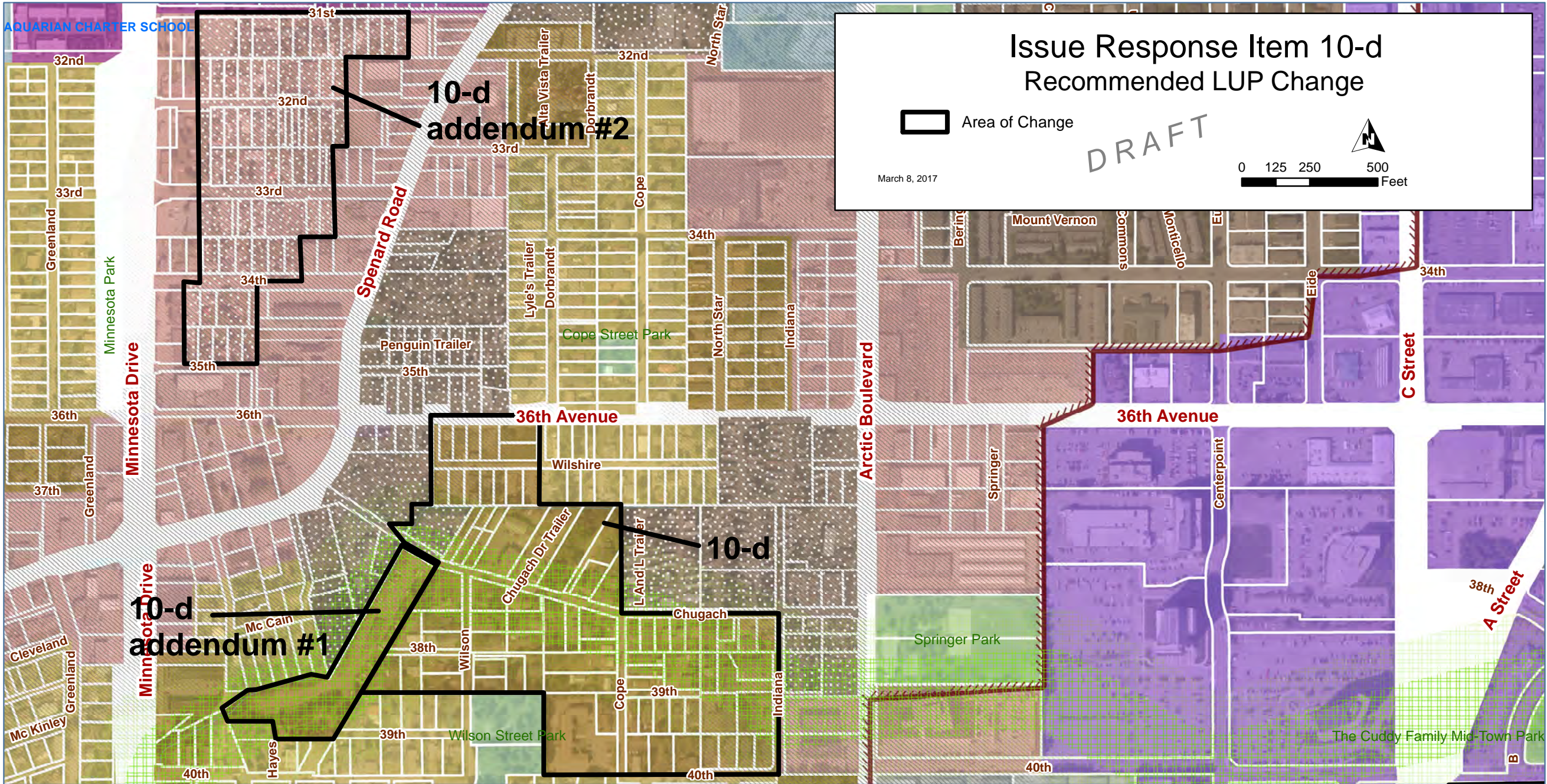
- Community Facility or Institution
- School
- Utility / Facility
- Airport, Railroad or Port Facility

### Growth Supporting Features

- Transit Supportive Development Corridor
- Residential Mixed-use Development  
(White dots over base land use color)







**Issue Response Item 10-d  
Recommended LUP Change**

Area of Change

DRAFT

March 8, 2017

0 125 250 500 Feet

**Neighborhoods**

- Compact Mixed Residential - Low
- Compact Mixed Residential - Medium
- Urban Residential - High

**Centers**

- Neighborhood Center
- Town Center
- City Center

**Corridors**

- Main Street Corridor

**Open Spaces**


- Park or Natural Area

**Growth Supporting Features**

- Transit Supportive Development Corridor
- Greenway Supported Development
- Residential Mixed-use Development  
(White dots over base land use color)
- Traditional Neighborhood Design

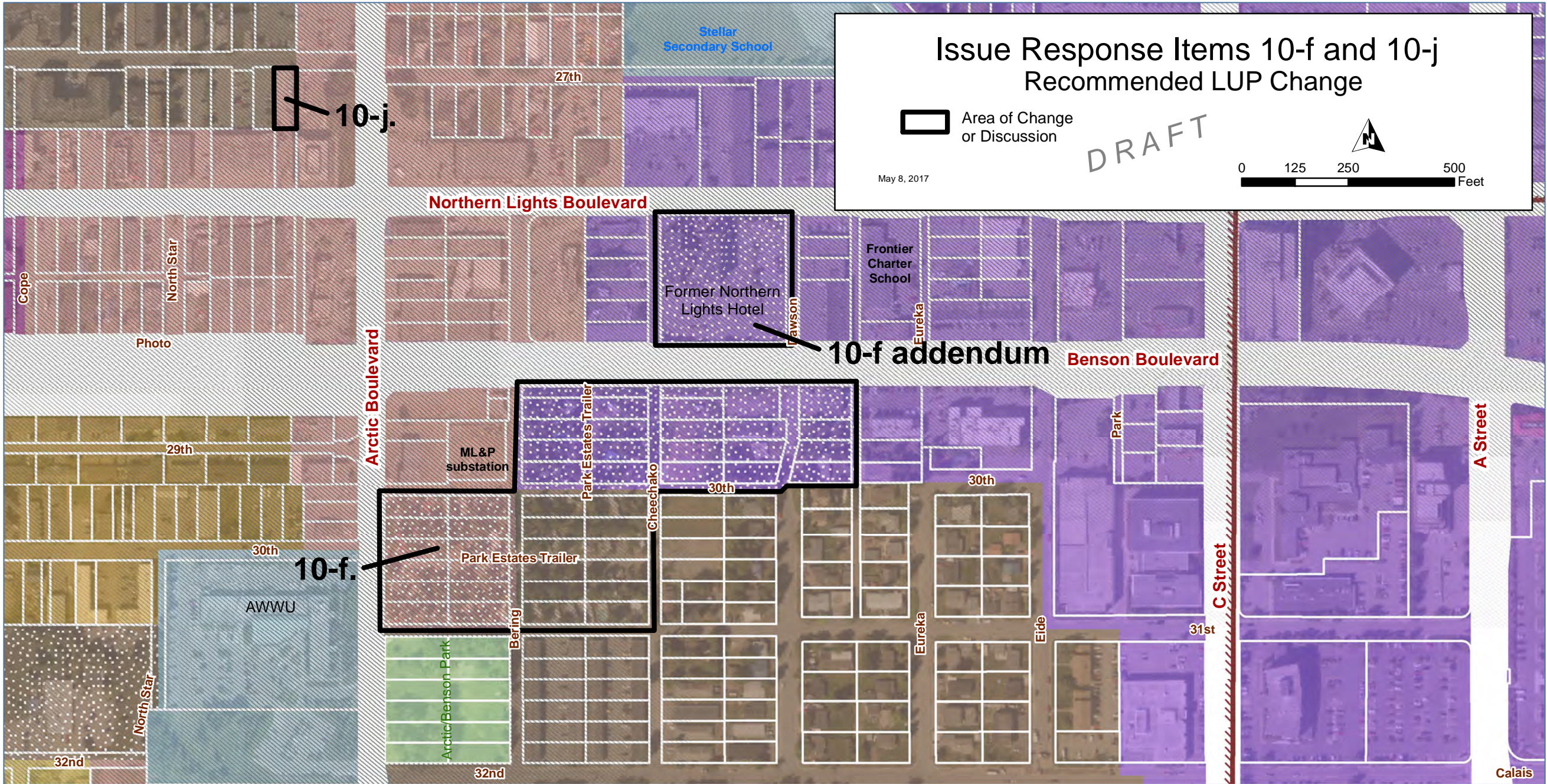
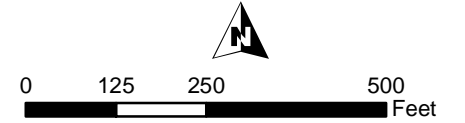


# Issue Response Items 10-f and 10-j Recommended LUP Change




 Area of Change or Discussion

DRAFT




May 8, 2017



### Neighborhoods

-  Compact Mixed Residential - Low
-  Compact Mixed Residential - Medium
-  Urban Residential - High


### Centers

-  Neighborhood Center
-  Town Center
-  City Center

### Corridors

-  Main Street Corridor




### Open Spaces

-  Park or Natural Area

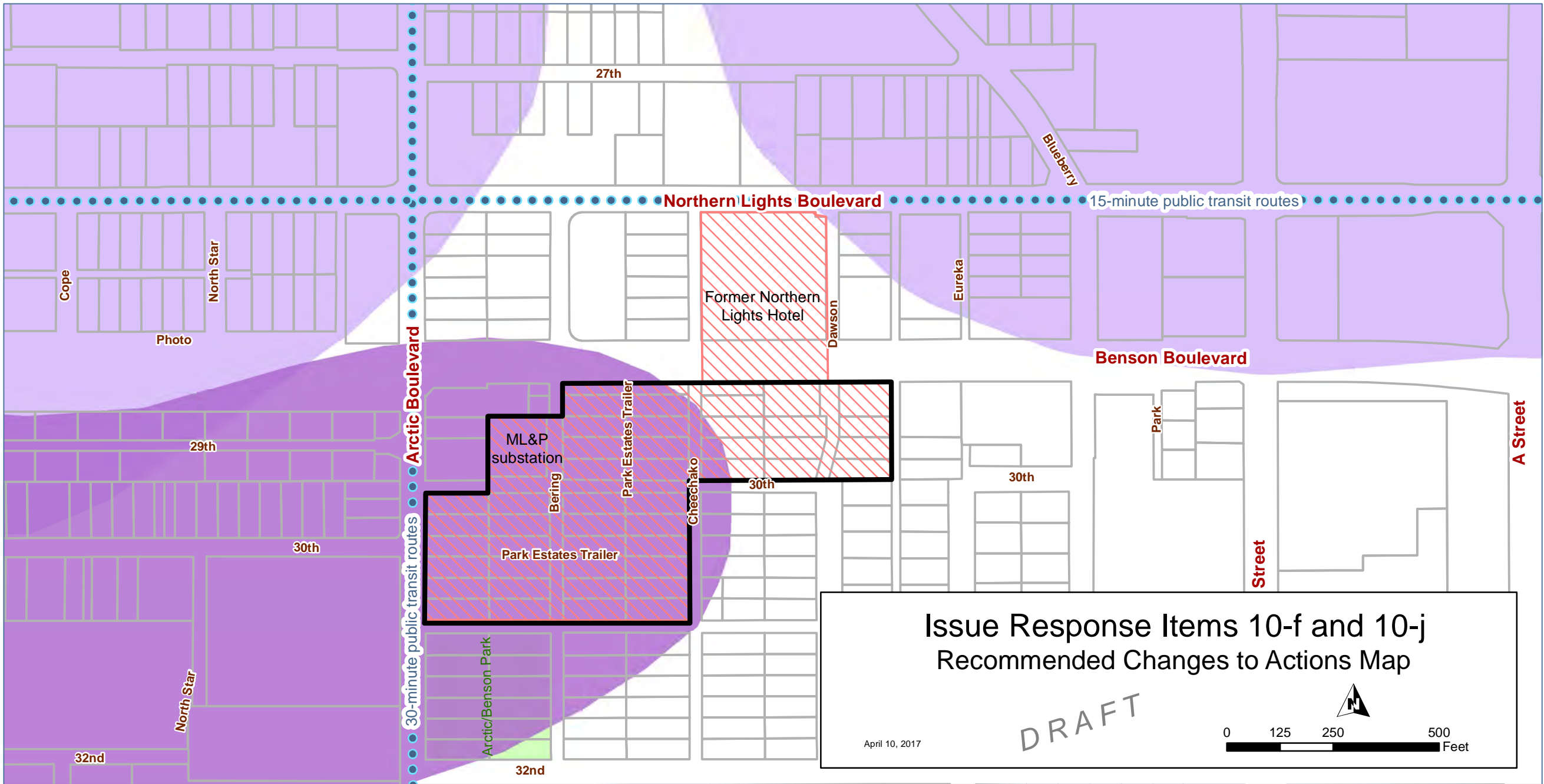
### Community Facilities

-  Community Facility or Institution
-  School
-  Utility / Facility




### Growth Supporting Features

-  Transit Supportive Development Corridor
-  Residential Mixed-use Development  
(White dots over base land use color)
-  Traditional Neighborhood Design





**Reinvestment Focus Area (RFA)**

-  Initial Priority RFA\*
-  Candidate Future RFA
-  Targeted Area Rezonings\*

**Actions From Adopted Municipal Area-Specific Plans and Studies**

-  Deteriorated Properties Tax Abatement

**Phased Growth Supporting Features**

-  Transit Supportive Development Corridors



# Issue Response Items

## 10-h and 10-i

Recommended LUP Change

### Neighborhoods

- Single Family and Two Family
- Compact Mixed Residential - Low
- Compact Mixed Residential - Medium

### Centers

- Neighborhood Center

### Corridors

- Commercial Corridor
- Main Street Corridor

### Open Spaces

- Park or Natural Area

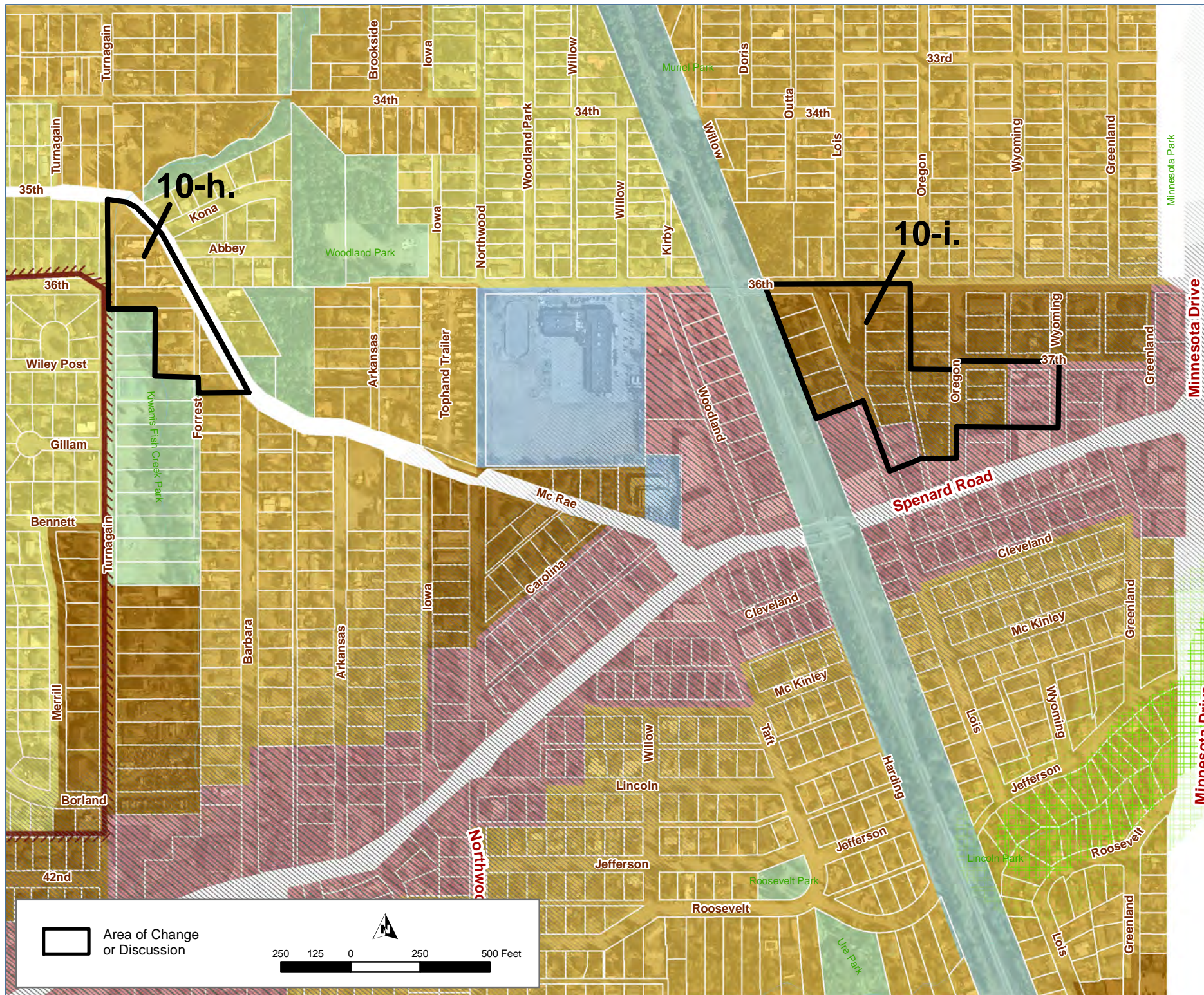
### Community Facilities

- Community Facility or Institution
- School
- Utility / Facility
- Airport, Railroad or Port Facility

### Growth Supporting Features

- Transit Supportive Development Corridor
- Residential Mixed-use Development  
(White dots over base land use color)
- Greenway Supported Development
- Traditional Neighborhood Design

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# Issue Response Items

## 10-k and 10-l

Recommended LUP Change

### Neighborhoods

- Single Family and Two Family
- Compact Mixed Residential - Low
- Compact Mixed Residential - Medium

### Centers

- Neighborhood Center

### Corridors

- Commercial Corridor
- Main Street Corridor

### Open Spaces

- Park or Natural Area

### Community Facilities

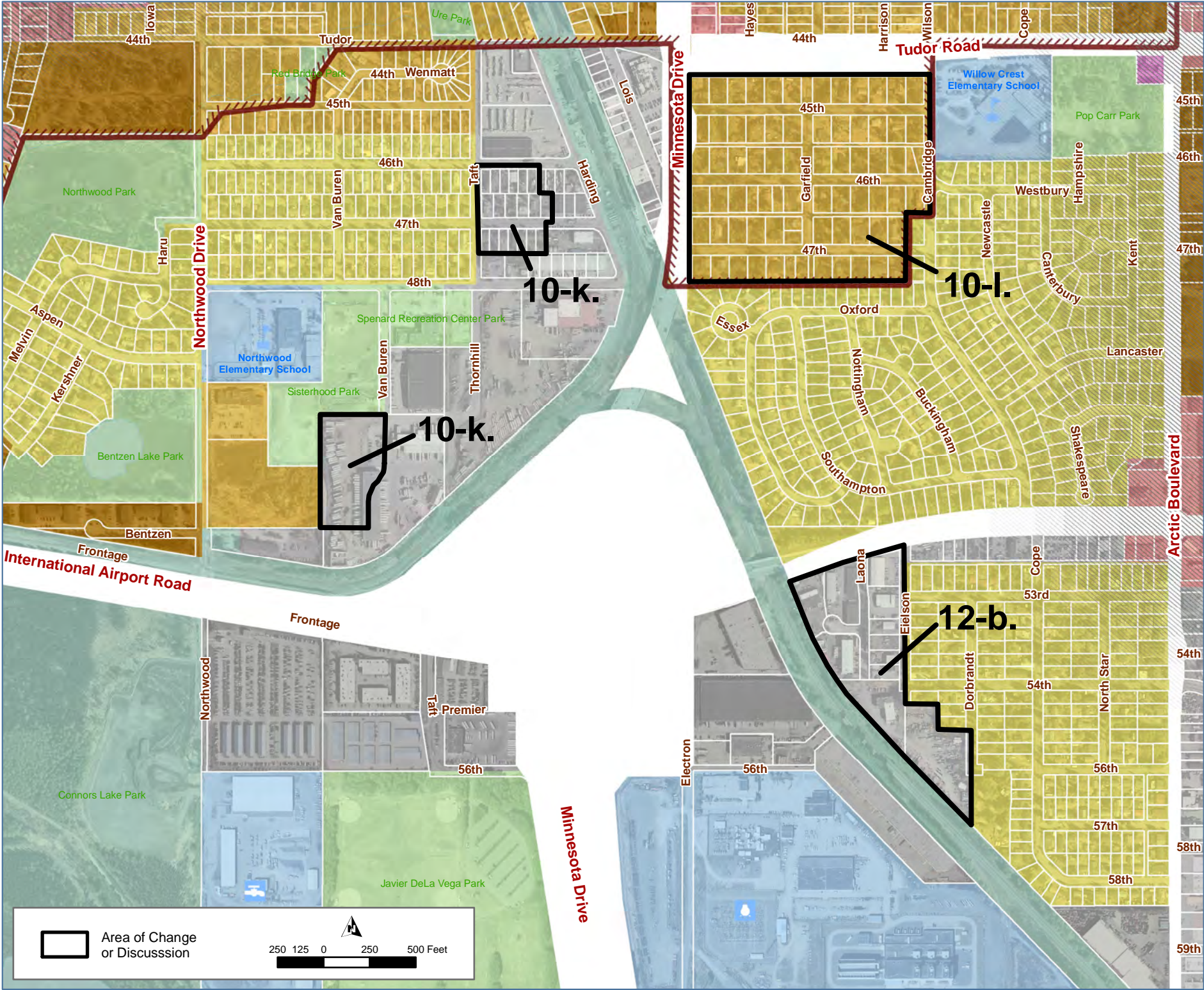
- Community Facility or Institution
- School
- Utility / Facility
- Airport, Railroad or Port Facility

### Industrial Employment Areas

- Light Industrial / Commercial
- Industrial

### Growth Supporting Features

- Transit Supportive Development Corridor
- Traditional Neighborhood Design

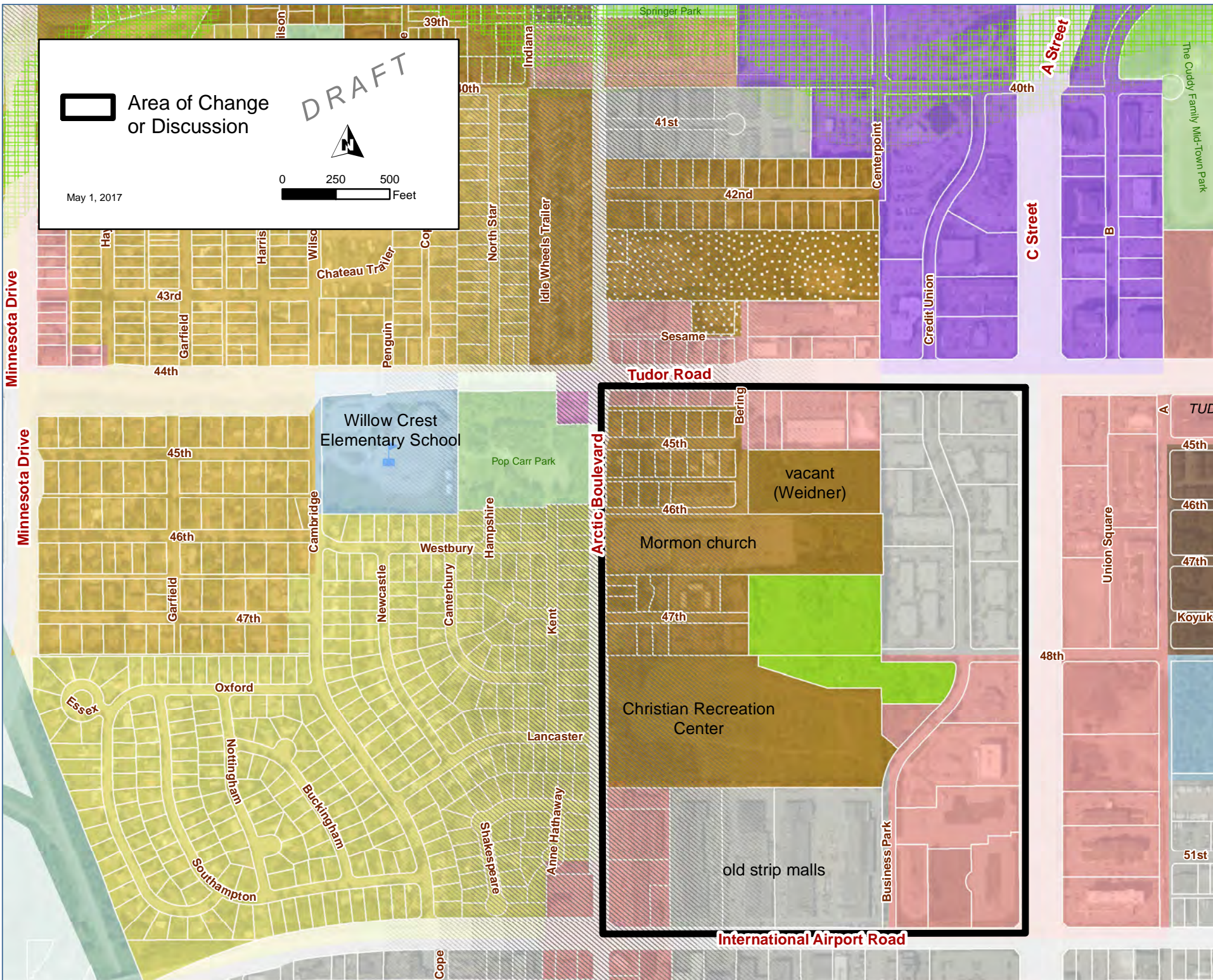


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# Issue Response Item 10-m

## Recommended LUP Change



**Area of Change or Discussion**

**DRAFT**

May 1, 2017

0 250 500 Feet

### Neighborhoods

- Single Family and Two Family
- Compact Mixed Residential - Low
- Compact Mixed Residential - Medium
- Urban Residential - High

### Centers

- Neighborhood Center
- City Center

### Corridors

- Commercial Corridor
- Main Street Corridor

### Open Spaces

- Park or Natural Area
- Other Open Space

### Industrial Employment Areas

- Light Industrial / Commercial

### Community Facilities

- Community Facility or Institution
- School
- Utility / Facility
- Airport, Railroad or Port Facility

### Growth Supporting Features

- Transit Supportive Development Corridor
- Greenway Supported Development
- Residential Mixed-use Development  
(White dots over base land use color)



DRAFT

# Issue Response Item 10-n Recommended LUP Change

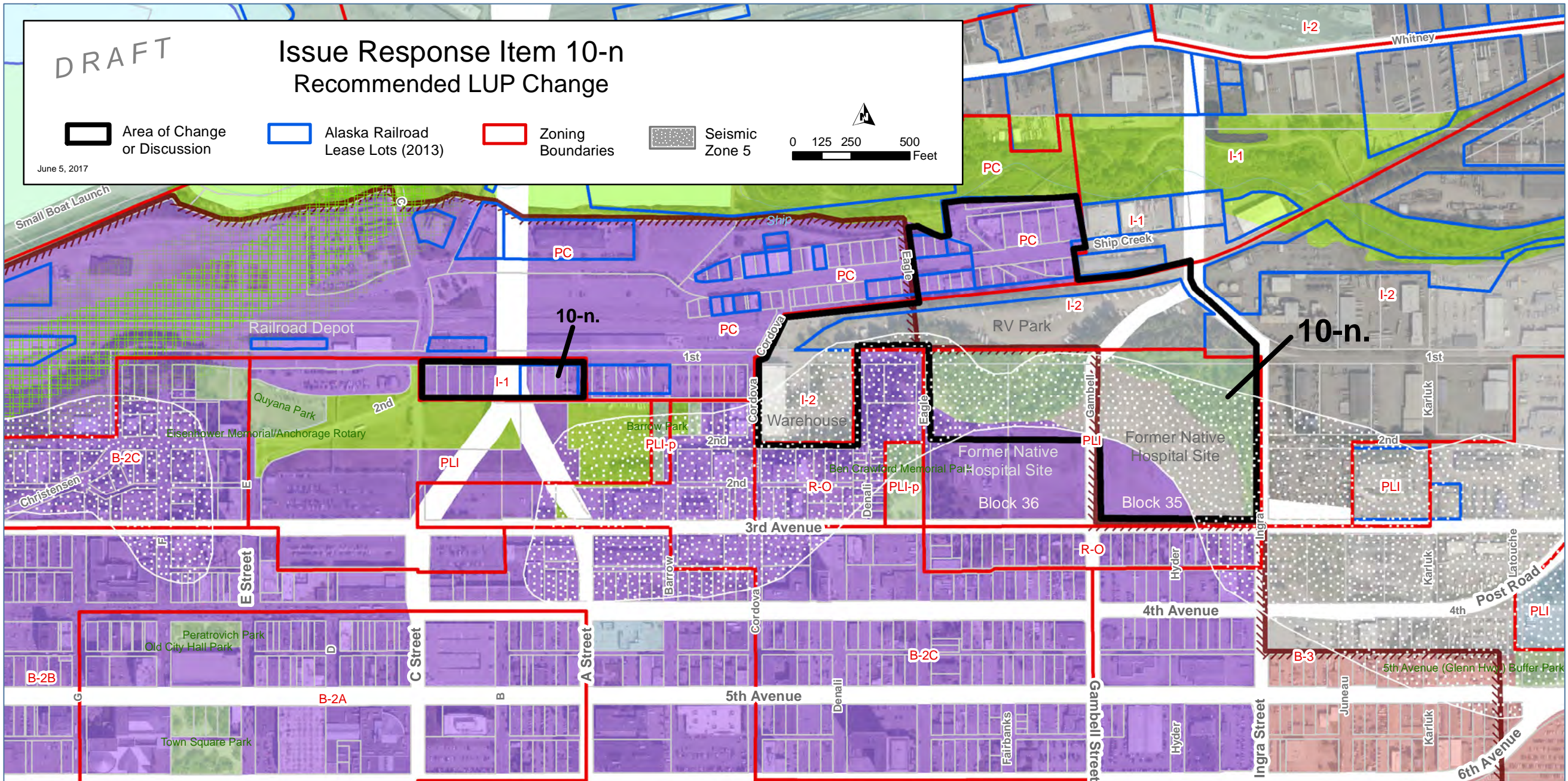
June 5, 2017

Area of Change or Discussion

Alaska Railroad Lease Lots (2013)

Zoning Boundaries

Seismic Zone 5



### Centers

City Center

### Industrial Employment Areas

Light Industrial / Commercial

Industrial

### Open Spaces

Park or Natural Area

Other Open Space

### Community Facilities

Community Facility or Institution

School Utility / Facility

Airport, Railroad or Port Facility

### Growth Supporting Features

Greenway Supported Development


Traditional Neighborhood Design

### Corridors

Commercial Corridor

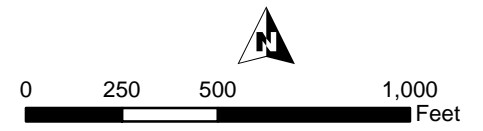


# Issue Response Item 10-o Recommended LUP Change

 Area of Change or Discussion

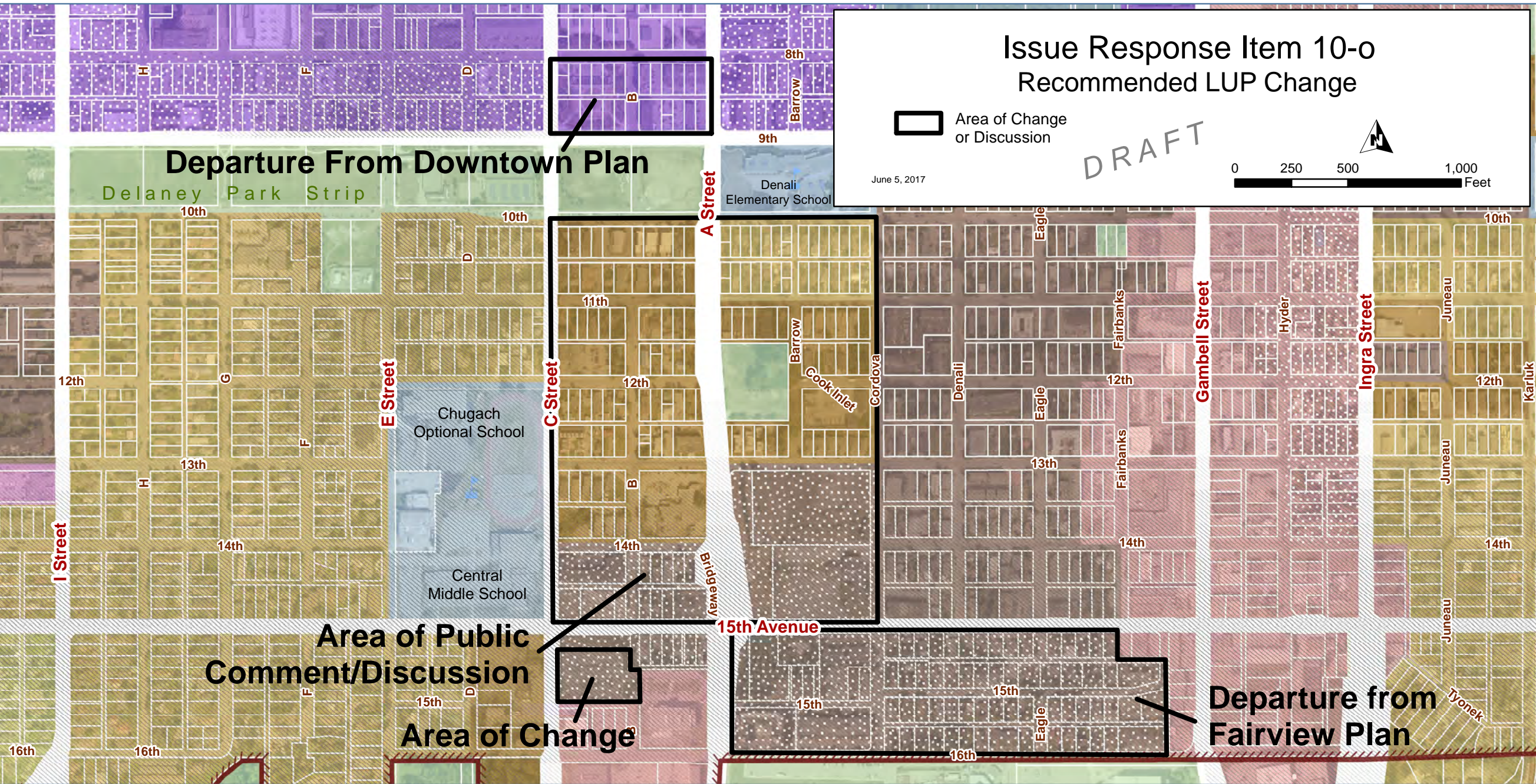
DRAFT

June 5, 2017



**Departure From Downtown Plan**

Delaney Park Strip






**Area of Public Comment/Discussion**


**Area of Change**

**Departure from Fairview Plan**


**Neighborhoods**

-  Compact Mixed Residential - Low
-  Compact Mixed Residential - Medium
-  Urban Residential - High



**Centers**

-  City Center



**Open Spaces**

-  Park or Natural Area




**Corridors**

-  Main Street Corridor
-  Commercial Corridor

**Community Facilities**

-  Community Facility or Institution
-  School
-  Utility / Facility

**Growth Supporting Features**

-  Transit Supportive Development Corridor
-  Residential Mixed-use Development (White dots over base land use color)
-  Traditional Neighborhood Design



# Issue Response Item 11-c

## Recommended LUP Change

### Neighborhoods

- Single Family and Two Family
- Compact Mixed Residential - Low
- Compact Mixed Residential - Medium

### Centers

- Town Center
- Regional Commercial Center

### Corridors

- Commercial Corridor
- Main Street Corridor

### Open Spaces

- Park or Natural Area
- Other Open Space

### Industrial Employment Areas

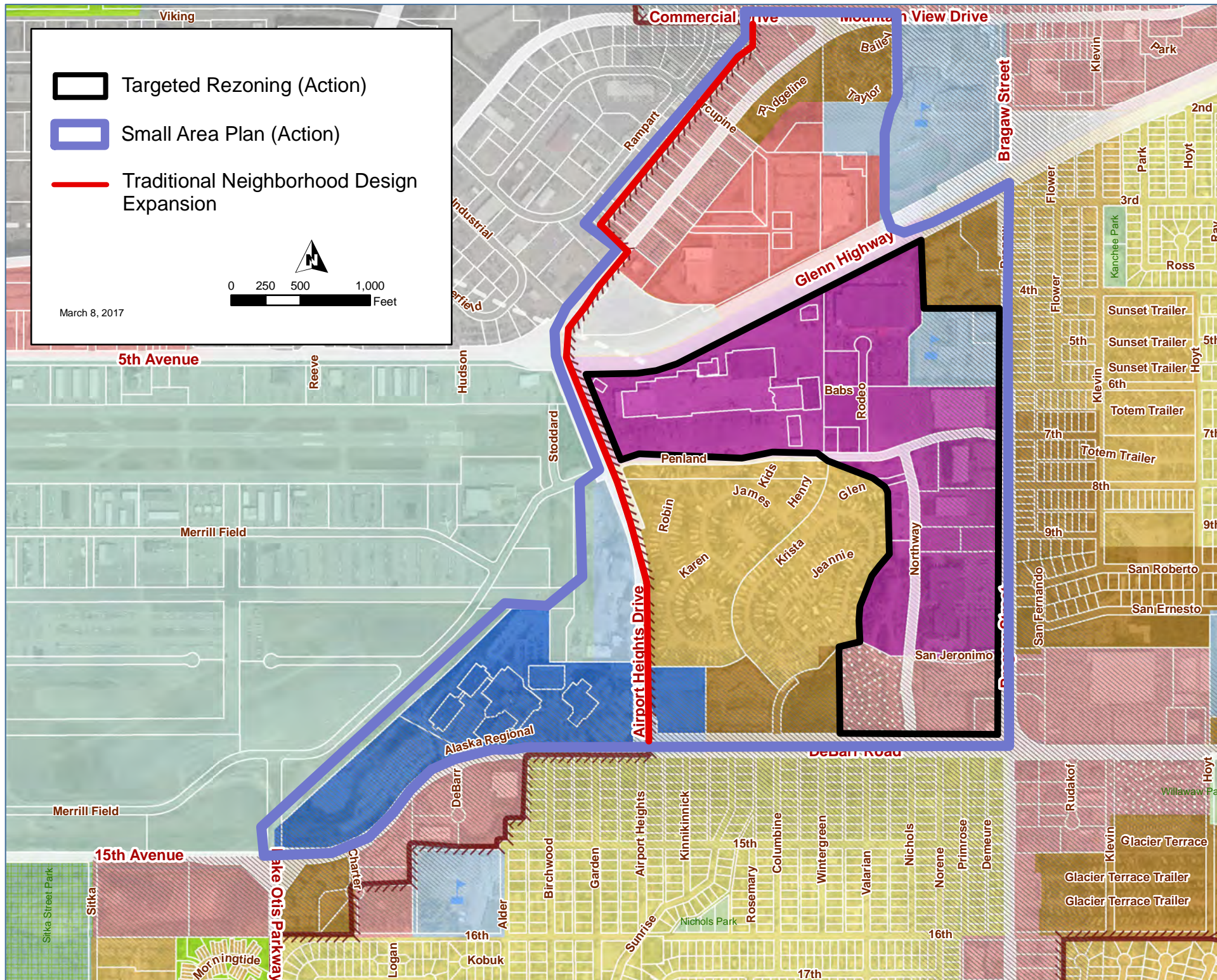
- Light Industrial / Commercial
- Industrial

### Community Facilities

- Community Facility or Institution
- School
- Utility / Facility
- University or Medical Center
- Airport, Railroad or Port Facility
- Potential Open Space Alternative

### Growth Supporting Features

- Transit Supportive Development Corridor
- Traditional Neighborhood Design

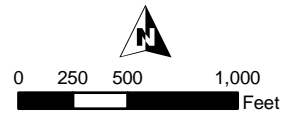


DRAFT

**Targeted Rezoning (Action)**

**Small Area Plan (Action)**

**Traditional Neighborhood Design Expansion**



March 8, 2017

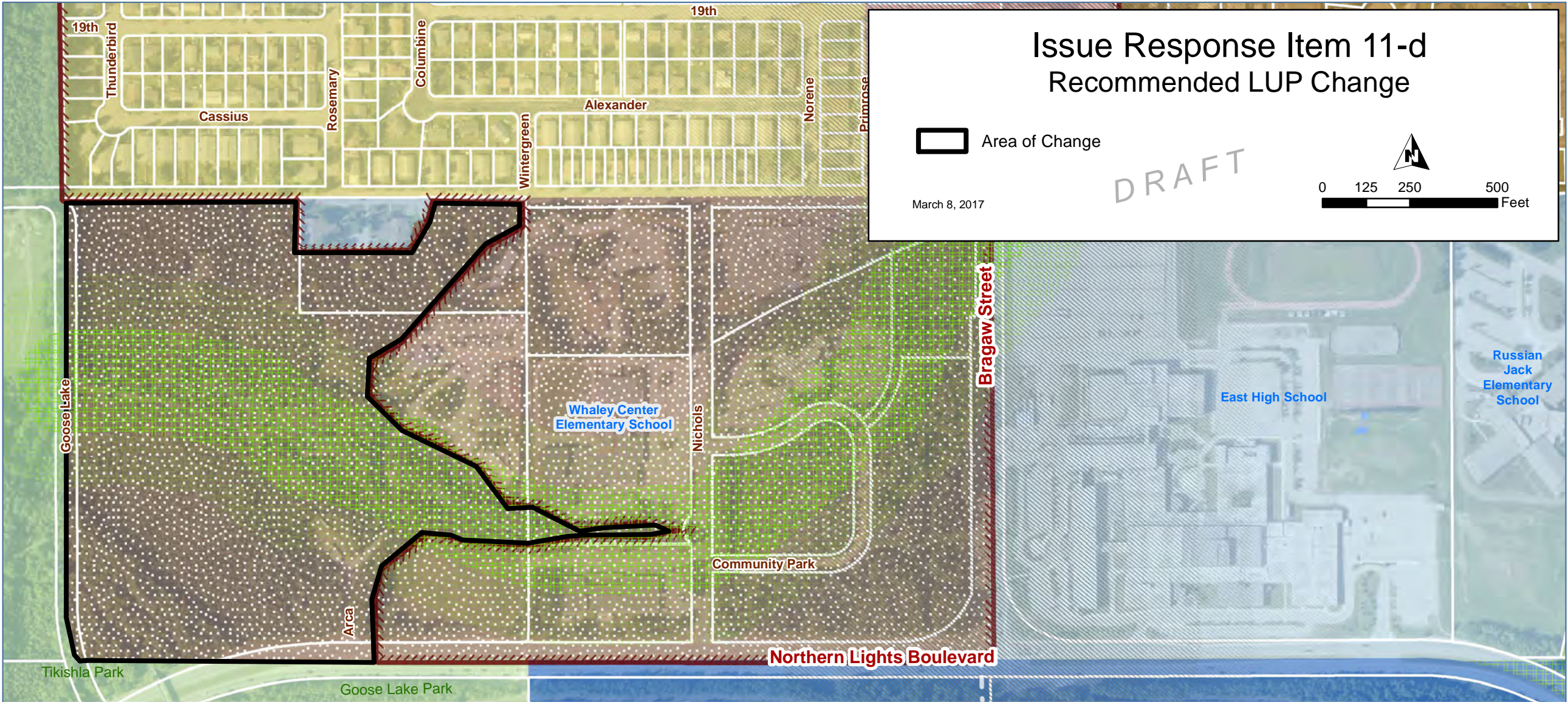
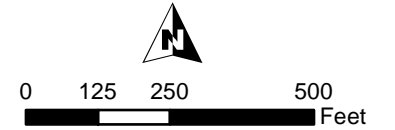


# Issue Response Item 11-d Recommended LUP Change





 Area of Change

March 8, 2017



DRAFT





## Neighborhoods

-  Single Family and Two Family
-  Compact Mixed Residential - Low
-  Compact Mixed Residential - Medium
-  Urban Residential - High



## Centers

-  Neighborhood Center
-  Town Center





## Open Spaces

-  Park or Natural Area
-  Other Open Space

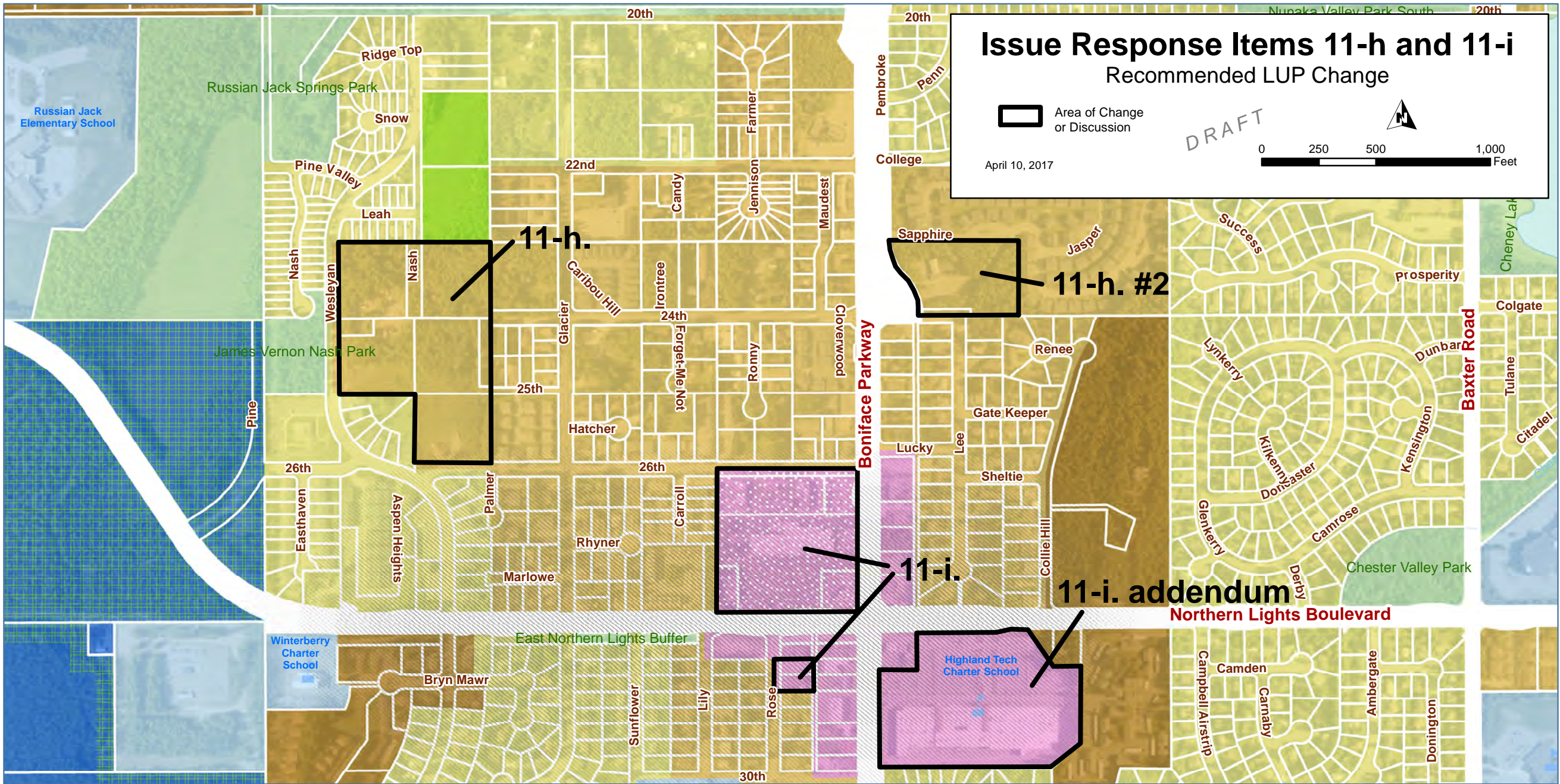
## Community Facilities

-  Community Facility or Institution
-  University or Medical Center

## Growth Supporting Features

-  Greenway Supported Development
-  Residential Mixed-use Development  
(White dots over base land use color)
-  Transit Supportive Development Corridor
-  Traditional Neighborhood Design





**Neighborhoods**

- Single Family and Two Family
- Compact Mixed Residential - Low
- Compact Mixed Residential - Medium

**Centers**

- Neighborhood Center
- Town Center
- City Center

**Open Spaces**

- Park or Natural Area
- Other Open Space

**Community Facilities**

- Community Facility or Institution
- S
 School
- U
 Utility / Facility
- University or Medical Center

**Growth Supporting Features**


- Transit Supportive Development Corridor
- Greenway Supported Development



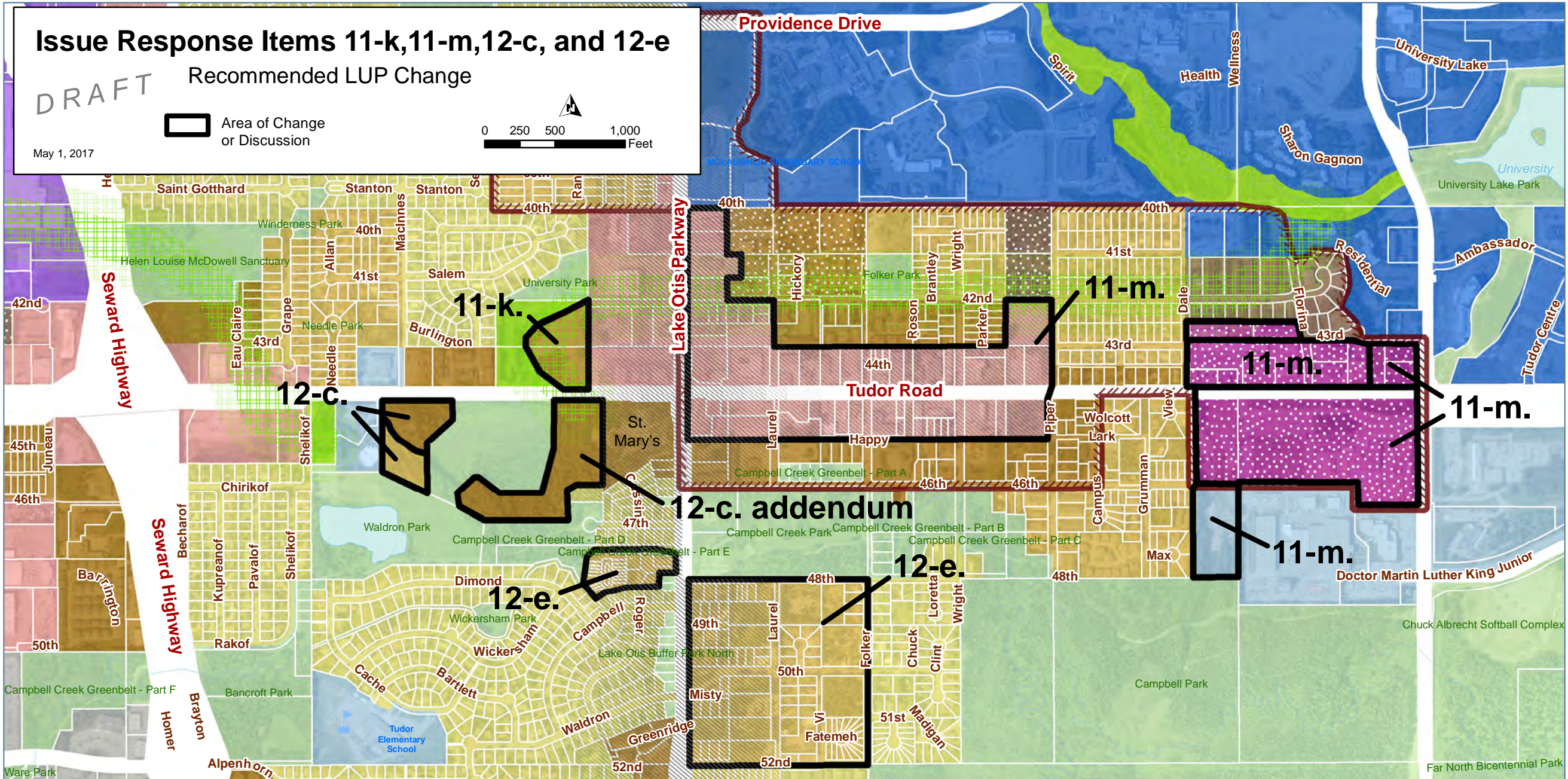
# Issue Response Items 11-k, 11-m, 12-c, and 12-e

DRAFT





Recommended LUP Change

 Area of Change or Discussion

May 1, 2017





## Neighborhoods

-  Single Family and Two Family
-  Compact Mixed Residential - Low
-  Compact Mixed Residential - Medium
-  Urban Residential - High



## Centers

-  Town Center





## Corridors

-  Commercial Corridor
-  Main Street Corridor





## Open Spaces

-  Park or Natural Area
-  Other Open Space

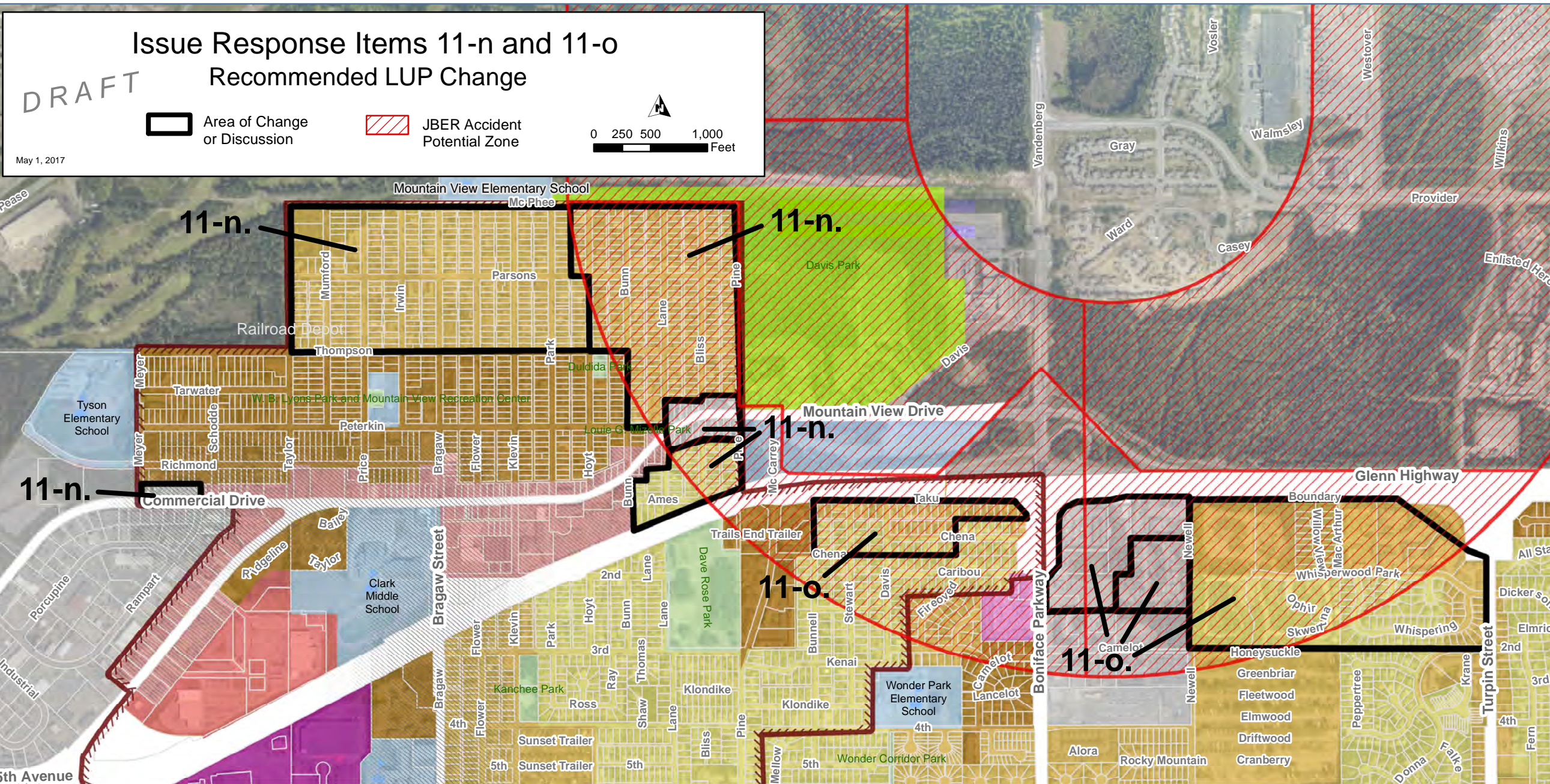
## Community Facilities

-  Community Facility or Institution
-  School
-  Utility / Facility
-  University or Medical Center

## Growth Supporting Features

-  Transit Supportive Development Corridor
-  Residential Mixed-use Development (White dots over base land use color)
-  Traditional Neighborhood Design
-  Greenway Supported Development





**Issue Response Items 11-n and 11-o**  
**Recommended LUP Change**

**DRAFT**

Area of Change or Discussion

JBER Accident Potential Zone


0 250 500 1,000 Feet

May 1, 2017

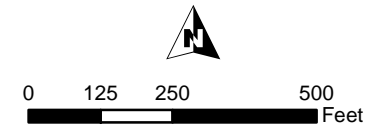
<u>Neighborhoods</u>	<u>Centers</u>	<u>Open Spaces</u>	<u>Industrial Employment Areas</u>	<u>Community Facilities</u>	<u>Growth Supporting Features</u>
Single Family and Two Family	Neighborhood Center	Park or Natural Area	Light Industrial / Commercial	Community Facility or Institution	Transit Supportive Development Corridor
Compact Mixed Residential-Low	Town Center	Other Open Space	Industrial	School	Traditional Neighborhood Design
Compact Mixed Residential-Medium	Regional Commercial Center			Utility / Facility	
		<b><u>Corridors</u></b>		Airport, Railroad or Port Facility	
		Commercial Corridor			
		Main Street Corridor			



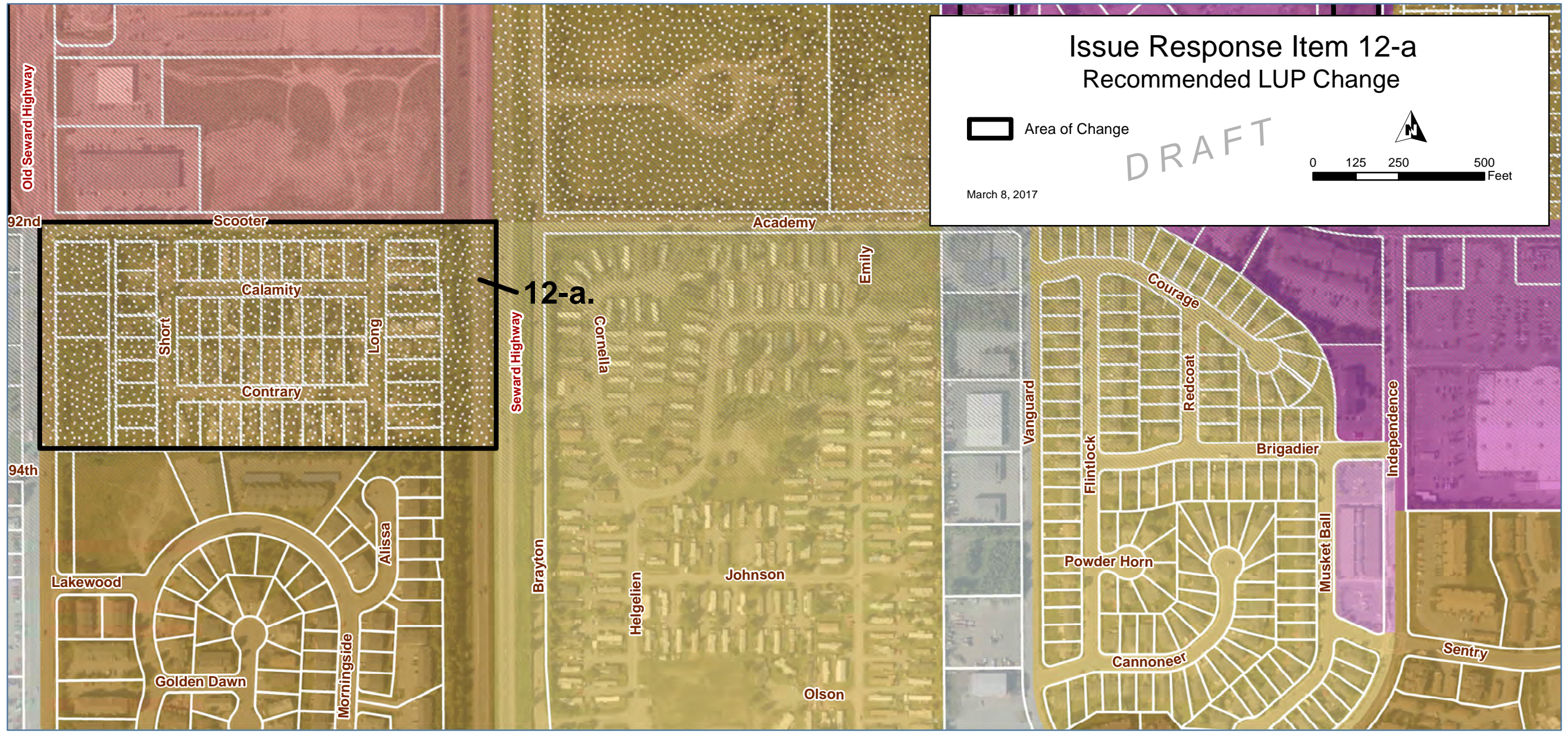
# Issue Response Item 12-a Recommended LUP Change

 Area of Change




DRAFT





March 8, 2017




## Neighborhoods

-  Compact Mixed Residential - Low
-  Compact Mixed Residential - Medium
-  Urban Residential - High



## Centers

-  Town Center
-  Regional Commercial Center




## Corridors

-  Main Street Corridor



## Industrial Employment Areas

-  Light Industrial / Commercial
-  Industrial

## Community Facilities

-  Community Facility or Institution
-  School
-  Utility / Facility

## Growth Supporting Features

-  Transit Supportive Development Corridor
-  Residential Mixed-use Development  
(White dots over base land use color)



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# Issue Response Item 12-g Recommended LUP Change

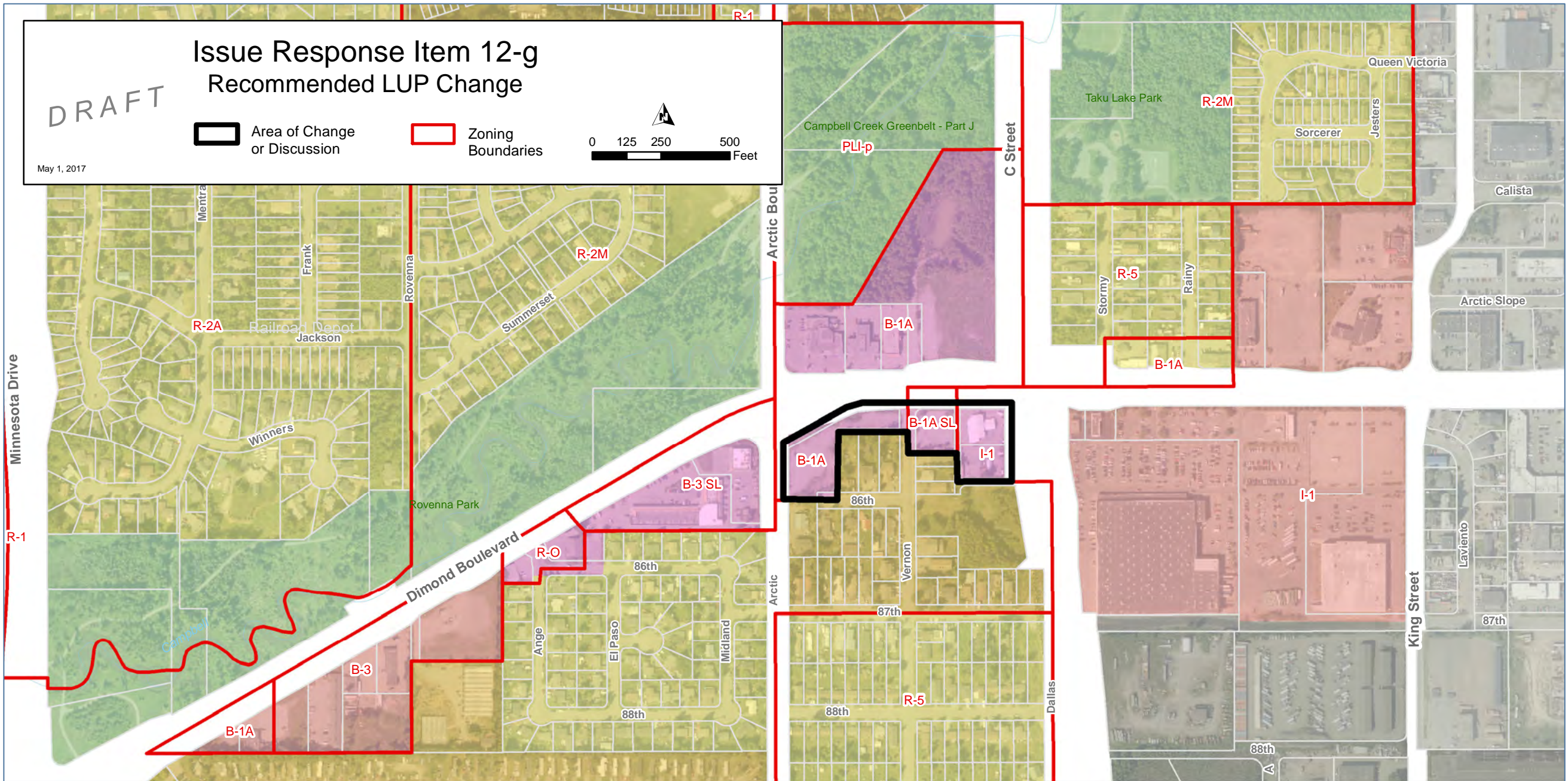
May 1, 2017



Area of Change  
or Discussion



Zoning  
Boundaries



### Centers

Neighborhood Center

### Industrial Employment Areas

Light Industrial / Commercial

Industrial

### Open Spaces

Park or Natural Area

Other Open Space

### Community Facilities

Community Facility or Institution

School Utility / Facility

Airport, Railroad or Port Facility

### Corridors

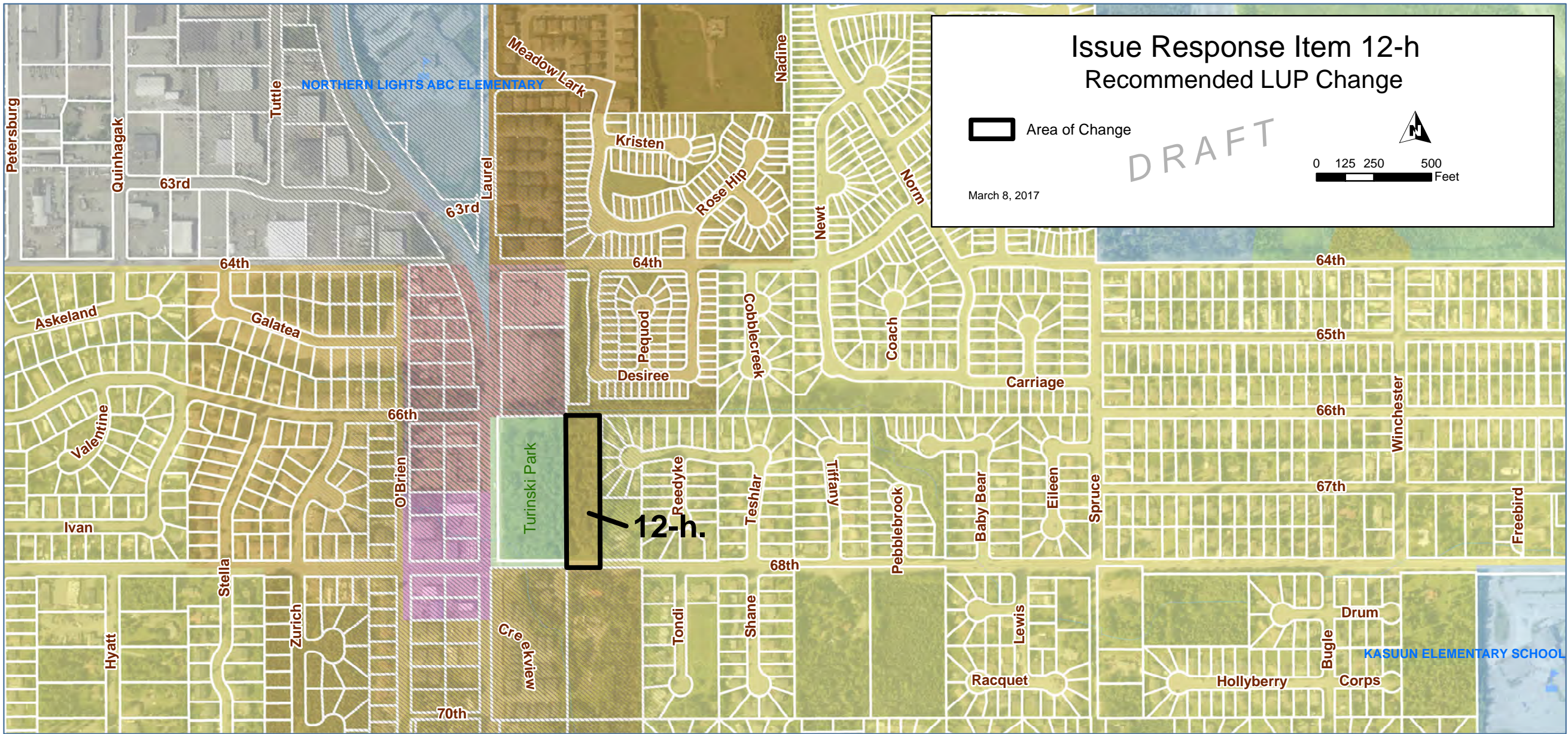
Commercial Corridor

### Neighborhoods


Single Family and Two Family

Compact Mixed Residential-Low




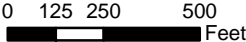


**Issue Response Item 12-h  
Recommended LUP Change**

 Area of Change




DRAFT







March 8, 2017


**Neighborhoods**

-  Compact Mixed Residential - Low
-  Compact Mixed Residential - Medium
-  Urban Residential - High



**Centers**

-  Neighborhood Center
-  Regional Commercial Center


**Corridors**

-  Main Street Corridor



**Industrial Employment Areas**

-  Light Industrial / Commercial
-  Industrial

**Community Facilities**

-  Community Facility or Institution
-  School
-  Utility / Facility

**Growth Supporting Features**

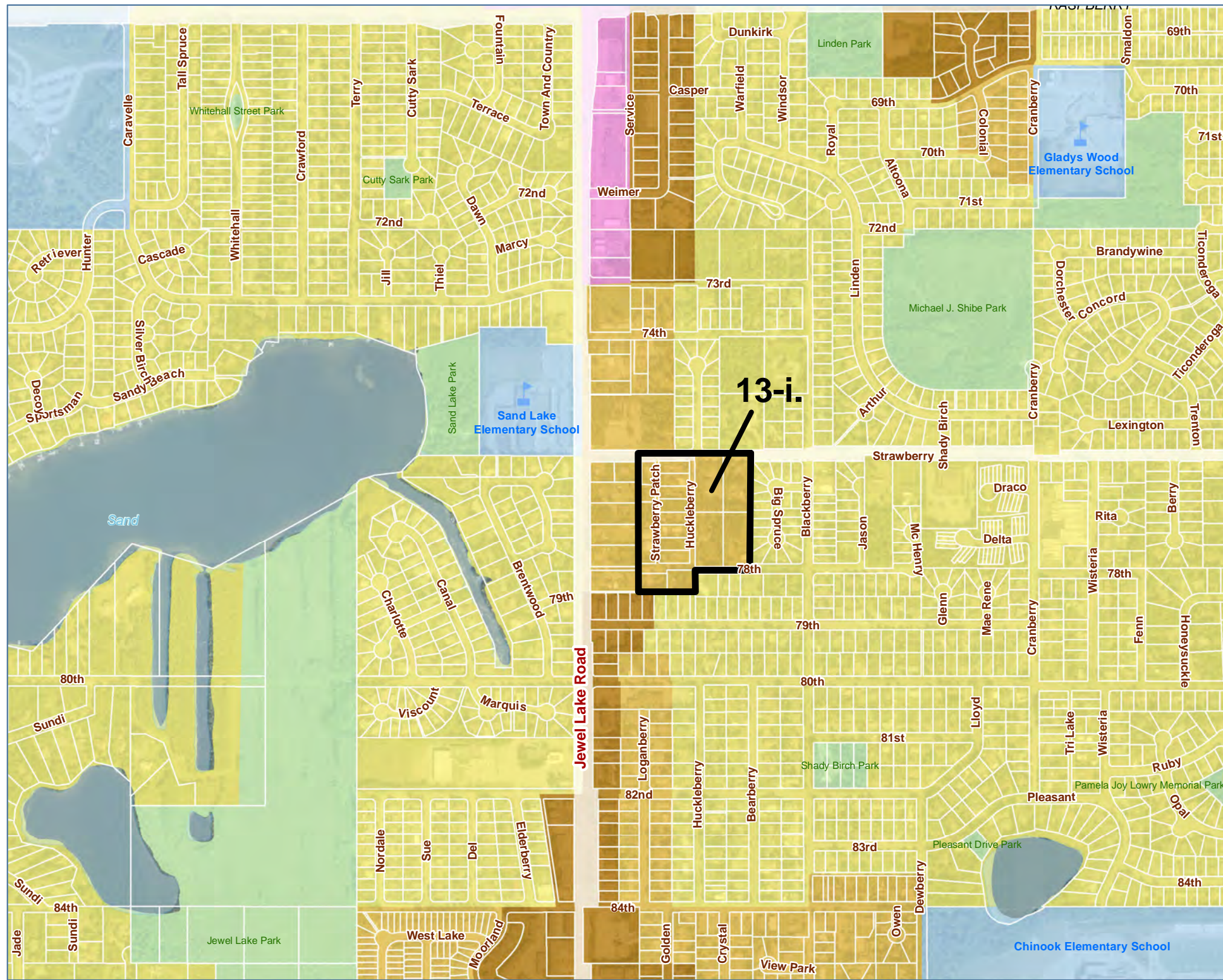
-  Transit Supportive Development Corridor
-  Residential Mixed-use Development  
(White dots over base land use color)




# Issue Response Item 13-i




## Recommended LUP Change

DRAFT



 Area of Change or Discussion


### Neighborhoods

-  Single Family and Two Family
-  Compact Mixed Residential - Low
-  Compact Mixed Residential - Medium




### Centers

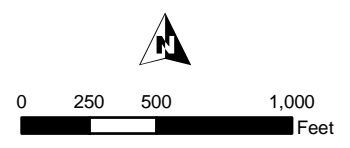
-  Neighborhood Center

### Open Spaces

-  Park or Natural Area

### Community Facilities

-  Community Facility or Institution
-  School
-  Utility / Facility



March 8, 2017




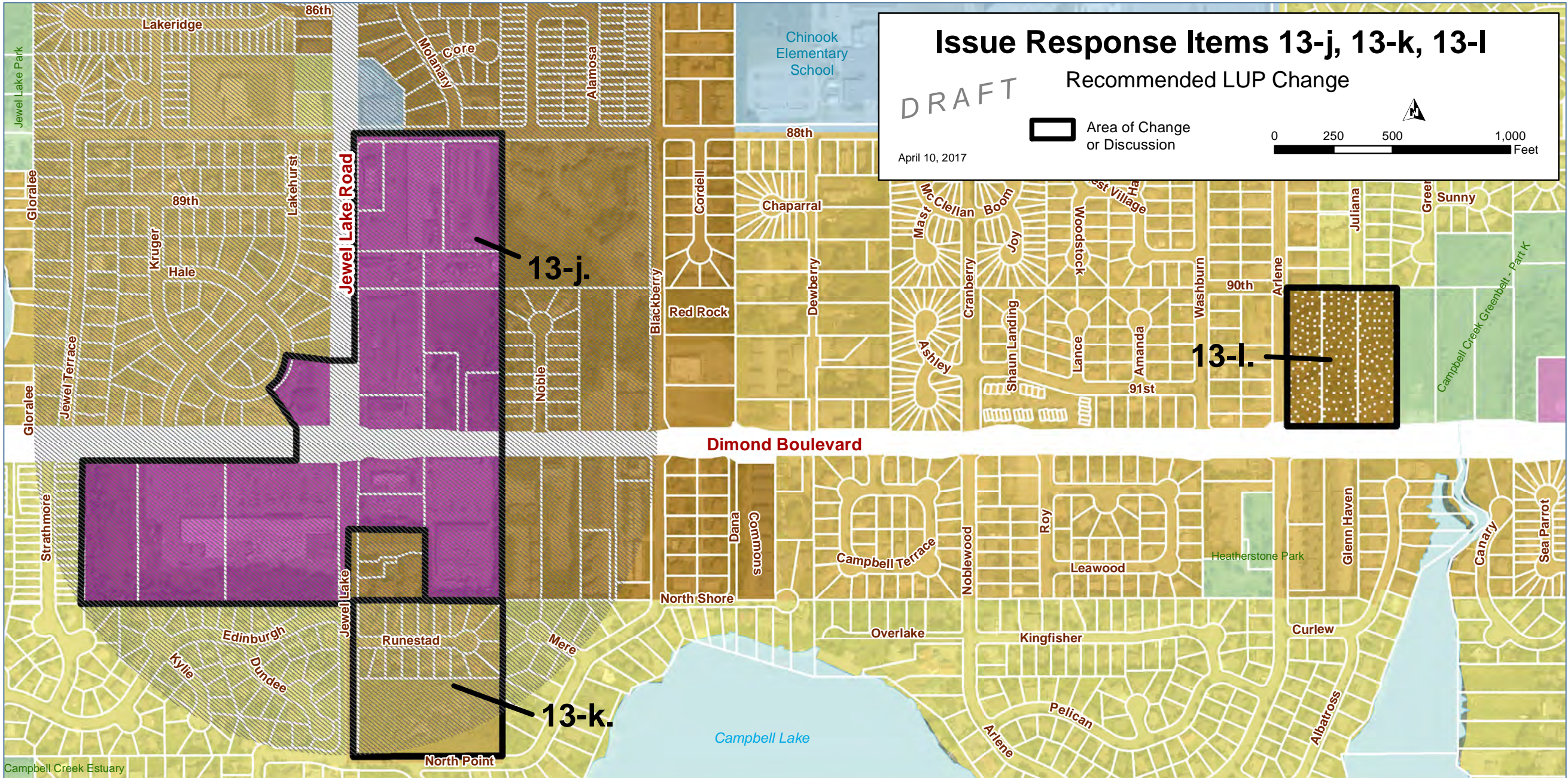
# Issue Response Items 13-j, 13-k, 13-l

Recommended LUP Change





DRAFT

April 10, 2017



 Area of Change or Discussion




## Neighborhoods

-  Single Family and Two Family
-  Compact Mixed Residential - Low
-  Compact Mixed Residential - Medium
-  Urban Residential - High



## Centers

-  Neighborhood Center
-  Town Center





## Corridors

-  Commercial Corridor

## Open Spaces

-  Park or Natural Area
-  Other Open Space

## Community Facilities

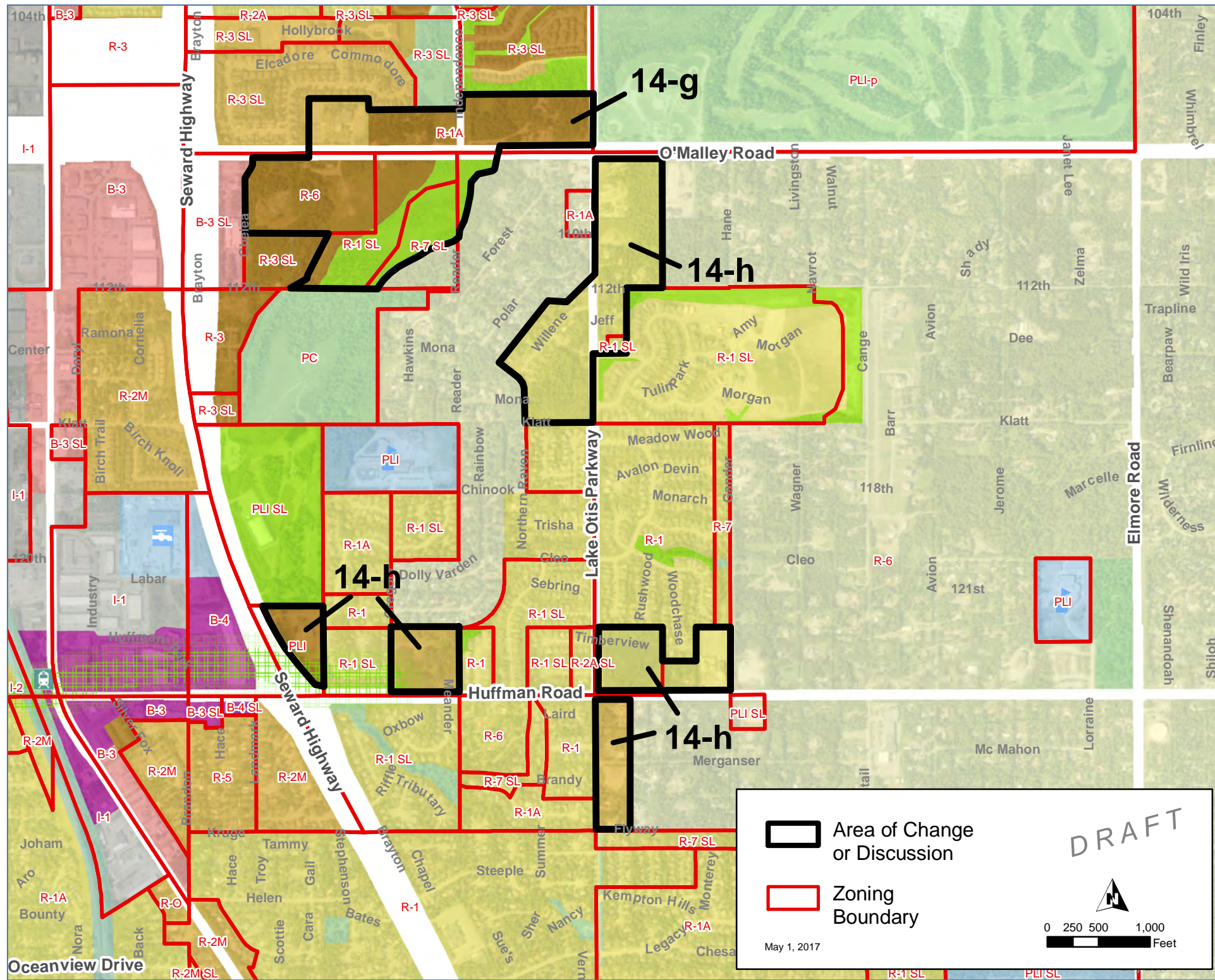
-  Community Facility or Institution
-  School
-  Utility / Facility
-  University or Medical Center

## Growth Supporting Features

-  Transit Supportive Development Corridor
-  Residential Mixed-use Development  
(White dots over base land use color)
-  Traditional Neighborhood Design



# Issue Response Items 14-g and 14-h Recommended LUP Change



## Neighborhoods

- Large Lot Residential
- Single Family and Two Family
- Compact Mixed Residential - Low
- Compact Mixed Residential - Medium

## Centers

- Neighborhood Center
- Town Center
- Regional Commercial Center

## Corridors

- Commercial Corridor
- Main Street Corridor

## Open Spaces

- Park or Natural Area
- Other Open Space

## Industrial Employment Areas

- Light Industrial / Commercial
- Industrial

## Community Facilities

- Community Facility or Institution
- School
- Utility / Facility
- Airport, Railroad or Port Facility

## Growth Supporting Features

- Greenway Supported Development

- Area of Change or Discussion
- Zoning Boundary

DRAFT

0 250 500 1,000  
Feet

May 1, 2017

**Placeholder for Technical Edits / Amendments Documentation (forthcoming)**

(Referenced by Issue Item 0-a. in issue-response table)



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