

Chugiak-Eagle River Comprehensive Plan Update

Summary of Changes

Work on the Comprehensive Plan Update began with a re-evaluation of the 1993 Chugiak-Eagle River Comprehensive Plan:

The re-evaluation examined major trends in population, employment, land use and housing, and the 1993 Plan projections/assumptions. **The re-evaluation did not find major deviations from the 1993 Plan to warrant a complete rewrite.**

- Growth rate slower than projected – 2% annual versus 3% projected.
- Updated population projection for 2025 is 52,695 – 18,600 increase from 2004.
- Smaller household size projected for 2025 – 2.8 versus 3.0 projected.
- 7,300 new housing units needed for additional population by 2025.
- Employment projected to remain local-serving – 4,400 in 2004, to 7,900 in 2025.
- Land Use Patterns essentially the same – predominately residential, single-family. Need for more affordable housing options to serve diverse population needs.

Summary of Changes in 2006 Comprehensive Plan Update:

(This summary provides an overview of major changes by chapter. Please refer to the Public Hearing Draft for more details.)

Community Overview: Updated projections for population, employment and housing for 2025. Updated projected school needs. Updated public sewer and water capacity.

Guidelines for Growth: General updates throughout for wordsmithing and for current conditions; more overall emphasis on community identity and urban/rural distinctions. Following is a summary list of the more substantive changes:

- *Economic Development* – Expanded to address need for standards specific to Chugiak-Eagle River for home-based occupations, avoiding conflicts between economic development and rural lifestyle.
- *Natural Environment* – Air Quality section revised to reflect current conditions. Wildfire section added.
- *Land Use/Growth* – Expanded to support Neighborhood and District Plans, effective public process, relationship of trails and transportation, importance of community character.

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- *Land Use/Community Design* – Significant changes to add provisions for community design standards that reflect the identity and natural setting of Chugiak-Eagle River; require use of northern city design concepts for all public facilities; design guidelines to create attractive buildings; ensure compatibility of new site, building, signage and landscape design with adjacent development; design roads to incorporate scenic views, neighborhood connectivity, and pedestrian movement; address snow storage/removal in higher-density residential design; preserve scenic beauty of Glenn Highway; require height limits for residential and commercial buildings.
- *Land Use/Housing and Residential Development* – Expanded to address compatibility of residential densities; protection of existing rural, large-lot character; improved design for development in rural and urban areas with northern city design component; new design standards for higher-density residential, with requirements for snow removal/storage; need for housing study.
- *Land Use/Commercial and Industrial Development* – No changes.
- *Public Facilities and Services* –
 - Police* – Expanded to address assessment of need for increased police coverage in community and for staffed downtown substation, and to support expanded role of school liaison police officer.
 - Fire Protection and Emergency Response* – Expanded to include more focus on wildfire mitigation, fire protection and emergency medical service, fire prevention, and emergency response, including an emergency operation center for the community.
 - Health and Social Services* – No major changes.
 - Education* – Expanded to address impacts of school site development and building construction, and to support opportunities for life-long learning in the community.
 - Parks, Open Space, Greenways and Recreation Facilities* – Significant changes to require standards for provision of private and public open space in new developments based on new level-of-service standards; require maximum retention of natural vegetation in recreational facilities; find ways to fund parks, open space, and other recreation facilities adequately; require dedication of land for trails and neighborhood parks when need is generated by new development based on new standards, with option for fees in lieu of land; provide means for

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MOA to compensate land owners when dedicated parks serve the greater community need; ensure that private open space is retained; provide means for MOA and ASD to develop joint use of park/school areas; prioritize parks for higher density residential areas; update the Chugiak-Eagle River Parks Plan to address all of the above; update the Trails Plan for Chugiak-Eagle River.

Water and Wastewater Utilities – No major changes.

Solid Waste and Recycling – Expanded to provide for increased and/or new recycling options; new section on Policies/Strategies added.

Transportation – Expanded to encourage improved access to transit; improve roads as needed, including Glenn Highway and essential connections; provide neighborhood connectivity; develop non-motorized plan for Chugiak-Eagle River; consider public transit needs in the LRTP update; protect environmentally sensitive areas during transportation projects; provide appropriate road infrastructure in platting process; consider rural lifestyle in design of transportation projects; adopt revised standards for funding and constructing collector roads.

Street Lighting - New section.

Community Cemetery – New section.

- *Historic and Archaeological Resources* – Expanded to emphasize importance of collecting and preserving historic documents and artifacts.

Land Use Plan Map: The 2006 Update builds on the 1993 Land Use Plan Map. **No major changes in overall land use patterns are proposed.**

- Generally updated to reflect existing conditions, such as residential density.
- Combined Residential Density Map with Land Use Plan Map.
- Updated/Revised Land Use Classifications:
 - Added two categories to residential density to reflect existing conditions
 - Added *Town Center, Development Reserve, Eklutna 770/Powder Reserve, Intermodal Transit*
 - Deleted *Commercial Recreation* (now included with *Commercial*), *Mixed-Use* and *Residential/Park*
 - Replaced *Not Designated* with *Special Study Area* for HLB lands
 - Changed *Public Lands and Institutions* to *Community Facility*

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- Developed locational criteria for Land Use Classifications.
- Added process for amending Land Use Plan Map.
- Prepared Change Map to show differences between Land Use Plan Map and current zoning.

Implementation:

- Added new section with Implementation Actions based on Guidelines for Growth and the Land Use Plan Map.
- Added new section with Implementation Schedule for recommended Implementation Actions.