



Municipality of Anchorage
Planning Department
Memorandum



G.3.

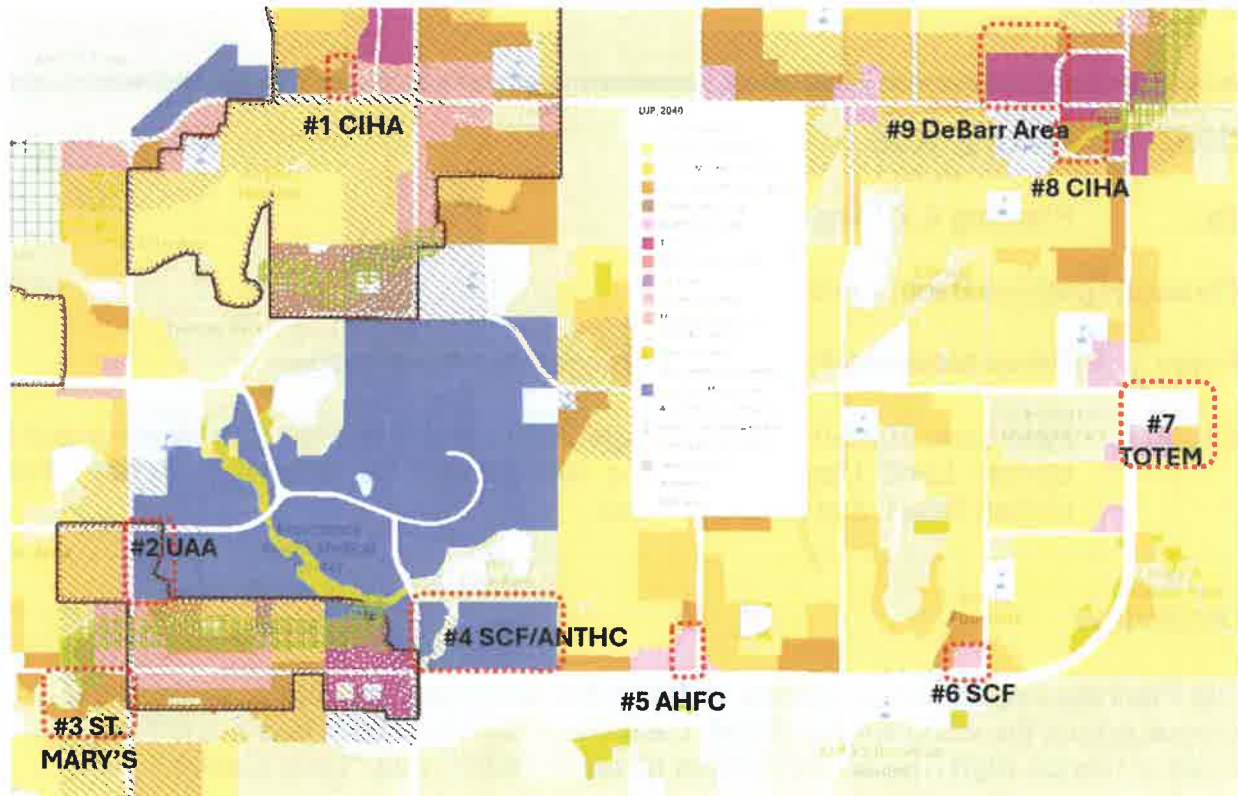
Date: March 2, 2026
To: Planning & Zoning Commission
Through: *B* Méliisa Babb, Planning Director
From: *DM* Daniel Mckenna-Foster, Long-Range Planning Manager
Subject: PZC Case 2025-0138, Anchorage 2040 Land Use Plan Map Amendment to Update Land Use Designations Along Lake Otis Parkway, Tudor Road, DeBarr Road, and Muldoon Road

OVERVIEW

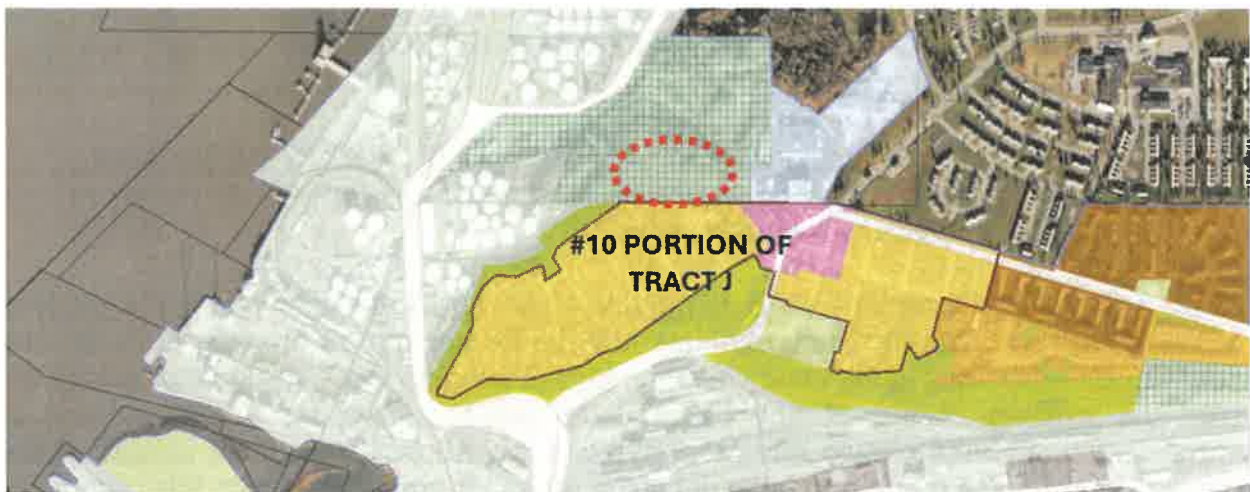
The Planning Department proposes updating the future land use designations for several properties along DeBarr Road, Lake Otis Parkway, Tudor Road, and Muldoon Road to "Urban High Residential", "Main Street Corridor", and "Town Center."

- The "Urban High Residential" designation allows: "*R-4; R-3 in transition areas; R-4A in "Residential Mixed-use Development" areas.*"
- The "Main Street Corridor" designation allows "*B-3 or B1-B, or RO in residential-office locations, with CCO overlay or new overlay zone; potential new overlay or form-based zone in "Traditional Neighborhood Design" areas; R-3 and new R-3A mixed-use variation of R-3 also possible; R-4 or R4-A possible in Fairview.*"
- The "Town Center" designation allows "*B-3 and B-1B; CCO overlay zone. New form-based overlay or district. R-3 and new R-3A (mixed-use variation of R-3) also possible for housing sites.*"

Changing these designations will help provide clarity for local institutions in the process of long-range planning, facilitate changes needed for planned or ongoing projects, and correct inconsistencies in the Land Use Plan Map. Changing these designations does not alter the existing zoning of any parcels, but rather allows for a different set of implementation zones should any property owners wish to rezone their parcels in the future. The following maps and table detail the areas for amendment with this proposal:



At the conclusion of agency review, the Department received additional information which led to the inclusion of an additional proposal to designate a portion of the Tract J Port property from Open Space Alternative to Park or Natural Area. This designation would allow PR and PLI zoning and help with the implementation of AO 2023-82, As Amended.



Site/Location	Parcel IDs	Future Land Use Designation Change	Rationale for update
1. Cook Inlet Housing Authority property on DeBarr Road	00409187000	Compact Mixed Residential Medium to Urban Residential High	Support housing development by community institutions
2. UAA property at Lake Otis Parkway and Providence Drive	00420206000	University or Medical Center to Main Street Corridor	Support development by community institutions
3. St. Mary's Episcopal Church property at Lake Otis and Tudor Road	00918230000, 00918120000	Compact Mixed Residential Medium to Main Street Corridor	Support housing development by community institutions
4. ANTHC/South Central Campus area	00801149000, 00801151000, 00801152000, 00801150000, 00801155000, 00801156000, 00801147000, 00801167000, 00801142000, 00801166000, 00801168000, 00801170000, 00801169000, 00801125000, 00801139000, 00801138000, 00801131000, 00801132000, 00801165000, 00801123014, 00801163000, 00801164000	University or Medical Center to Main Street Corridor	Correct alignment with existing zoning and future land use designation and support institutional development
5. Alaska Housing Finance Corporation Lot	00716266000	Neighborhood Center to Main Street Corridor	Create alignment with existing zoning and future land use designation (already zoned B-3, unlikely to ever change).
6. Strip commercial development at Tudor Road and Patterson Street	00720186000, 00720197000, 00720162000	Neighborhood Center to Main Street Corridor	Create alignment with existing zoning and future land use designation (already zoned B-3, unlikely to ever change).

Site/Location	Parcel IDs	Future Land Use Designation Change	Rationale for update
7. Totem area	00729105000, 00729106000,	Neighborhood Center to Main Street Corridor	Update land use plan map to allow corridor zoning and remove B-4 legacy zone.
8. CIHA property at Creekside Town Center	00618165000	Compact Mixed Residential Medium to Town Center	Support housing development by community institutions
9. DeBarr Road area	00641119000, 00641120000	Compact Mixed Residential Low to Town Center	Fix split-designated parcels.
10. Portion of Tract J dedicated as parkland, subject to completion of subdivision process outlined in AO 2023-82, As Amended	00202150000, TBD following future subdivision process	Open Space Alternative to Park or Natural Area	Allow the rezoning of a future park to parks & recreation zoning. Subject to AO 2023-82, As Amended

PUBLIC OUTREACH

- University Area Community Council Meeting October 1, 2025.
- Airport Heights Community Council meeting December 18, 2026.
- Campbell Park Community Council meeting January 15, 2026.
- Northeast Community Council Meeting February 19, 2026.
- Staff informed a representative of Walmart on December 2, 2025.
- Staff informed representatives from Alaska Housing Finance Corporation, People Mover, and University of Alaska Anchorage on January 9, 2026.
- Staff was unable to make contact with representatives from the Alaska Native Tribal Health Consortium (ANTHC), the U.S. Department of Health and Human Services, or the McDonald's Corporation.

AGENCY AND PUBLIC COMMENT

Anchorage Water & Wastewater Utility and the Traffic Engineering Department provided comment stating no opposition to the proposal. The Flood Hazard Administrator from the Private Development Division of the Development Services Department stated that some of the parcels are in FEMA mapped floodplains, but did not identify which ones. AMC 21.07.020E. regulates building and permitting rules within these areas.

The following organizations or community councils submitted letters in support of the proposal, which are included in Attachment 3 at the end of this packet.

- Cook Inlet Housing Authority
- UMED Community Council
- St. Mary's Episcopal Church
- Email from the Scenic Foothills Community Council president

Heritage Land Bank provided comments, but the Real Estate Director and Planning Director agreed to remove the MOA/HLB properties along Tudor Road and revisit the matter after a market study has been completed.

One additional public comment strongly supported the action, while one inquired about public notice and another called for adherence to the 2014 *East Anchorage District Plan*.

To speak to these comments, the Department followed notice requirements per Table 21.03-2, Summary of Notice Requirements, and while the 2014 *East Anchorage District Plan* was a policy document, this proposal is to update the policies of that time to better fit the needs of 2026. Per AMC 21.01.090D.5.: "*Where comprehensive plan elements conflict, the most recently adopted shall govern.*"

APPROVAL CRITERIA

21.03.070C.2.: Approval Criteria

The Planning and Zoning Commission may submit a recommendation for approval, and the Assembly may approve an amendment if, in the judgment of the commission or the assembly, the amendment meets the following approval criteria:

Criteria in 21.03.070C.2.	Staff response
<p>a. <i>The proposed amendment is necessary in order to address one or more of the following:</i></p> <p style="padding-left: 40px;">i. <i>A change in projections or assumptions from those on which the comprehensive plan is based;</i></p> <p style="padding-left: 40px;">ii. <i>Identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive plan;</i></p>	<p>This request meets this criterion.</p> <p>i. The 2040 Land Use Plan Map made several assumptions about increasingly complex land use, when development in Anchorage appears to have favored simpler planning frameworks. (See AO 2025-64, As Amended, Site Access; AO 2025-48, B-3; and AO 2025-33, R-2 zones.)</p> <p>ii. The Comprehensive Plan assumed more specific development types which have not materialized. Most development since 2014 has not occurred in Town Centers or Corridors, and property owners in these areas have generally not sought proactive</p>

Criteria in 21.03.070C.2.	Staff response
<p><i>iii. A change in the policies, objectives, principles, or standards governing the physical development of the municipality or any other geographic areas addressed by the comprehensive plan; or</i></p> <p><i>iv. Identification of errors or omissions in the comprehensive plan.</i></p>	<p>rezones to implement the plan. Institutions such as UAA, CIHA, and Southcentral Foundation have expressed to the Planning Department that the existing land use designations do not adequately meet the needs of their organization for long-term development plans. .</p> <p>iii. Principles for governing the physical development of the Municipality have changed: The Assembly's Housing Action Plan (approved 12/19/2023) called for reducing housing cost burdens and making the Municipality a better partner in the development process. The Mayor's 10,000 Homes in 10 Years housing strategy calls for streamlining processes, cutting red tape, and removing regulatory barriers to building and repairing housing.</p> <p>iv. At least two parts of the Land Use Plan Map show designations that do not go along parcel lines, which creates a situation that could necessitate split-lot zoning and undermines the consistency of the plan.</p>
<p><i>b. The proposed amendment maintains the internal consistency of the comprehensive plan, and is consistent with the other elements of the comprehensive plan without the need to change other components of the plan to maintain internal consistency.</i></p>	<p>This request meets this criterion.</p> <p>Updating the future land use map with existing designations does not change the internal consistency of the Comprehensive Plan.</p>
<p><i>c. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.</i></p>	<p>This request meets this criterion.</p> <p>These proposed amendments to the 2040 Land Use Plan Map will support the public interest, health, safety, convenience, or welfare of the community by facilitating development in centers and along corridors.</p>

Criteria in 21.03.070C.2.	Staff response
<p><i>d. If the proposed amendment is to the comprehensive plan map, the requested land use designation is found to be equally or more supportive of the comprehensive plan goals, objectives, policies, and guidelines, than the old land use designation.</i></p>	<p>This request meets this criterion.</p> <p>Updating the 2040 Land Use Plan Map will be more supportive of the 2020 Comprehensive Plan and 2040 Land Use Plan goals below:</p> <ul style="list-style-type: none"> • 2020 Land Use & Transportation Goal: Commercial, Industrial, Institutional, and transportation Uses: A balanced supply of commercial, industrial, institutional, and transportation land uses which is compatible with adjacent land uses and has good access to transportation networks. • 2020 Land Use & Transportation Goal: General Land Use Issues: A forward looking approach to community growth and redevelopment. • 2020 Work Force & Economic Development Goal: Business Support and Development: A quality of life and a financial climate that encourage businesses to start up, expand, or relocate in Anchorage. • 2040 Goal 2: Infill and redevelopment meet the housing and employment needs of residents and businesses in Anchorage. • 2040 Goal 10: The community supports its anchor institutions and facilities and recognizes the important local and statewide benefits they provide, while mitigating adverse impacts associated with development and expansion. • 2040 Goal 8: Anchorage maintains, improves, and strategically expands parks, greenbelts, riparian corridors, and trail corridors to enhance land values, public access, neighborhoods, and mixed-use centers.

Criteria in 21.03.070C.2.	Staff response
<p><i>e. If the proposed amendment is to the comprehensive plan map, the subject site is consistent with the adopted description and locational criteria for the requested land use designation, and is physically suitable to accommodate the proposed designation, including but not limited to access, physical constraints, provision of utilities, and compatibility with surrounding designations and development patterns.</i></p>	<p>The proposal meets this criterion.</p> <p>From 2040 LUP for Urban Residential High: <i>"This designation provides for urban living opportunities close to major employment centers— Downtown, Midtown, UMED—and contributes to the vitality of City Centers by concentrating new housing nearby."</i></p> <p>From 2040 LUP for Main Street Corridor: <i>"This land use designation provides for commercial and mixed-uses within urban neighborhoods that can evolve as pedestrian-oriented, transit-served "main street" development."</i></p> <p>From 2040 LUP for Town Center: <i>"These centers integrate community-serving retail that meets the daily needs of several surrounding neighborhoods, and include public services and civic facilities. New apartments, compact housing, and live/work units are encouraged to develop alongside long-time properties. With additional housing and public investment, Town Centers can evolve into mixed-use core areas as envisioned in Anchorage 2020 and area-specific plans."</i></p> <p>From 2040 LUP for Park or Natural Area: <i>"This designation includes neighborhood, community, natural resource use parks, special use parks, golf courses, greenbelts, and other municipal open spaces dedicated or designated by an adopted plan."</i></p>

STAFF RECOMMENDATION

Staff recommends approval.

- Attachments: 1. Proposed Updated Ordinance
 2. Original Agency Review Ordinance
 3. Comments Received

Proposed Updated Draft Ordinance

PZC Case No. 2025-0138

**Anchorage 2040 Land Use Plan Map
Amendment**

**Update Land Use Designations
Along Lake Otis, Tudor, DeBarr, and Muldoon**

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Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: _____

ANCHORAGE, ALASKA
AO NO. 2026-_____

1 AN ORDINANCE AMENDING THE ANCHORAGE 2040 LAND USE PLAN TO
2 CHANGE THE FUTURE LAND USE DESIGNATION FOR 38 LOTS FROM
3 "UNIVERSITY OR MEDICAL CENTER," "COMMUNITY FACILITY OR
4 INSTITUTION," "COMPACT MIXED RESIDENTIAL-LOW," "COMPACT MIXED
5 RESIDENTIAL-MEDIUM," AND "NEIGHBORHOOD CENTER" TO "URBAN
6 RESIDENTIAL-HIGH," "MAIN STREET CORRIDOR," AND "TOWN CENTER";
7 AND FROM POTENTIAL OPEN SPACE ALTERNATIVE TO "PARK OR NATURAL
8 AREA" AND AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.01.080,
9 TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS.

10
11 (Planning and Zoning Commission Case No. 2025-0138)

12
13 **WHEREAS**, the Anchorage Assembly adopted the *Anchorage 2040 Land Use Plan*
14 (2040 LUP) with AO No. 2017-116 on September 26, 2017; and,

15
16 **WHEREAS**, the Planning Department has heard from several local institutions that
17 the existing Land Use Plan designations do not align with their long-term plans; and,

18
19 **WHEREAS**, Goal 10 of the 2040 LUP calls for Anchorage to support its anchor
20 institutions and facilities and recognize the important local and statewide benefits they
21 provide, while mitigating adverse impacts associated with development and
22 expansion; and,

23
24 **WHEREAS**, Action 1-3 of the 2040 LUP calls for regular updates and improvements
25 to the plan; now, therefore,

26
27 **THE ANCHORAGE ASSEMBLY ORDAINS:**

28
29 **Section 1.** That the *Anchorage 2040 Land Use Plan* Land Use Map is hereby
30 amended to change the classification of thirty four (34) lots, as shown in Exhibit A and
31 Exhibit B from "University or Medical Center," "Community Facility or Institution,"
32 "Compact Mixed Residential-Low," "Compact Mixed Residential-Medium," and
33 "Neighborhood Center" to "Urban Residential-High," "Main Street Corridor," and
34 "Town Center." Exhibit B shows the one (1) lot to be changed from "Potential Open
35 Space Alternative" to "Park or Natural Area" following the successful platting action
36 outlined in AO-2023-82 , As Amended.

37
38 **Section 2.** That Anchorage Municipal Code section 21.01.080, Table 21.01-1:
39 Comprehensive Plan Elements, is amended to read as follows (*the remainder of the*
40 *section is not affected and therefore not set forth*):

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42 **21.01.080 COMPREHENSIVE PLAN.**
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B. Elements.

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TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS			
Area/Topic	Plan	Adoption Date	Amendments
Anchorage Bowl	**** Anchorage 2040 Land Use Plan	**** AO 2017-116; 9-26-2017	**** AO 2019-142, as amended; 12-17-2019; AO 2021-40, 5- 12-2021; AO 2021-78, 11-1- 2021; AO 2021-80, 11-1-2021; AO 2022-1, 2-15-2022; AO 2022-54, 5-24-2022; AO 2023- 21, 4-11-2023; AO 2023-83, 9- 12-2023; AO 2024-1, 3-5-2024; AO 2024-10, 2-27-24; AO 2025-2, 2-11-25; AO 2025- ; <i>(insert effective date of this ordinance)</i>

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-132(S), 7-8-14; AO 2013-151, 1-14-14; AO 2014-63, 6-24-14; AO 2014-79, 7-22-14; AO 2014-108, 9-9-14; AO 2014-134, 11-18-14; AO 2014-139(S), 12-2-14; AO 2015-46, 5-14-15; AO 2015-17, 3-3-15; AO 2015-18, 3-3-15; AO 2015-140, 3-22-16; AO 2016- 32, 4-12-16; AO 2016-101, 9-13-16 AO 2017-67; 5-9-17; AO 2017-116, as amended; 9-26-17; AO 2017- 134, 11-7-17; AO 2018-23, 3-20-18; AO 2019-123, 11-5-19; AO 2019-142, 12-17-19; AO 2021-40, 5-12- 21; AO 2021-25(S), 8-24-21; AO 2021-78, 11-1-21; AO 2021-80, 11-1-21; AO 2022-1, 2-15-22; AO 2022- 27, 4-26-22; AO 2022-54, 5-24-22; AO 2023-21, 4-11-23; AO 2023-22, 4-11-23; AO 2023-83, 9-12-23; AO 2024-21, 2-27-24; AO 2024-1, 2-27-24; AO 2024-10, 2-27-24; AO 2025-2, 2-11-25; AO 2025-44AA, 4-16- 25)

Section 3. The changes shown in Exhibit A of this ordinance shall be effective immediately upon passage and approval by the Assembly.

Section 4. The changes shown in Exhibit B shall become effective following the completion of the platting process outlined in AO 2023-82, As Amended.

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PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2026.

Chair of the Assembly

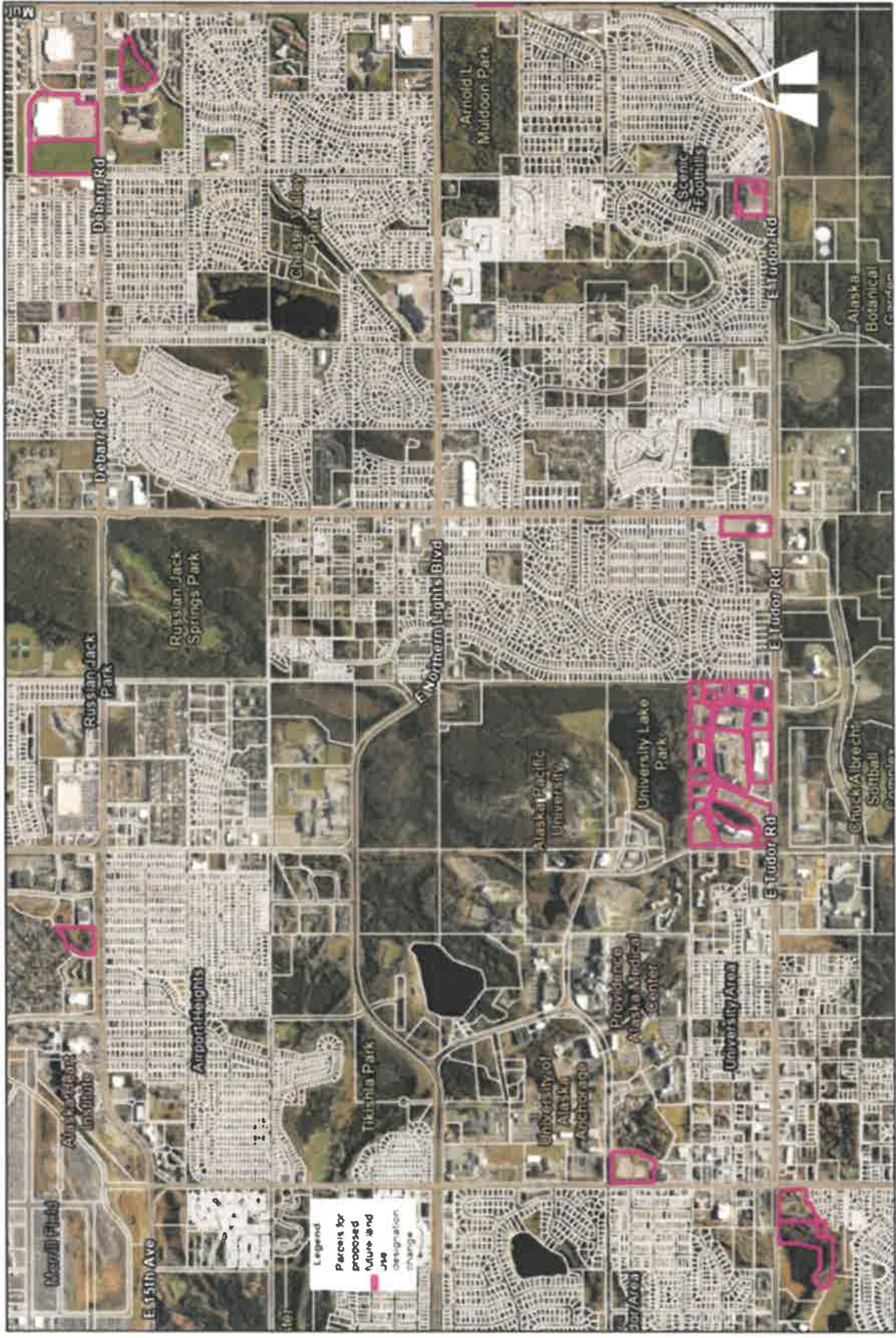
ATTEST:

Municipal Clerk

(Planning and Zoning Commission Case No. 2025-0138)

DRAFT

Exhibit A Parcels with Future Land Use Map Designation Changes: PZC Case 2025-0138



**Exhibit B
Parcels with Future Land Use Map Designation Changes: PZC Case 2025-0138**



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Original Draft Ordinance

PZC Case No. 2025-0138

**Anchorage 2040 Land Use Plan Map
Amendment**

**Update Land Use Designations
Along Lake Otis, Tudor, DeBarr, and Muldoon**

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Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: _____

ANCHORAGE, ALASKA
AO NO. 2026-_____

1 AN ORDINANCE AMENDING THE ANCHORAGE 2040 LAND USE PLAN TO
2 CHANGE THE FUTURE LAND USE DESIGNATION FOR 38 LOTS FROM
3 "UNIVERSITY OR MEDICAL CENTER," "COMMUNITY FACILITY OR
4 INSTITUTION," "COMPACT MIXED RESIDENTIAL-LOW," "COMPACT MIXED
5 RESIDENTIAL-MEDIUM," AND "NEIGHBORHOOD CENTER" TO "URBAN
6 RESIDENTIAL-HIGH," "MAIN STREET CORRIDOR," AND "TOWN CENTER";
7 AND AMENDING ANCHORAGE MUNICIPAL CODE SECTION 21.01.080, TABLE
8 21.01-1: COMPREHENSIVE PLAN ELEMENTS.

9
10 (Planning and Zoning Commission Case No. 2025-0138)

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15 **WHEREAS**, the Planning Department has heard from several local institutions that
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18 **WHEREAS**, Goal 10 of the 2040 LUP calls for Anchorage to support its anchor
19 institutions and facilities and recognize the important local and statewide benefits they
20 provide, while mitigating adverse impacts associated with development and
21 expansion; and,

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23 **WHEREAS**, Action 1-3 of the 2040 LUP calls for regular updates and improvements
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26 **THE ANCHORAGE ASSEMBLY ORDAINS:**

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28 **Section 1.** That the *Anchorage 2040 Land Use Plan* Land Use Map is hereby
29 amended to change the classification of thirty eight (38) lots, as shown in Exhibit A,
30 from "University or Medical Center," "Community Facility or Institution," "Compact
31 Mixed Residential-Low," "Compact Mixed Residential-Medium," and "Neighborhood
32 Center" to "Urban Residential-High," "Main Street Corridor," and "Town Center."
33

34 **Section 2.** That Anchorage Municipal Code section 21.01.080, Table 21.01-1:
35 Comprehensive Plan Elements, is amended to read as follows (*the remainder of the*
36 *section is not affected and therefore not set forth*):
37

38 **21.01.080 Comprehensive plan.**

39 *** **

40 **B. Elements.**

41 *** **

TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS			
Area/Topic	Plan	Adoption Date ¹	Amendments
Anchorage Bowl	Anchorage 2040 Land Use Plan	AO 2017-116; 9-26-2017	AO 2019-142, as amended; 12-17-2019; AO 2021-40, 5- 12-2021; AO 2021-78, 11-1- 2021; AO 2021-80, 11-1-2021; AO 2022-1, 2-15-2022; AO 2022-54, 5-24-2022; AO 2023- 21, 4-11-2023; AO 2023-83, 9- 12-2023; AO 2024-1, 3-5-2024; AO 2024-10, 2-27-24; AO 2025-2, 2-11-25; <u>AO 2025- ; (insert effective date of this ordinance)</u>

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-132(S), 7-8-14; AO 2013-151, 1-14-14; AO 2014-63, 6-24-14; AO 2014-79, 7-22-14; AO 2014-108, 9-9-14; AO 2014-134, 11-18-14; AO 2014-139(S), 12-2-14; AO 2015-46, 5-14-15; AO 2015-17, 3-3-15; AO 2015-18, 3-3-15; AO 2015-140, 3-22-16; AO 2016- 32, 4-12-16; AO 2016-101, 9-13-16 AO 2017-67; 5-9-17; AO 2017-116, as amended; 9-26-17; AO 2017- 134, 11-7-17; AO 2018-23, 3-20-18; AO 2019-123, 11-5-19; AO 2019-142, 12-17-19; AO 2021-40, 5-12- 21; AO 2021-25(S), 8-24-21; AO 2021-78, 11-1-21; AO 2021-80, 11-1-21; AO 2022-1, 2-15-22; AO 2022- 27, 4-26-22; AO 2022-54, 5-24-22; AO 2023-21, 4-11-23; AO 2023-22, 4-11-23; AO 2023-83, 9-12-23; AO 2024-21, 2-27-24; AO 2024-1, 2-27-24; AO 2024-10, 2-27-24; AO 2025-2, 2-11-25; AO 2025-44AA, 4-16- 25)

Section 3. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2026.

Chair of the Assembly

ATTEST:

Municipal Clerk

(Planning and Zoning Commission Case No. 2025-0138)

Exhibit A

Parcels with Future Land Use Map Designation Changes: PZC Case 2025-0138



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Comments Received

PZC Case No. 2025-0138

**Anchorage 2040 Land Use Plan Map
Amendment**

**Update Land Use Designations
Along Lake Otis, Tudor, DeBarr, and Muldoon**

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Kimmel, Corliss A.

From: Ellis, Steve M.
Sent: Friday, January 9, 2026 11:19 AM
To: Kimmel, Corliss A.; Blake, Lori A.
Cc: LaFrance, Paul J.
Subject: RE: Request for comment: 2025-0138 - 2040 Land Use Plan Map Amendment

Case 2025-0138,

Some of these parcels are in the FEMA mapped floodplains. AMC 21.07.020.E, has requirements and restrictions for development in the floodplain. Listed below are the restrictions

5. Regulations Applicable to Flood Hazard Areas,

a. Applicability

The regulations in this section apply to all areas designated as flood hazard areas.

b. Prohibited Development

i. Any encroachments, new constructions, fill, obstructions, substantial improvements, or other development or actions within the regulatory floodway that would cause any increase in flood levels during a base flood are prohibited.

ii. Critical facilities shall not be located within the flood hazard area. For the purposes of this subsection, critical facilities are defined as fire stations, police stations, hospitals, emergency shelters, schools, and emergency operations centers.

6. Regulations Applicable to Subdistricts

a. Floodway Area Since the floodway is an extremely hazardous area due to the velocity of floodwaters, which carry debris and potential projectiles and have erosion potential, the following provisions apply: i. Permitted uses and structures are parks, parkways, greenbelts, land reserves, golf courses, playgrounds, playfields, and related facilities. ii. Permitted accessory uses and structures are picnic tables, playground equipment, outdoor cooking facilities and like structures. iii. The following structures and activities are permitted only by flood hazard permit including certification by a registered professional engineer demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge or result in violation of the state water quality standards: excavation of sand, gravel and other natural resources, railroad and tramway tracks, streets, bridges, utility installations and pipelines, storage yards for equipment and materials, commercial farming, and land reclamation. iv. The following uses are prohibited: landfills, storage yards containing hazardous materials (as defined by the EPA), encroachments not otherwise excepted in this section, including fill, new construction, substantial improvements and other development.

Steven M. Ellis

Flood Hazard Administrator

Private Development Division

Development Services Department

907-343-8078, steven.ellis@anchorageak.gov

From: Rohlfing, Megan E. <Megan.Rohlfing@anchorageak.gov>

Sent: Friday, January 9, 2026 8:56 AM

Kimmel, Corliss A.

From: Walters, Michael S.
Sent: Monday, January 26, 2026 8:31 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: Zoning Case Request for Reviewing Agency Comments

Right of Way has reviewed the following zoning cases and has no comments or objections:

2025-0138	2026-0025
2026-0019	2026-0043
2026-0020	2026-0032
2026-0033	2026-0037
2026-0042	2026-0040
2026-0024	

Thank you,

Michael S Walters
Senior Plan Reviewer
Right of Way Section
michael.walters@anchorageak.gov
Office: 907-343-8226
Cell: 907-727-7637
Fax: 907-249-7910

#ANCWORKS!
An online tool for Anchorage





Mayor Suzanne LaFrance
Municipality of Anchorage
Real Estate Department

January 27, 2026

SUBJECT: AGENCY REVIEW COMMENTS ON PZC CASE 2025-0138

The Real Estate Department has reviewed PZC Case 2025-0138 and is providing comments on the following affected parcels within the Heritage Land Bank and Real Estate Services inventory:

Parcel # 008-051-01 (HLB Parcel 3-080, former Tozier Track)

This property was acquired by HLB in 2021 through a land transfer with the Alaska Sled Dog Racing Association. The acquisition and redevelopment of this parcel into an extension of the municipal campus or for mixed-use has been a goal of the Municipality for over 40 years, being first referenced within the *1985 Updated Far North Bicentennial Park Plan* (p. 45) as follows:

“The present staging area for the “Tudor Track” sled dog facilities is to the west side of the 3500 Tudor Road Municipal holdings. The Municipal land in this vicinity (that is, west of Bragaw Street, north of the Section 33 lands) will be the focus of land use changes and new facility development in future years. A master plan is being prepared to address prospective changes. As part of that planning effort, the land on which the sled dog facilities sit are being considered for possible Municipal use. This updated plan recognizes that there may be a need to relocate the sled dog staging and related facilities to the Campbell Tract or the Section 33 lands. This plan does not preclude such a relocation. The relocation and site planning of the sled dog facilities should be addressed as part of PLI Master Planning.”

Most recently, this property was classified as “Suitable for New Development” in the *(2007) 3500 Tudor Road Master Plan* (p.12) which further references the desire to acquire this parcel through a land trade with the Alaska Sled Dog Racing Association. “Suitable for New Development” is defined as “*these areas are recommended for development of institutional facilities*” within this plan.

Given the desire to maximize development potential in a manner that places emphasis on civic and institutional uses, while encouraging residential uses on excess public land, we request that the proposed amendment to the classification of this parcel within the



Mayor Suzanne LaFrance
Municipality of Anchorage
Real Estate Department

Anchorage 2040 Land Use Plan includes the “Residential Mixed-Use Development Overlay” growth supporting feature, so the final classification of this parcel is **“Town Center with Residential Mixed-Use Development Overlay.”**

Parcels # 008-052-15, 008-052-16, 008-052-17 (within Real Estate Services Inventory)

These parcels are also classified as “Suitable for New Development” within the *(2007) 3500 Tudor Road Master Plan* (p. 12). The need for the development of several municipal facilities such as a new Anchorage Neighborhood Health Center, Anchorage Fire Department Training and Maintenance Shop, or Parkland is contemplated on these parcels within this plan.

This amendment to the Land Use Plan Map would facilitate and encourage the development of such uses given the intent of “Town Center” is to designate land for civic facilities, local commercial services, offices, and residential uses.

Given the desire to maximize development potential in a manner that places emphasis on civic and institutional uses, while encouraging residential uses on excess public land, we request that the proposed amendment to the classification of these parcels within the *Anchorage 2040 Land Use Plan* includes the “Residential Mixed-Use Development Overlay” growth supporting feature, so the final classification of this parcel is **“Town Center with Residential Mixed-Use Development Overlay.”**

Note: An accompanying text amendment to page 52 of the *Anchorage 2040 Land Use Plan*, “Future Public Facility Locations” appears necessary to reduce confusion on future land use decisions on these parcels.

Ryan Yelle
Land Management Officer
Heritage Land Bank

Sent via Email to: Corliss Kimmel, Office Associate
Lori Blake, Meeting Records Coordinator
Daniel Mckenna-Foster, Long-Range Planning Manager



MEMORANDUM

DATE: January 28, 2026

TO: Current Planning Division Supervisor.
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Engineering Department

FROM: Travis Just, Engineer Tech IV

SUBJECT: Traffic Engineering Department Comments

2025-0138 2040 Land Use Plan Map Amendment to update the land use designations for select parcels along the Tudor, Lake Otis Corridors from University or Medical Center and Compact Mixed Residential – Medium to Main Street Corridor and Neighborhood Center to Main Street Corridor, on the MOA Tudor Campus from Park or Natural Area and Community Facility or Institution to Town Center, and on the Muldoon, and DeBarr corridors from Compact Mixed Residential Medium to Urban Residential High, Neighborhood Center to Main Street Corridor, Compact Mixed Residential Medium to Town Center, and Compact Mixed Residential Low to Town Center.

Traffic Engineering has no objection or comment.

Anchorage2040


From: LaFrance, Paul J.
Sent: Thursday, January 29, 2026 2:53 PM
To: Anchorage2040
Subject: RE: Request for comment: 2025-0138 - 2040 Land Use Plan Map Amendment

Private Development has no comments/objections to case 2025-0138.

Thank you,

[Paul LaFrance, PE](#)
*Private Development Engineer
Development Services Department
Municipality of Anchorage
(907) 343-8310*

MEMORANDUM

DATE: January 30, 2026
TO: Elizabeth I. Appleby, AICP, Manager & Platting Officer, Planning Department, Current Planning Division
FROM: Kaleigh Jones, Engineering Technician III, Planning Section, AWWU 
RE: Zoning Case Comments
Decision date: March 2, 2026
Agency Comments due: February 2, 2026

AWWU has reviewed the materials and has the following comments:

2025-0138 Northway Business Park; Tract 1, Seward Towers ; Tract 1, U-Med Professional Park; Tract 1B, St Marys Church; Tract C, St Marys Greatland; Township 13 North Range 3 West Section 33 E2E2NW4NE4; Tracts 1-B, 1-C, and 1-D, Tudor Elmore Development; Lots 1A, 2A, 3A1, & 1B1, Block 1, and Lots 1A & 3B, Block 2, and Lot 8A, Block 3, and Lot 1, Tracts H, G-1, & G-2, Block 4, and Tracts I & J, Block 5, and Tracts A-3A, A-3B, B2, D-1B, E-1, F, & G, Tudor Centre; Tudor Centre Lake Tract; Tudor Centre Fountain Tract; Heritage Plaza Office (Building A); Alaska Native Hospital; Tract C-2, Castle Heights #3; Lot 1A1, Century Village; Lots 1G & 2, Century Village #3; Tracts 1 & 2, Totem; Tract 15, The Alaska Village; Tract A & B, Creekside
- Request for 2040 Land Use Plan Map Amendment to update the land use designations for select parcels along the Tudor, Lake Otis Corridors from University or Medical Center and Compact Mixed Residential – Medium to Main Street Corridor and Neighborhood Center to Main Street Corridor, on the MOA Tudor Campus from Park or Natural Area and Community Facility or Institution to Town Center, and on the Muldoon, and DeBarr corridors from Compact Mixed Residential Medium to Urban Residential High, Neighborhood Center to Main Street Corridor, Compact Mixed Residential Medium to Town Center, and Compact Mixed Residential Low to Town Center.

1. AWWU water and sewer service availability will need to be discussed at time of future development where applicable.
2. Maintain all water and sewer easements where applicable on the subject parcels.
3. AWWU has no objections to this amendment.



If you have any questions pertaining to public water or sewer, please call (907) 564-2739 or send an e-mail to landuse@awwu.biz.





January 14, 2026

MOA Planning Department
Current Planning Division
PO Box 196650
Anchorage, AK 99519-6650

Re: Case 2025-0138 Land Use Plan Map Amendment

Dear MOA Planning Staff and Planning and Zoning Commission members,

Please accept this letter offering comments on PZC Case 2025-0138, providing a variety land use designation changes in East Anchorage. Cook Inlet Housing Authority (CIHA) is an Alaska Regional Housing Authority and Tribally Designated Housing Entity in the CIRI region. We strongly support efforts to change the land use designations to support current community needs and opportunities, and offer the following support on our two holdings.

Site 1, CIHA property on DeBarr Road. This change to Urban Residential High would support residential development consistent with both R-3 or R-4 scale of development and the current R-4 zoning. CIHA is advancing the first phase of an elder housing campus with a 24-unit 3-story building in 2026. The designation supports this development and provides flexibility for future residential development that meets either medium or high residential intensities.

Site 9, CIHA property at Creekside Town Center. This lot is zoned B-3 SL, thus allowing both commercial and residential development. CIHA has actively been working to develop this lot and has over the years advanced predevelopment work on a workforce training center, a charter school, and a public library. CIHA has built over 250 units in the immediate area but has only explored commercial or institutional uses on the parcel north of the creek. The designation change from Compact Mixed Residential Medium to Town Center allows us to pursue commercial, institutional, and/or residential development on all or a portion of our remaining 5 acre parcel. This designation is both consistent with the underlying zoning and the surrounding context, and provides CIHA with the flexibility to pursue a variety of development opportunities that would support the town center area.

Thank you for your consideration,

Tyler Robinson
V.P., Community Development and Real Estate

Devin Kelly
Senior Planner, Housing Initiatives



**UMed/Tudor Community Council (UMTCC)
RESOLUTION 2026-01**

Resolution of Support for Rezoning for Southcentral Foundation

WHEREAS the Anchorage Municipal Charter Article VIII, Section 8.01 establishes Community Councils as representatives for neighborhoods in planning and development; **and**

WHEREAS Community Councils are intended to reflect actual neighborhoods and provide guidance advice on management of lands within their boundaries; **and**

WHEREAS on April 2, 2025, The University Area Community Council approved Resolution No. 2025-02, which provided Support for Rezoning and Comprehensive Plan Amendment for Southcentral Foundation (SCF) for a proposed a rezoning of two parcels within the Alaska Native Health Campus, Tract D-1B and Tract F, Tudor Centre Subdivision, from RO-SL (Residential Office with Special Limitations) to B-3 (General Business); **and**

WHEREAS, this resolution will replace the previous approved Resolution No. 2025-02 to clarify UMTCC's support for the rezone of the properties.

WHEREAS, DOWL, on behalf of Southcentral Foundation (SCF), is proposing a rezoning of two parcels from RO-SL (Residential Office with Special Limitation) to B-3 (General Business), **and**

WHEREAS this rezoning will facilitate the continued development and expansion of healthcare services in the area, particularly those supporting the Alaska Native Health Campus, which is already largely zoned B-3; **and**

WHEREAS the rezoning of these parcels is seen as a necessary clean-up of the zoning designation, reflecting the growing need for healthcare services in the community and aligning with the vision of the Medical or University Center designation; **and**

WHEREAS the UMTCC recognizes that healthcare is rapidly evolving, and this change will provide the flexibility needed for future supportive uses and services for the community, particularly for Alaska Native populations.

NOW THEREFORE be it resolved by the UMed/Tudor Community Council:

1. The UMTCC intends for Resolution 2026-01 to replace in its entirety, resolution 2025-02
2. Effective Date: This Resolution shall take effect immediately upon approval by UMTCC Community Council.

Resolution Vote: For: 2 Against: 2 Abstain: 0

This resolution was approved by the UMed/Tudor Community Council on this day of **February 4, 2026**.


Steven Callaghan, President, UMed/Tudor CC

**UMed/Tudor Community Council (UMTCC)
RESOLUTION 2026-02**

**Resolution of Support for Planning and Zoning Commission Case No. 2025-0138,
AN ORDINANCE AMENDING THE ANCHORAGE 2040 LAND USE PLAN TO
CHANGE THE FUTURE LAND USE DESIGNATION FOR 38 LOTS FROM
"UNIVERSITY OR MEDICAL CENTER," "COMMUNITY FACILITY OR
INSTITUTION," "COMPACT MIXED RESIDENTIAL-LOW," "COMPACT
MIXED RESIDENTIAL-MEDIUM," AND "NEIGHBORHOOD CENTER" TO
"URBAN RESIDENTIAL-HIGH," "MAIN STREET CORRIDOR," AND
"TOWN CENTER"; AND AMENDING ANCHORAGE MUNICIPAL CODE
SECTION 21.01.080, TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS.**

WHEREAS the Anchorage Municipal Charter Article VIII, Section 8.01 establishes Community Councils as representatives for neighborhoods in planning and development; **and**

WHEREAS Community Councils are intended to reflect actual neighborhoods and provide guidance advice on management of lands within their boundaries; **and**

WHEREAS the MOA Planning Department has heard from several local institutions that the existing Land Use Plan designations do not align with their long-term plans. Areas within the UMed/Tudor Community Council (UMTCC) and outside the UMTCC boundaries are included in this proposed action; **and**

WHEREAS the parcels within the UMTCC identified in the MOA Planning and Zoning Commission Case No. 2025-0138 are currently designated as University or Medical Center and will be changed to the designation of Main Street Corridor in the 20240 Land Use plan. This designation will better align with the long-term needs and plans of the local institutions. The UMTCC recognizes that health care and university education is rapidly evolving, and this change will provide flexibility for the Alaska Native Tribal Health Consortium (ANTHC), Alaska Native Health Campus (ANHC), Southcentral Foundation (SCF), and the University of Alaska, Anchorage (UAA) to reorganize and repurpose their existing buildings and sites as needed in the future to provide supportive uses and services for the community; **and**

WHEREAS the proposed change in Land Use Designation is consistent with the UMED District Plan and Anchorage 2040 Land Use Plan goals to support the continued and cohesive growth of health care and university campuses in the UMed/Tudor Area. The UMTCC supports initiatives that contribute to the success of the local area university or medical institutions and campuses like UAA, APU, SCF, and the Alaska Native Health Campus, as well as their critical role serving the broader Anchorage and statewide community; **and**

WHEREAS the UMTCC supports similar changes to the parcels throughout Anchorage that are identified in Planning and Zoning Commission Case No. 2025-0138.

NOW THEREFORE the UACC hereby resolves to support Planning and Zoning Commission Case No. 2025-0138, particularly regarding those parcels within and adjacent to the UMTCC, changing the Land Use Designation of these parcels. The new Land Use Designations will further support UAA, SCF and the Alaska Native Health Campus in their work to provide essential health care and related community services for the future:

Resolution Vote: For: 10 Against: 1 Abstain: 0

This resolution was approved by the UMed/Tudor Community Council on this day of **February 4, 2026**.



Steven Callaghan, President, UMTCC



St. Mary's Episcopal Church

2222 E Tudor Rd, Anchorage Alaska 99507
907-563-3341 Church Office
907-440-7729 Rector's personal cell phone



February 29, 2026

MOA Planning Department

Current Planning Division

PO Box 196650

Anchorage, AK 99519-6650.

Re: Case 2025-0138 Land Use Plan Map Amendment

Dear MOA Planning Staff and Planning and Zoning Commission members,

Please accept this letter supporting PZC Case 2025-0138.

As many of you know, Saint Mary's Episcopal Church has been working to build 120+ workforce/affordable housing units on the excess 9 acres of our campus, Saint Mary's Greatland Subdivision, Tract C.

Currently our campus has three zoning categories: RO-SL, R-3, and R-2A, all of which overlap Tract C.

The proposed Future Land Use Designation change in this PZC Case Site 3 from "Compact Mixed Residential Medium" to "Main Street Corridor" will allow Saint Mary's to more easily and affordably unify our zoning into B-3, B-1B or RO and facilitate our housing project.

We have been working on this project for six years and have found that our split mixed zoning is an impediment to engaging with a quality developer/operator. The Commission's approval of PZC Case 2025-0138 will help us make a meaningful dent in the acute housing crisis facing Anchorage. Indeed, the stated rationale for this update is to "Support housing development by community institutions."

Please note that we greatly appreciate the pro-active support and guidance we have received from both the Mayor's office and senior leaders of the Planning and Zoning Department. We could not have reached this point without their help.

Thank you for your consideration,

Reverend Michael Burke

Rector, Saint Mary's Episcopal Church

Duane Heyman

Co-chair Saint Mary's Dreaming Our Future Committee

Mckenna-Foster, Daniel R.

From: GHCC Pres <ghccpres@gmail.com>
Sent: Monday, February 23, 2026 2:17 PM
To: Mckenna-Foster, Daniel R.
Subject: Re: Government Hill CC and Tract J-2

[EXTERNAL EMAIL]

Thanks, Daniel....

Yes, I can confirm that the rezone and replat (including all of the plat notes) is exactly what the neighborhood wants.

Nichole Rehm and Mike Rucinski from PTS appeared before the GHCC monthly council meeting last week, Feb.19, to present the preliminary plat for discussion and approval. It was well received by everyone in attendance, with just a minor clarification for one resident.

Thank you and feel free to reach out with any further questions.
Jody

On Mon, Feb 23, 2026 at 1:56 PM Mckenna-Foster, Daniel R. <daniel.mckenna-foster@anchorageak.gov> wrote:

Hi Jody,

Just following up—I wanted to make sure Government Hill CC would be in support of the eventual rezone of this (not-yet-subdivided) tract J-2 to Parks and Recreation zoning:

Mckenna-Foster, Daniel R.

From: Mike Rucinski <mikerucinski@ptsincalaska.com>
Sent: Monday, February 23, 2026 3:58 PM
To: Mckenna-Foster, Daniel R.
Cc: Appleby, Elizabeth I.; Babb, Melisa R.K.; Umatum, Terry; Downey, Graham P.; Klouda, Nolan; Nichole Rehm; Gamble, Shanna C.; Keegan, Taylor H; Carlson, William V.
Subject: RE: Changing the land use designation of Tract J-2

[EXTERNAL EMAIL]

Hello Daniel,

This aligns with what we were thinking for the Tract J-2. I have also included Parks and Rec. to the email incase they have something they would like to add.

Thanks,
Mike

Mike Rucinski, PLS
Professional Land Surveyor



Professional & Technical Services, Inc.

912 E 15th Avenue, Suite 200, Anchorage, AK 99501

☎ 907.561.6237 | 📠 907.351.8785

www.ptsincalaska.com

From: Mckenna-Foster, Daniel R. <daniel.mckenna-foster@anchorageak.gov>
Sent: Monday, February 23, 2026 3:28 PM
To: Mike Rucinski <mikerucinski@ptsincalaska.com>
Cc: Appleby, Elizabeth I. <elizabeth.appleby@anchorageak.gov>; Babb, Melisa R.K. <melisa.babb@anchorageak.gov>; Umatum, Terry <Terry.Umatum@anchorageak.gov>; Downey, Graham P. <Graham.Downey@anchorageak.gov>; Klouda, Nolan <Nolan.Klouda@anchorageak.gov>
Subject: Changing the land use designation of Tract J-2

You don't often get email from daniel.mckenna-foster@anchorageak.gov. [Learn why this is important](#)
Hi Mike,

Long Range Planning is looking at updating the 2040 Land Use Plan Map so that just the section of Tract J below would be updated to the “Park or Natural Area” [land use designation](#). This would allow for the ultimate rezoning of this area to PR Parks and Recreation zoning. (We are not currently contemplating redesignating the remaining area of Tract J to “Airport, Railroad, or Port Facility”, but that could be a discussion as well if the Port has a preference).

Can you confirm as the representative of the Port that this is in line with the Port’s preferences? We have spoken with the president of the Government Hill Community Council and she expressed support as well. The language would have to be such that the land use designation change would only become effective following the completion of the platting action.

Public Comments: 2025-0138

Commenter	Email	Phone Number	Submitted
Jason Norris			1/10/2026 3:16:45 PM
<p>I highly supportive of this action as it brings the Comprehensive Plan more in alignment with community needs and desires. However, I fail to understand why it is that there is not a concurrent action to change the zoning, allowing the projects to actually move forward. By stopping at a Comp Plan amendment, the Muni is piling countless costs and investments of time onto the private sector to implement the Plan when it could all be accomplished here in one fell swoop with marginal, if any, incremental cost to the Municipality. Therefore, I ask Commissioners to recommend approval with the condition that the AO also change the zoning itself. Thank you for the opportunity to comment.</p>			

Public Comments: 2025-0138

Commenter	Email	Phone Number	Submitted
Marka Brooks			1/15/2026 3:51:54 PM
Has public notice been provided to these property owners? If not, why not?			

Public Comments: 2025-0138

Commenter	Email	Phone Number	Submitted
<p>Paul Hatcher 4160 Patterson Street, Unit 2 Anchorage, AK 99504</p>	<p>akduenorth@gmail.com</p>		<p>2/23/2026 1:08:32 PM</p>
<p>Paul Hatcher President, Patterson Townhouse Condominiums Association</p> <p>To the Planning and Zoning Commissioners, You will be hearing case 2025-0138 tonight regarding 10 sites. The site I am addressing is #7 (South Central Foundation) at the corner of Patterson Street and Tudor Road. The case before you concerns changing this site from the Neighborhood Center designation in the 2040 Comprehensive Plan to the Main Street Corridor designation. This parcel is currently zoned B-3SL (AO 85-104). These special imitations were placed on this parcel 41 years ago because the code prohibited certain uses. Today, the majority of those uses are permitted by right in the B-1B zoning district, which is one of the recommended zoning districts for the Neighborhood Center designation, which this clearly is by definition in the 2040 Comprehensive Plan. In April of this year, the Anchorage Assembly passed changes in Title 21 allowing parcels to rezone for \$200.00 that implement the 2040 Comprehensive Plan or remove a Special Limitation. South Central Foundation could have applied for that and removed their Special Limitation and zoned this parcel to B-1B while retaining all existing structures and uses. This would have eliminated the need for a public hearing site review before the Planning and Zoning Commission, before any expansion of the existing structure or external new construction.</p> <p>This property came before this commission in 2024 as a condition of the Special Limitations with a Major Site Plan Review to build a greenhouse.</p> <p>This site is unique and going to get even more unique with the proposed Alaska Department of Transportation & Public Facilities (AKDOT&PF) construction along Tudor Road. This site currently has an access easement in the southwest corner to provide access to the 20 condos abutting the west property line, which are not part of our association. This is their only access in and out of this site. AKDOT&PF is proposing to install a center median restricting all left-hand movements going eastbound on Tudor Road, impacting both of the existing driveways to this site and the Patterson Street intersection. This will require anyone wanting to go eastbound to either travel down to Baxter Road and do a U-Turn, turn north on Baxter Road, or turn north out of this site onto Patterson Street heading back to Northern Lights or 36th Avenue. Just a reminder that Scenic Park Elementary School is just north of this site on Patterson Street with a crosswalk. There is only a paved, separated path along the front of this property; there is no path along the south side of Tudor Road in this area. There are no signalized intersections in this area, and the speed limit is 50mph. Patterson Street does have separated pathways along both sides with a 35mph speed limit.</p> <p>This site's location is also unique. The Tudor/Muldoon Curve is the highest elevation in the Anchorage Bowl other than Hillside. The elevation at this site is approximately 320 feet.</p> <p>This site meets the complete definition of Neighborhood Center and should remain this, and if the property owners want to remove the Special Limitations, they could rezone to B-1B.</p> <p>The 2014 East Anchorage District Plan does not call this area of East Anchorage out for any type of redevelopment or expansion of the existing commercial use, as stated in the Main Street Corridor first paragraph from the Comprehensive Plan. This site is also not listed in any of the example locations. This area is not a smaller street grid with slower traffic speeds, with frequent street and sidewalk connections abutting all sides. This may qualify for the Patterson Street side only.</p>			

I would also like to point out that the 2014 East Anchorage District Plan does not call out any areas within East Anchorage, like the Main Street Corridor. The 2014 East Anchorage District Plan calls out the following areas for B-3, Town Center, Muldoon Corridor District, General Commercial, and Regional Commercial Center.

I hope the Commissioners consider the work that the 2014 East Anchorage District Plan and the 2040 Comprehensive Plan took to identify this parcel as a Neighborhood Center, and that is what this should stay.