

# Planning and Zoning Commission

March 2, 2026

Case #: **2025-0138**

**Case Title: 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.**

**Agenda Item #: G.3 Supplementary Packet #: 1**

**X** Comments submitted after the packet was finalized

Additional information

Other:

RECEIVED

Paul Hatcher

President, Patterson Townhouse Condominiums

MAR 02 2026

2:15 PM

To the Planning and Zoning Commissioners,

You will be hearing case 2025-0138 on March 2nd 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.

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.

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.

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.

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.

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.

I would also like to point out that the 2014 East Anchorage District Plan does not call out any areas within East Anchorage with the Main Street Corridor designation. 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.

AMENDED AND APPROVED  
DATE 9-3-85

Submitted by: Chairman of the Assembly  
At the Request of the Mayor  
Prepared by: Department of Community Planning  
For reading: July 23, 1985

ANCHORAGE, ALASKA  
AO NO. 85-104

AN ORDINANCE AMENDING THE ZONING MAP AND PROVIDING FOR THE REZONING FROM B-1 (LOCAL AND NEIGHBORHOOD BUSINESS DISTRICT) TO B-3 (GENERAL AND STRIP COMMERCIAL BUSINESS DISTRICT) WITH SPECIAL LIMITATIONS FOR LOTS 1D, 1E, 1F AND 2 OF CENTURY VILLAGE SUBDIVISION, UNIT 3 (NORTHEAST AND SCENIC PARK COMMUNITY COUNCILS).

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. That the zoning map be amended by designating the following described property as a B-3 (General and Strip Commercial Business District) with Special Limitations zone:

Lots 1D, 1E, 1F and 2 of Century Village Subdivision as shown in Exhibit A, attached.

Section 2. This zoning map amendment is subject to the following special limitations regarding the uses of the property:

A. Permitted principal uses and structures shall be limited to:

- Allowed in B-1B 1. furriers, fur repair and storage;
- Allowed in B-1B 2. jewelry stores;
- Allowed in B-1B 3. hardware and variety stores;
- Allowed in B-1B 4. drugstores;
- Allowed in B-1B 5. retail food stores and liquor stores;\*
- Allowed in B-1B 6. restaurants, tea rooms, cafes and other places serving food and beverages;\*
- Allowed in B-1B 7. tobacco stores;
- Allowed in B-1B 8. camera and photographic supply stores;
- Allowed in B-1B 9. gift, novelty and souvenir shops;

- Allowed in B-1B* 10. photographic studios;
- Allowed in B-1B* 11. art studios art supplies and framing shops;
- Allowed in B-1B* 12. on-premises dry cleaning establishments using a perchlorethylene process or similar nonflammable, nonaqueous solvent, provided, however, that large commercial and industrial laundry and dry cleaning plants are prohibited; \*\*
- Allowed in B-1B* 13. laundry and dry cleaning pickup stations;
- Allowed in B-1B* 14. beauty shops and barbershops;
- Allowed in B-1B* 15. shoe repair shops and tailors;
- Allowed in B-1B* 16. travel agencies, ticket brokers;
- Allowed in B-1B* 17. insurance and real estate offices;
- Allowed in B-1B* 18. business and professional offices;
- Allowed in B-1B* 19. medical, health and legal services;
- Allowed in B-1B* 20. off-street parking lots;
- Allowed in B-1B* 21. garden supply stores;
- Allowed in B-1B* 22. nurseries;
- Allowed in B-1B* 23. veterinary clinics provided that such activities shall be conducted within a completely enclosed building;
- Allowed in B-1B* 24. family residential care, day care and 24 hour child care facilities;

\* Uses involving the retail sale, dispensing or service of alcoholic beverages may be permitted by Conditional Use only.

B. Permitted principal uses and structures subject to a maximum gross floor area limit shall be limited to:

*See Below*

1. department stores, general merchandise and dry goods stores: 12,000sq. ft.;

\*\* Establishment of this use may occur only after a non-public site plan review by the Planning and Zoning Commission which would be heard after a presentation to the community council at least 30 days prior to the Planning & Zoning review.

2. men's, women's, and children's clothing and apparel and shoe stores: 12, 000 sq. ft.;
3. miscellaneous apparel and accessory shops: 12,000 sq. ft.;
4. furniture and home furnishings stores: 3,000 sq. ft.;
5. radio, television and music stores: 12,000 sq. ft.;
6. household appliance stores: 12,000 sq. ft.;
7. sporting goods stores and bicycle shops: 12,000 sq. ft.;
8. bookstores and stationery stores: <sup>1,200</sup>~~1,000~~ sq. ft.;
9. catalog sales stores: 3,600 sq. ft.;
10. florists: 1,200 sq. ft.;
11. small appliance repair shops: 2,400 sq. ft.;
12. banking and financial institutions: 3,600 sq. ft.;
13. business service establishments including commercial and job printing: 4,800 sq. ft.;
14. employment agencies: 4,800 sq. ft.;
15. retail sales and showrooms: 12,000 sq. ft.;
16. laboratories and establishments for production, fitting and repair of eyeglasses, hearing aids, prosthetic appliances and the like: 12,000 sq. ft.;
17. plumbing and heating service and equipment dealers: 2,400 sq. ft.\*
18. paint, glass and wallpaper stores: 2,400 sq. ft.\*
19. electrical or electronic appliances, parts and equipment: 2,400 sq. ft.\*

*Gross Floor Area for nonresidential use is limited to 10,000 square feet per use, without any review, 10,001 to 20,000 square feet may be requested though an administrative site plan review. 20,000 square feet in both B-1B and B-3 requires a Major Site Plan Review*

Assembly Ordinance No. 85-

Page 4

Overnight parking not allowed in either B-1B or B-3. Outside storage of equipment permitted in the B-3 as an Accessory Use

\* No overnight parking of service vehicles. Outside storage of equipment is not allowed.

C. Permitted Conditional Uses shall be limited to:

Major Site Plan Review  
B-1B and B-3

1. auditoriums, libraries, museums, historical and cultural exhibits and the like;

Permitted in the B-1B

2. gasoline services stations;

Conditional Use in B-1B,  
Permitted in the B-3

3. automobile car washes self-service and automatic with sufficient off-street area for maneuvering, waiting and drying automobiles;

Permitted in both B-1B  
and B-3

4. drive-in banks with sufficient off-street area for maneuvering and waiting automobiles;

Permitted in both  
Administrative Site Plan  
Review in B-1B and B-3

5. public parks and buildings;

6. utility substations;

Signs are not a CU

7. marquees, overpasses and similar substantial projections into public airspace, together with any signs to be mounted thereon;

Conditional use for both  
B-1B and B-3

8. planned unit developments;

Permitted in both B-1B  
and B-3

9. churches and synagogues, along with the customary accessory uses, including parsonages, day care and meeting rooms.

Section 3. This zoning map amendment is subject to the following special limitations establishing design standards for the property:

Abbreviated Zoning A.  
Action to remove SL:  
and rezone to B-1B  
would eliminate this

Public Hearing site review before the Planning and Zoning Commission shall be held prior to any expansion of existing structures or external new construction.

B. Minimum yard requirements:

B-1B      B-3  
10 feet    10 feet

1. front yard: 20 ft., provided however, that no structure shall be built closer than 30 feet from the centerline of any Class I street, nor closer than 40 feet from the centerline of any Class II street as designated on the Official Streets and Highways Plan;

|  |   |   |
|--|---|---|
| <i>B-1B</i><br><i>15 feet</i><br><i>or 0-5</i> | <i>B-3</i><br><i>15 feet</i><br><i>or 0-5</i> | 2. side yard: 10 ft. where the lot adjoins a residential district boundary; otherwise, none, provided, however, that if any side yard is provided, it shall be not less than five feet, the purpose being that adjoining commercial buildings shall either directly abut or shall maintain a minimum of five feet between such buildings; |
|--|---|---|

|   |   |  |
|---|---|--|
| <i>B-1B</i><br><i>15 or 10</i><br><i>feet</i> | <i>B-3</i><br><i>15 feet</i><br><i>or 0-5</i> | 3. rear yard: 25 ft., in addition, where the rear of the lot adjoins a residential district boundary, a sight-obscuring fence not less than six feet in height shall be erected and maintained along the rear line that abuts an alley or such residential boundary. In cases where the rear line of the lot adjoins other land in a business district, the required rear yard shall be five feet. |
|---|---|--|

|                           |                        |  |
|---------------------------|------------------------|--|
| <i>B-1B</i><br><i>50%</i> | <i>B-3</i><br><i>U</i> | C. Maximum lot coverage of all buildings shall not exceed 50% of the property. |
|---------------------------|------------------------|--|

|   |   |   |
|---|---|---|
| <i>B-1B</i><br><i>40 feet</i><br><i>45 if mixed</i><br><i>use</i> | <i>B-3</i><br><i>60 feet</i><br><i>100 feet</i><br><i>w/ CU</i> | D. Maximum height of all structures shall not exceed 25 feet. |
|---|---|---|

Section 4. The special limitations set forth in this ordinance prevail over any inconsistent provisions of Title 21 of the Anchorage Municipal Code, unless specifically provided otherwise. All provisions of Title 21 of the Anchorage Municipal Code not specifically affected by a Special Limitation set forth in this ordinance shall apply in the same manner as if the district classifications applied by this ordinance were not subject to special limitations.

Section 5. The Director of Community Planning shall change the zoning map accordingly.

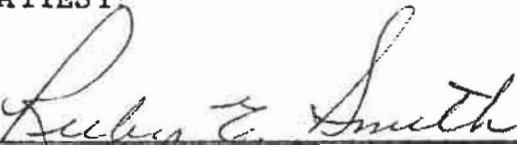
Section 6. This ordinance becomes effective ten days after passage and approval.

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PASSED AND APPROVED by the Anchorage Assembly this  
3<sup>rd</sup> day of September, 1985.

Chairman 

ATTEST:

  
Municipal Clerk

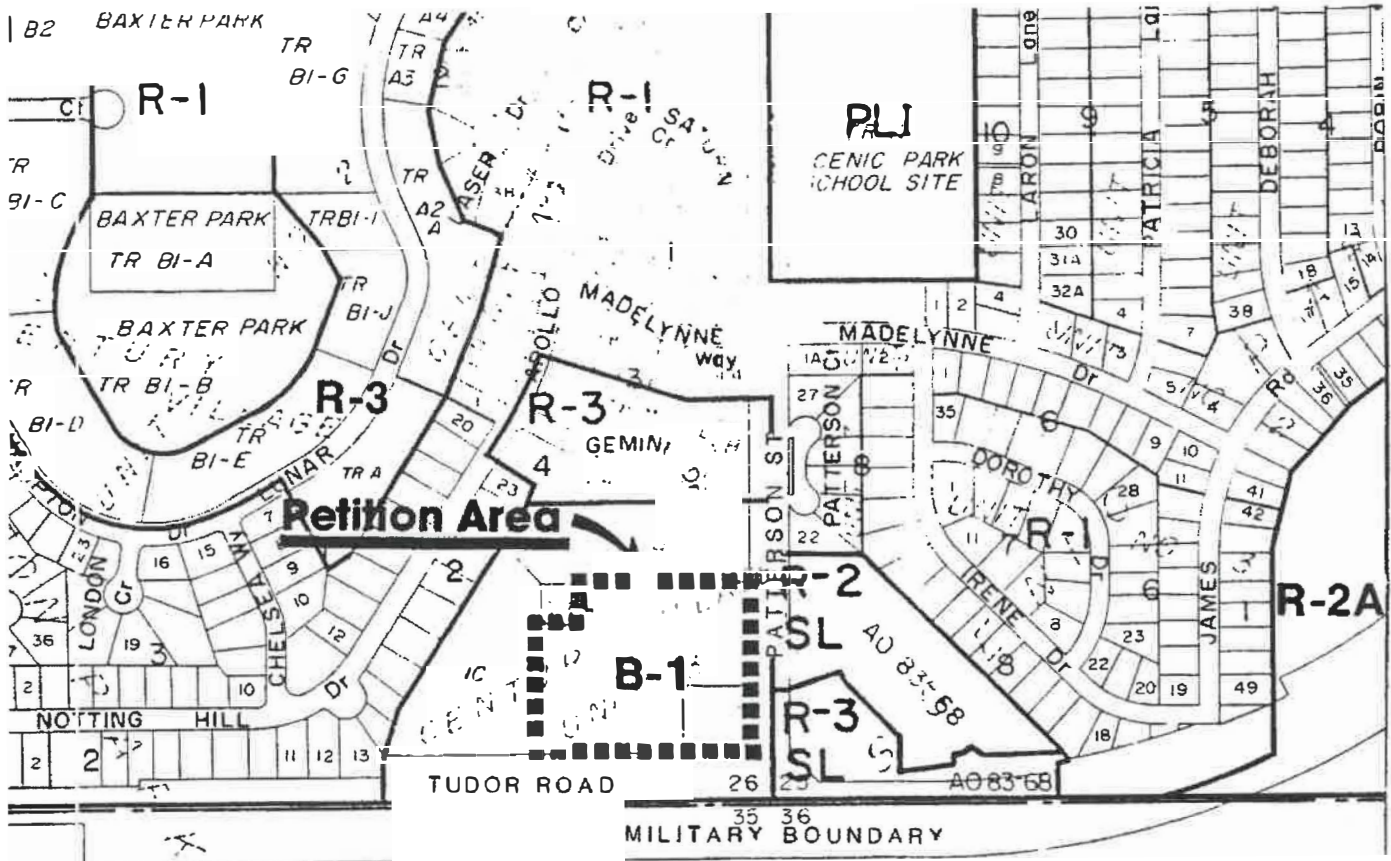
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(85-030)

# EXHIBIT A

## 85-030

### REZONING



0 500 1000  
FEET

by table 21.05-1, provided that the overall site has a floor area ratio of at least 0.35.

c. **Mixed-Use Development**

Mixed-use development in this district shall comply with the standards of subsection G. below.

3. **District Location Requirements**

In addition to the general rezoning criteria, the following requirements shall apply in the creation or expansion of the B-1A district:

- a. The minimum contiguous area for a B-1A district shall be 11,500 square feet.
- b. The maximum contiguous area for a B-1A district shall be 2.0 acres.
- c. The subject property shall be in an established neighborhood commercial area or an area designated in the comprehensive plan for neighborhood-scale commercial.

C. **B-1B: Community Business District**

1. **Purpose**

The B-1B district is intended for consumer-oriented business uses which serve the needs of the surrounding community. The district is intended for small, compact sites at or near the intersection of streets designated for collector (industrial-commercial), arterial, or greater capacity on the *Official Streets and Highways Plan*.

2. **District-Specific Standards**

a. **Prohibitions**

- i. Drive-throughs are allowed only on those lots with frontage on and access to an arterial street.
- ii. Outdoor storage is prohibited in the B-1B district.
- iii. Nonresidential development that does not have access from a street of collector class or greater on the *Official Streets and Highways Plan* shall not be open to the public between 10:00 p.m. and 7:00 a.m.

b. **Gross Floor Area Limitations**

- i. The gross floor area of each allowed nonresidential use is limited to 10,000 square feet per use, without any review beyond that required by table 21.05-1.
- ii. Gross floor area of allowed nonresidential uses between 10,001 and 20,000 square feet may be requested through an administrative site plan review.
- iii. Notwithstanding b.i. and b.ii., the maximum gross floor area of grocery or food stores is 40,000 square feet without any review beyond that required by table 21.05-1.

c. **Mixed-Use Development**

Mixed-use development in this district shall comply with the standards of subsection G. below.

d. **Nursing Facilities**

Nursing facilities with up to 16 residents are a permitted use in the B-1B district. Nursing facilities with more than 16 residents are allowed by conditional use approval in the B-1B district.

3. **District Location Requirements**

In addition to the general rezoning criteria, the following requirements shall apply in the creation or expansion of the B-1B district:

- a. The minimum contiguous area for a B-1B district shall be two acres.
- b. The maximum contiguous area for a B-1B district shall be 20 acres.

D. **B-3: General Business District**

1. **Purpose**

The B-3 district is intended primarily for general commercial uses in commercial centers and areas exposed to heavy traffic. These commercial uses are intended to be located on arterials, or within commercial centers of town, and to be provided with adequate public services and facilities. They are subject to the public view and should provide an attractive appearance with landscaping, sufficient non-motorized and motorized site access, and controlled traffic movement. Environmental impacts should be minimized. Abutting residential areas should be protected from potentially negative impacts associated with commercial activity. While B-3 district areas shall continue to meet the need for auto-related and other auto-oriented uses, it is the municipality's intent that the B-3 district also shall provide for safe and convenient personal mobility in other forms. Planning and design shall accommodate pedestrians and bicyclists. In addition to a wide range of commercial office, retail and commercial services, other use categories such as residential and community uses, and mixed-use projects, are allowed.

2. **District-Specific Standards**

a. **Conditional Height Increase**

Buildings in the B-3 district may exceed the height limit up to a maximum height of 100 feet, subject to a conditional use review and the following additional approval criteria:

- i. The development is within an area designated by the comprehensive plan as a commercial center, town center, or other type of urban center above the neighborhood scale.
- ii. The building height, massing, and intensity of use is consistent with any applicable area-specific element of the comprehensive plan.
- iii. The building complies with subsections 21.04.030G.3. and 7., and any additional placement and orientation conditions determined by the conditional use review.

3. **District Location Requirements**

- a. Establishment of the B-3 district or changes to existing B-3 district boundaries shall meet the general rezoning criteria of this code and shall not be expanded along street corridors or into surrounding neighborhoods unless consistent with the comprehensive plan.
- b. Future rezonings to B-3 shall take into consideration the desirability of B-3 being located on arterials and being served with adequate public services and facilities.

## Centers

Four types of Centers appear on the Land Use Plan Map: Neighborhood Centers, Town Centers, Regional Commercial Centers, and City Centers (Downtown and Midtown). These Centers vary in size, location, mix of uses, scale, and intensity.

Centers are focal points for locating community and civic activity, and government, commercial, entertainment, cultural, and residential uses. They exhibit the highest degree of interaction between different land uses. They are intended to evolve to a more compact, pedestrian- and transit-oriented pattern of development. Centers also allow housing within commercial projects, or stand-alone residential projects at densities that support nearby businesses.

More than just fulfilling city growth targets, Centers are intended to be attractive places in which to live, work, and play. To address the needs of growth in these locations, this Plan recommends investment in infrastructure, services, and activities such as libraries, public safety, public spaces, trails, and transit.

### Neighborhood Center

This designation provides small- to medium-size retail centers that serve one or more surrounding neighborhoods. These fill gaps in areas between the larger Centers and provide services convenient to nearby residents.



Neighborhood Center – Street-oriented, Small-scale Mixed-use



Neighborhood Center – Street-oriented Professional Offices

such as food markets, bakeries, drug stores, restaurants, and professional offices oriented to the needs of the surrounding population.

- Larger Neighborhood Centers may be anchored by a grocery store.
- Residential mixed-use and compact, attached, or apartment housing.

### Character

- The compact scale, appearance, and function of new development is compatible with adjacent residential areas.
- Building heights are one to three stories; residential buildings may have up to four stories.
- Urban design reduces dependence on motorized vehicle travel to local services.
- Infill Design Principles for mixed-use centers, to enhance connections and pedestrian access, and for relationship to surrounding neighborhoods apply (Section 2.1).

### Density

- Buildings: 1/3 to 1 FAR.
- Dwellings: 8 to 15 housing units per net acre.

### Zoning

- B-1A and B-1B districts; CCO overlay.
- Potential new overlay zone or form-based district for Traditional Neighborhood Design contexts.

### Location

- Existing neighborhood commercial locations typically of 2 to 25 acres;

### Uses

- A mix of uses including small- to medium-scale convenience retail and personal services,

- Areas designated by an adopted plan as neighborhood commercial centers;
- Areas generally 2 to 10 acres in size for new centers;
- Areas with direct walking and bicycle connections to neighboring areas; and
- Areas having frontage on two streets and a locally important street corner.

### Town Center

This designation provides a focal point of activity for a group of neighborhoods, and the regional “heart” for major parts of the Bowl. Town Centers will serve as destinations for shopping, entertainment, and services in cohesive, pedestrian-friendly urban settings.

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.

Infill, redevelopment, and reuse of existing buildings, along with infrastructure improvements, will strengthen district identity, cohesion, and levels of activity.

### Uses

- Retail shopping and local services, including grocery store anchors, eating and

- entertainment venues, personal services, and day care centers.
- Offices providing professional and financial services and employment.
- Civic facilities such as post offices, recreational centers, branch libraries, and schools add to the life and vitality of the center.
- Residential mixed-use, apartment, live/work, or compact housing development, compatible with commercial activities.



Town Center – Mixed-use Main Street



Transit-served Mixed-use Town Center

### Character

- Buildings are typically two to five stories.
- Infill Design Principles for mixed-use centers, to enhance connections and pedestrian access, and for relationship to surrounding neighborhoods apply (Section 2.1).
- Integrated with adjoining compact and medium-density neighborhoods, with convenient, direct walking and bicycle connections to adjoining neighborhoods.

### Density

- Buildings: ½ to 2 FAR.
- Dwellings: 15 to 40 dwellings per net acre.

### Zoning

- B-3 and B-1B districts; CCO overlay.
- Potential new form-based overlay or district.
- R-3 and new R-3A (residential mixed-use variation of R-3).

### Location

- Areas designated by an adopted plan as mixed-use centers or town centers;
- Areas at the intersection of arterial streets served by public transit;
- Areas generally 40 to 80 acres or more in size, 2 to 4 miles away from other town centers, each serving large subareas of the Anchorage Bowl;
- Areas with trails and walk-in trade from adjoining Neighborhoods; and
- Areas well positioned for infill and redevelopment and increased intensities.

- Typical retail uses include food and drug stores, restaurants, small retail stores, exercise studios, and personal services. Commercial services include banks, real estate, medical offices, and professional services in small offices.
- Auto-dependent uses include drive-through retail, fueling stations, hotels, car dealers, big box stores, and minor auto services.
- Smaller light-industrial uses with storefronts are also allowed, subject to compatibility criteria.
- Residential or mixed-use housing are encouraged.
- In residential-office (RO) areas, offices are the primary commercial use. Residential apartments or a mix of office and multi-family 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.

**Character**

- Individual low-rise single-use commercial buildings and multi-tenant strip malls characterize the built environment.
- In residential-office (RO) areas, new office development is situated to minimize impacts to adjacent residential areas including scale, bulk, landscaped setbacks, and traffic generation. Former residential areas may retain a strong residential character with small

- office uses. Development is generally 2 to 4 stories with ample landscaped setbacks and moderate building footprints on the lot.
- Infill Design Principles to enhance connections and pedestrian access, and for relationship to surrounding neighborhoods apply (Section 2.1).

**Density**

- Buildings: 01/3 to 2 FAR.
- Dwellings: 8 to 40 housing units per acre.
- RO office areas: 1/3 to 1 FAR.

**Zoning**

- B-3, and secondarily B-1A and B-1B.
- RO in residential-office areas.
- R-3 where appropriate for housing opportunities.

**Location**

- Existing commercial corridors with stand-alone stores or multi-tenant strip malls;
- Intersections of arterials or collectors convenient for customers and employees;
- High concentrations of employment and traffic kept near major intersections;
- For RO: Existing office areas that remain optimal for medical or other office use;
- For RO: Areas that provide a transition between more intensive retail uses or traffic and surrounding residential areas;
- For RO: Underutilized areas along major thoroughfares well positioned for office or residential reuse; and

- Not intended to be physically expanded at the expense of Neighborhood- or Industrial-designated areas.

**Main Street Corridor**

This land use 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. Main streets feature transit access, wider sidewalks, pedestrian amenities, street tree landscaping, and relocation of utility poles and boxes and other impediments to a safe, comfortable pedestrian environment.

Examples of this designation include all or segments of: Spenard Road, Arctic Boulevard, DeBarr Road, Muldoon Road, Mountain View Drive, and Gambell Street.



Main Street Corridor

Compared with Commercial Corridors, many of these areas feature street grids, smaller lot development patterns, greater building lot coverage, limited front and side yard setbacks, and a network of frequent street and sidewalk connections into adjacent neighborhoods along the corridor.

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.

### Uses

- A mix of retail and services, offices and other employment, public facilities, and housing.
- Local serving businesses, employers, activities, community uses, and amenities are promoted.
- Residential mixed-use, apartments, and compact housing developments are encouraged.



Pedestrian-oriented Multi-tenant Retail

### Character

- Infill and redevelopment building heights typically range from two to four stories.
- Multi-story structures and more intense uses may occur at major intersections, while lower-intensity buildings and uses may occur adjacent to neighborhoods.
- Infill Design Principles for mixed-use corridors, to enhance connections and pedestrian access, and for relationship to surrounding neighborhoods apply (Section 2.1).

### Density

- Buildings: 1/2 to 2 FAR.
- Housing: 15 or more units per net acre

### Zoning

- B-3 or B-1B, or RO in residential-office locations, with CCO overlay or new overlay zone.
- Potential new overlay zone or form-based district for Traditional Neighborhood Design contexts.
- R-3 and new R-3A residential mixed-use variation of R-3. In Fairview Mixed-use Corridor: R-4 or R-4A are also possible, per *Fairview Neighborhood Plan*.

### Location

- Existing commercial corridors designated by an adopted plan for transit-oriented (re)development and mixed use;

- Early post-World War II era commercial corridors with smaller lot development patterns near Midtown; and
- Not intended to be physically expanded at the expense of Neighborhood- or Industrial-designated areas.

## Open Spaces

Anchorage's beauty and livability is due in large part to its parks, trails, and natural open space system. Natural open spaces sustain Anchorage's urban developments and support its economic growth. Natural open spaces including lakes, streams, and greenbelts provide fish and wildlife habitat. Open Spaces can also include hazardous areas, such as places with very high earthquake-induced ground failure susceptibility.

This Plan preserves and retains open space in two designations. The first, "Park or Natural Area," depicts existing and planned municipal open spaces. The second, "Other Open Space," comprises other areas that are expected to retain open space functions, such as wetlands, habitat, visual buffering, or recreation.

For map legibility, some smaller open spaces are not shown and instead integrated under other land use designations.

Additional new parks and open spaces are part of the city's growth strategy. The Land Use Plan Map will be updated after new open spaces are established.

## Vision Concept Map

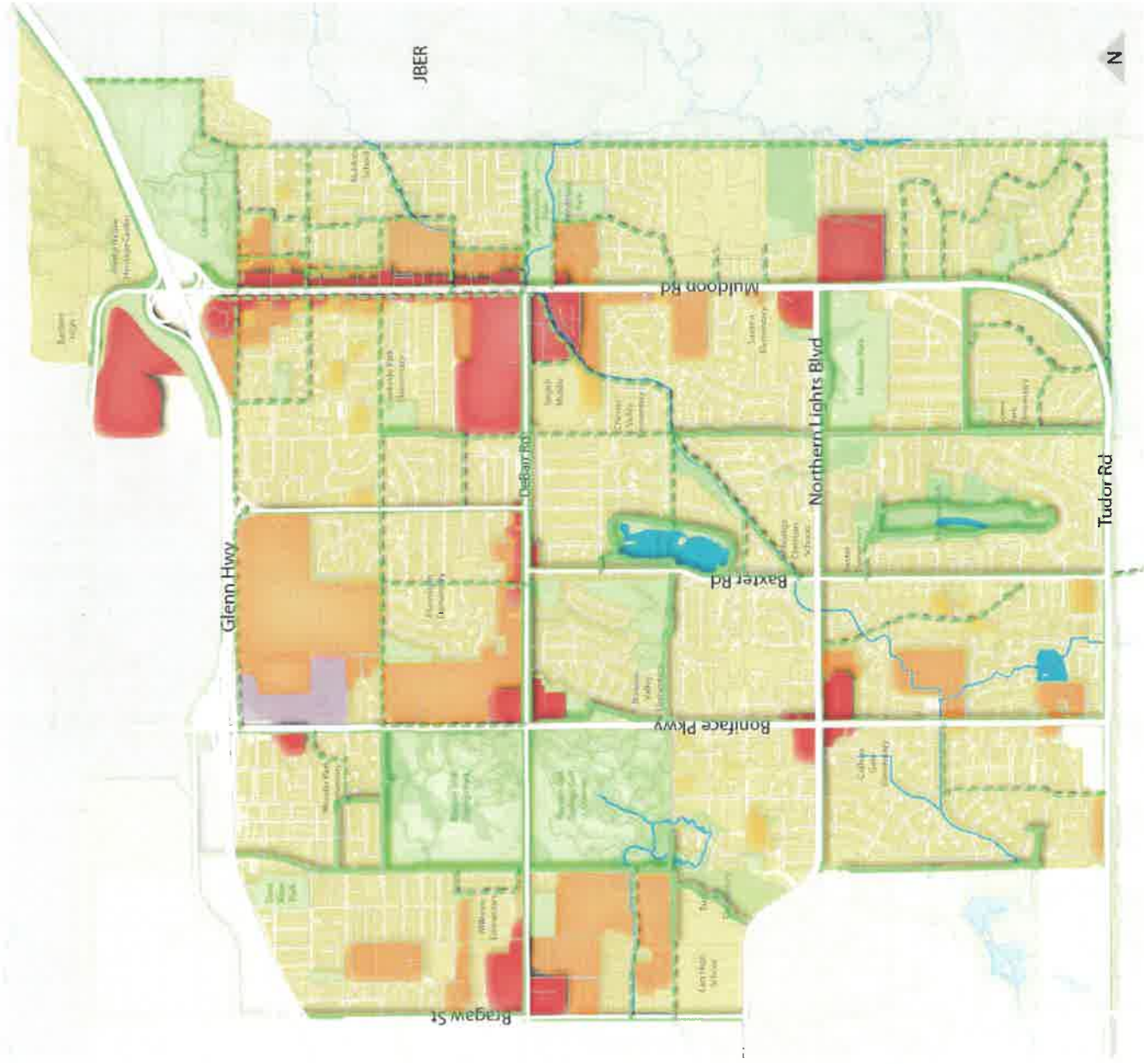
The Vision Concept Map shows the desired land use patterns of the East Anchorage Vision. This map, based on input from the public workshops, open houses and advisory committee, builds on the Anchorage 2020 Plan and supports the goals and desires expressed by residents and stakeholders throughout the planning process. **This map should guide future policy, investment and development decisions in the District.**

**Note:** The Basher section of the planning area is not anticipated to change.

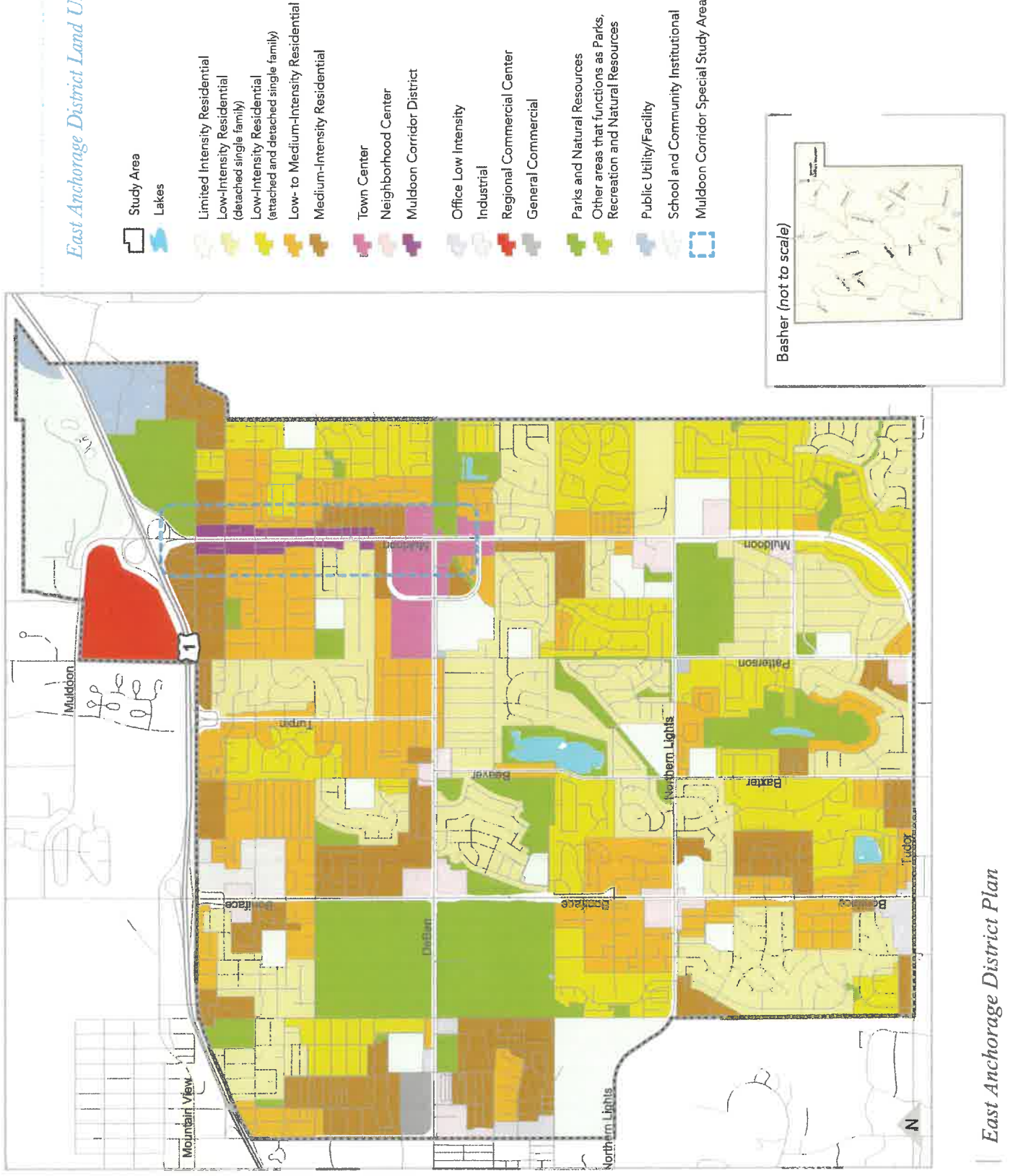
**Note:** The southwest corner of the planning area is also encompassed in the U-Med District.

### Vision Concept Map Categories

- Activity centers
- Industry and employment
- Urban neighborhoods
- Areas of low change
- Parks and open space
- Existing trails and paths
- Proposed trails and paths



*East Anchorage District Land Use Map*



Study Area  
Lakes

- Limited Intensity Residential
- Low-Intensity Residential (detached single family)
- Low-Intensity Residential (attached and detached single family)
- Low- to Medium-Intensity Residential
- Medium-Intensity Residential
- Town Center
- Neighborhood Center
- Muldoon Corridor District
- Office Low Intensity
- Industrial
- Regional Commercial Center
- General Commercial
- Parks and Natural Resources
- Other areas that function as Parks, Recreation and Natural Resources
- Public Utility/Facility
- School and Community Institutional
- Muldoon Corridor Special Study Area

