

Anchorage 2040 Land Use Plan
Public Hearing Draft

Municipality of Anchorage
Planning Department

September 2016



Municipality of Anchorage – Planning Department

September 19, 2016

Dear Citizens of Anchorage:

We are pleased to present the *Anchorage 2040 Land Use Plan (2040 LUP)*, developed on a foundation of inclusiveness and commitment to improving our community as the best place in America to *Live, Work, and Play*.

Our community has grown and evolved since adopting *Anchorage 2020: Anchorage Bowl Comprehensive Plan* in 2001. New challenges demand that our community become more resilient and better prepared for mid-21st century realities, including lower oil production and state spending, as well as fostering new opportunities for economic development and sustainability locally.

The *2040 LUP* recognizes these community-wide changes and sets the stage for future growth and development. Additionally, many of the neighborhoods within Anchorage have adopted plans or are working on plans. This includes East and West Anchorage, Government Hill, Fairview, Hillside, the UMED District, Mountain View, South Addition, and Spenard.

The *2040 LUP* incorporates analysis of Anchorage demographics and projected growth, current and future economic changes, current land uses, and future land capacity. This information informs the policies and strategies contained within the plan.

To ensure efficient and equitable growth within our limited geographic area, Anchorage will need to maximize land use efficiencies while protecting and enhancing our valued neighborhood characteristics and natural resources. The *2040 LUP* recommends strategies for compatible infill and redevelopment, housing and neighborhoods, commercial centers and corridors, anchor institutions, open space and greenbelts, transportation, and coordinated and focused public investments. New policies provide structure for targeted areas of economic development and revitalization.

This is a community-based plan that has engaged many partners throughout its development. Thank you to those who gave time and great thought to make this *2040 LUP* what it is. Our team was gratified at the level of interest and feedback during the 90-day comment period for the community discussion draft and have spent the summer analyzing and incorporating that information to improve the public hearing draft plan. We look forward to hearing from everyone on the public hearing draft. We want to demonstrate to you that Anchorage is open for investment and new ideas!

Sincerely,

Hal H. Hart, AICP
Planning Director

Acknowledgements

Thank you to all the individuals and organizations who have participated in creating the *Anchorage 2040 Land Use Plan*, by attending a meeting, providing a written letter, responding to a questionnaire, spreading the word, or in any other way working on this plan to help make Anchorage’s future brighter. Additional thanks to the boards and commissions, focus groups, community and business organizations, and agency and utility representatives who have provided input and shared their expertise along the way.

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Anchorage 2040 Land Use Plan Map

Supporting Information

Land Use Plan Web Page: *Web Search with "Anchorage Land Use Plan"*

- Appendix A. Map Folio
- Appendix B. Future Growth Report
- Appendix C. Anchorage Traded Sectors Analysis
- Appendix D. Public Comments Compilation
- Appendix E. Comment Issue-Response
- Appendix F. Public Involvement Process
- Appendix G. Research Documentation

Interactive Map Gallery: *Web Search with "Anchorage Land Use Plan" and click on Map Gallery*

- Anchorage 2040 Land Use Plan Map
- Area-Specific Plans Map
- Growth and Change Map
- Actions Map
- Supporting Information Maps (Appendix A Map Folio contains full set of maps, not all are interactive)
 - Existing Housing Stock Inventory
 - Existing Residential Density, in Dwellings per Acre
 - Existing Land Use Inventory, by Economic Sector
 - Parks and Open Space
 - Community Natural Assets

OVERVIEW

What is this document?

The *Anchorage 2040 Land Use Plan (2040 LUP)* supplements the Municipality's *Comprehensive Plan* for the Anchorage Bowl. *Anchorage 2020—Anchorage Bowl Comprehensive Plan* serves as the framework for the *2040 LUP*. Building on this framework, the *2040 LUP* also incorporates the adopted neighborhood and district plans, public facility plans, and recent analyses regarding population, housing, commercial, and industrial needs over the next 25 years. The *2040 LUP* features a land use plan map, which shows where future land uses may occur within the Anchorage Bowl to accommodate anticipated growth. It also includes recommended strategies to carry out the plan and manage growth. Upon adoption by the Assembly, the *Anchorage 2040 Land Use Plan* will become a part of the Municipality's *Comprehensive Plan*.

How is this document organized?

Section 1 - Vision provides an account of what was considered in developing this plan. This includes: (1) relevant policies from *Anchorage 2020: Anchorage Bowl Comprehensive Plan*; (2) introduction of new goals and policies to address emerging land use issues; (3) adopted neighborhood and area-specific plans; (4) changing demographics, population, employment forecasts, and their needs; and (5) many comments and issues heard from the public and agency stakeholders during the public outreach process conducted for the *2040 LUP*. Also included is the “Areas of Growth and Change by 2040 Map,” which illustrates areas where: little growth is expected; moderate growth may occur; and significant growth will likely occur due to available vacant or redevelopable lands, existing or planned infrastructure improvements and services, and other factors.

Section 2 - Plan describes the Land Use Plan Map (LUPM) and defines the different land use categories on it. The LUPM will serve as a reference to the public, investors, developers, and public officials in making decisions regarding future land use and infrastructure. This section also introduces four “Growth-supporting Features”: (1) Transit-supportive Development, (2) Greenway-supported Development, (3) Residential Mixed-use Development, and (4) Traditional Neighborhood Design. These four features are intended to provide an area-specific focus and intent and are gaining private and public support because of their potential ability to increase long-term property values.

Section 3 - Action identifies strategies, actions, and decisions that will be needed if Anchorage is to grow and foster the housing, employment, and recreation and open space needed to meet the forecasted population and employment growth demands over the next 25 years. Given the reality of diminishing state operating and capital funding and the importance of maintaining existing infrastructure investments, a key cornerstone to implementing the *2040 LUP* is the coordination and focusing of public funding on new infrastructure improvements and services to those areas best able to accept new growth. The *2040 LUP* Actions Checklist, Table 5, identifies time frames of **Now**, **1-3 years**, **4-6 years**, **7-10 years**, and **Ongoing** for the actions that guide future municipal work programs and capital improvement projects, allocation of funding and resources, and the identification of core responsible agencies and potential new partnerships.

Where can additional information related to the 2040 LUP be found?

The *2040 LUP* project web site contains a host of information and links to the following information:

- Land Use Plan Map: various sizes available for printing and interactive viewing
- Map Folio: additional mapped information prepared to inform the *2040 LUP*
- Adopted neighborhood and district plans, functional plans, area-specific studies, and updated housing, commercial, and industrial land studies
- Public Involvement Plan and public process documentation for the project
- Public and Agency Stakeholder comments on the February 26, 2016 *Anchorage Bowl Land Use Plan Map Community Discussion Draft*
- Appendices

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