

SPRING 2026: Boxes highlighted in light yellow show revised, new, or consolidated Housing items from the 2020 and 2040 Plans

2020/2040 Goal Text	Policies Implementing this Goal	Actions/Strategies Implementing These Policies
<p>1. Land Use & Transportation </p> <p>Residential Uses: A variety of housing types and densities in safe, attractive neighborhoods that offer a choice of urban, suburban, and rural lifestyles that are appropriate for northern conditions and in harmony with our natural setting.</p>	<ul style="list-style-type: none"> • 27. New Centers/Corridors Policy  Focus growth in targeted infill areas and along major transportation corridors. 	<ul style="list-style-type: none"> •  2. Comprehensive Planning: Align CIP investments with Comprehensive Plans. Consider both capital costs and long-term maintenance costs (FROM 2040 1.3, 2020 4.5) •  35. Overlay Zone – Under this strategy, land use regulations would be enacted to create unique zoning districts for specific land use regulatory incentives or restrictions. These overlay regulations apply in addition to underlying zoning district regulations. Overlay zones may be used to promote a design theme for an area, to provide incentives to promote a wanted type of development or redevelopment, or to add restrictions to prevent development that is not wanted in the location. An overlay zone may be permanent or temporary, depending on the specific zone objective. •  103. Adjust future land use map designations to account for transitions from residential designations to non-residential designations. Focus housing in the areas with high demand and good access to goods and services.
	<ul style="list-style-type: none"> • 28. Neighborhood Design Policy  Use design guidelines in Title 21 to address public health, safety, and welfare; this includes crime prevention, walkability, and a safe and healthy natural environment. 	<ul style="list-style-type: none"> •  18. "Design Standards: Use design standards based on objective criteria to solve definable problems. Ensure that design criteria can be tied to health, safety, or welfare." •  34. Neighborhood or District Plans – Provide for the creation of Neighborhood or District Plans where desired and where funding is available. These plans should be for policy guidance and help refine, rather than supplant, the Comprehensive Plan. •  35. Overlay Zone – Under this strategy, land use regulations would be enacted to create unique zoning districts for specific land use regulatory incentives or restrictions. These overlay regulations

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		<p>apply in addition to underlying zoning district regulations. Overlay zones may be used to promote a design theme for an area, to provide incentives to promote a wanted type of development or redevelopment, or to add restrictions to prevent development that is not wanted in the location. An overlay zone may be permanent or temporary, depending on the specific zone objective.</p> <ul style="list-style-type: none"> •  120. If desired by the community, use neighborhood overlays to create geographically-specific restrictions for specific land use characteristics. •  121. Adopt one or more Traditional Neighborhood Design zoning districts or overlay zones for urban neighborhoods, which reflect adopted plans and incorporate "form-based" regulations. Structure the form-based code to accommodate neighborhood differences and characteristics while staying consistent and simple in format. For example, this action includes helping to implement the "City Center" and "Mixed-use (a.k.a., Main Street) Corridor" land use designations in the Fairview Neighborhood Plan area. Encourage community councils to pursue this strategy through their own proposals. •  1. Encourage the use of small forms of housing to facilitate infill development and stability for residents. •  3. Income restricted housing: Pursue strategies for the MOA to assist with production of non-market housing. •  19. Infrastructure Planning: Look at projects holistically and ensure that any proposed fees or requirements are objectively defensible and align with long term development or mode share goals. •  52. Small Lot Housing and Small Forms of Housing—Reduce barriers to smaller types of housing. This could include lot size reform, reduced setbacks, or reforming other restrictive standards.

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		<ul style="list-style-type: none"> •  73. Strategy 4: Financial and Taxation Incentives: Use financial and taxation incentives to facilitate desired development or redevelopment. •  77. Strategy 8: Infill Housing Development Regulations: Amend zoning, building, and offsite requirements to facilitate housing and redevelopment in infill areas. •  90. Offsite Infrastructure: "Reform the system for requiring off-site public infrastructure improvements to be more flexible and enhance certainty in the development approval process. Flexibility may include a lower level-of-service (LOS) standard for off-site transportation improvements in delineated Reinvestment Focus Areas where alternative transportation modes such as transit and pedestrian access exist. Ensure that any offsite requirements are objective, defensible, and in line with mode share targets." •  91. Amend Title 21 to simplify zoning regulations for mixed-use projects. •  93. Establish financial and zoning incentives for housing projects to encourage high density housing in Town Centers, City Centers, and public transit corridors. •  94 Facilitate Targeted Area Rezones in Spenard and Midtown to incentivize housing." •  95. Amend Title 21 to allow more compact housing in infill areas with proximity or access to goods and services. •  97. Continue to monitor and improve code related to ADUS. •  99. Amend Title 21 to reduce restrictions that currently deter construction of compact housing types. Reduce or eliminate lot size minimums, simplify housing types to allow more forms of small housing that are certified as safe, and encourage incremental addition to the housing stock.

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	<ul style="list-style-type: none"> 41. Zoning Capacity Policy  Ensure that the Municipality maintains enough zoning capacity for residential development across the Bowl. 	<ul style="list-style-type: none">  70. Strategy 1: Phasing of Growth and Investment: Make investments in targeted areas over time.  75. Strategy 6: Targeted Area Rezonings Use new rezoning tools to implement the Comprehensive Plan or meet other community objectives.  88. Analyze and recommend amendments to the Land Use Plan Map to track where the map may not be meeting current needs. Adjust projections or housing allocations to more desirable areas as needed.  103. Adjust future land use map designations to account for transitions from residential designations to non-residential designations. Focus housing in the areas with high demand and good access to goods and services.
<p>3. Land Use & Transportation </p> <p>Mobility and Access: A transportation system, based on land use, that moves people and goods safely, conveniently, and economically, with minimal adverse impact on the community.</p>	<ul style="list-style-type: none"> 21. ROW Management Policy : Manage municipal land and ROW to achieve community goals and priorities as outlined in guidance such as this plan, Assembly policy documents, other agency documents, or other statements of community priorities. 	<ul style="list-style-type: none">  36. ROW Management—Manage the Right of Way to address any impacts from vehicle storage in public property or needs for snow storage on public property. Actively manage curb space when necessary.

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<p>4. Land Use & Transportation </p> <p>Transportation Choices: An efficient transportation system that offers affordable, viable choices among various modes of travel that serve all parts of the community.</p>	<ul style="list-style-type: none"> • 20. Public Investments & Planning Policy  Coordinate infrastructure investments (including placemaking), CIP Planning, and collaboration with other agencies based on mode targets or other community priorities. 	<ul style="list-style-type: none"> •  2. Comprehensive Planning: Align CIP investments with Comprehensive Plans. Consider both capital costs and long term maintenance costs •  71. Strategy 2: Reinvestment Focus Areas: Focus reinvestment and multiple projects in the same area to leverage investment.
<p>5. Land Use & Transportation </p> <p>General Land Use Issues: A forward looking approach to community growth and redevelopment.</p>	<ul style="list-style-type: none"> • 83. State and Federal Compliance Policy  Title 21 zoning code shall comply with state and federal laws and implement the Comprehensive Plan. 	<p>[No new actions/strategies proposed, as this is a requirement]</p>

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	<ul style="list-style-type: none"> 85. Sound Planning and Defining Problems Clearly Policy  Planning and Land use decisions should be based on current best practices, and should focus on clearly defined problems with trackable solutions. 	<ul style="list-style-type: none"> [Uses existing action #47, "Regional Planning"]
<p>6. Design & Environment  Neighborhood Identity and Vitality: A variety of safe, pleasant, and distinctive neighborhoods responsive to the diverse needs of residents, with good access to schools, recreation, natural areas, and community facilities.</p>	<ul style="list-style-type: none"> 28. Neighborhood Design Policy  Use design guidelines in Title 21 to address public health, safety, and welfare; this includes crime prevention, walkability, and a safe and healthy natural environment. 	<ul style="list-style-type: none">  18. Design Standards: Use design standards based on objective criteria to solve definable problems. Ensure that design criteria can be tied to health, safety, or welfare.  34. Neighborhood or District Plans – Provide for the creation of Neighborhood or District Plans where desired and where funding is available. These plans should be for policy guidance and help refine, rather than supplant, the Comprehensive Plan.  35. Overlay Zone – Under this strategy, land use regulations would be enacted to create unique zoning districts for specific land use regulatory incentives or restrictions. These overlay regulations apply in addition to underlying zoning district regulations. Overlay zones may be used to promote a design theme for an area, to provide incentives to promote a wanted type of development or redevelopment, or to add restrictions to prevent development that is not wanted in the location. An overlay zone may be permanent or temporary, depending on the specific zone objective.  120. If desired by the community, use neighborhood overlays to create geographically-specific restrictions for specific land use characteristics

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		<ul style="list-style-type: none">  121. Adopt one or more Traditional Neighborhood Design zoning districts or overlay zones for urban neighborhoods, which reflect adopted plans and incorporate "form-based" regulations. Structure the form-based code to accommodate neighborhood differences and characteristics while staying consistent and simple in format. For example, this action includes helping to implement the "City Center" and "Mixed-use (a.k.a., Main Street) Corridor" land use designations in the Fairview Neighborhood Plan area. Encourage community councils to pursue this strategy through their own proposals.
<p>9. Design & Environment </p> <p>Transportation Design and Maintenance: A safe, energy-efficient transportation system that is designed and maintained for year-round use and that respects the integrity of Anchorage's natural and built northern environment.</p>	<ul style="list-style-type: none"> 18. Pedestrian Connections in Centers Policy  Provide new or upgraded pedestrian and local/collector street connections in Centers and Commercial Corridors to improve access to and from surrounding neighborhoods. (LUP 6.2) 	<ul style="list-style-type: none">  31. Conduct Market Impact Assessments for public projects or large scale commercial or industrial projects.

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<p>12. Design & Environment  Natural Open Spaces: A network of natural open spaces throughout the community that preserves and enhances Anchorage’s scenic vistas, fish, wildlife, and plant habitats and their ecological functions and values.</p>	<ul style="list-style-type: none"> • 48. Environmental Protection Policy  Protect and restore the natural environment as development occurs (including in the coastal zone, wetlands, or in relation to other unique natural features). 	<p>[uses existing actions/strategies]</p>
<p>13. Design & Environment  Water Resources: Water resources and watersheds that are protected and enhanced for their enduring viability and values.</p>	<ul style="list-style-type: none"> • 48. Environmental Protection Policy  Protect and restore the natural environment as development occurs (including in the coastal zone, wetlands, or in relation to other unique natural features). 	<p>[uses existing actions/strategies]</p>

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<p>22. Implementation  Planning: Coordination of public development decisions and programs to implement the Comprehensive Plan and its goals and objectives.</p>	<ul style="list-style-type: none"> 1. Clear Public Outreach Policy : Ensure that public processes are fair, predictable, and transparent. 	<ul style="list-style-type: none">  60. Synchronize Zoning with Future Land Use Map Provide processes that facilitate alignment between zoning and the future land use map.
	<ul style="list-style-type: none"> 2. Improved Public Outreach Policy : Continue to improve public outreach processes and the provision of information. 	<ul style="list-style-type: none">  74. Strategy 5: Development Permitting Assistance: Simplify processes for permitting and permit center users.  82. Initiate a complete revision and combination of Anchorage 2020 and the 2040 LUP into a single document.  86. Create a Project Review Management Service to help applicants navigate the permitting process for 2040 LUP priority projects.
	<ul style="list-style-type: none"> 84. Monitoring and Implementation Policy  Monitor implementation of the comprehensive plan and update the plan as necessary. 	<ul style="list-style-type: none">  79. Strategy 10: Systematic Monitoring and Amendment of this Plan Track and monitor the implementation of this plan. Seek trackable outcomes, and clear connections between problems and solutions.

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	<ul style="list-style-type: none"> 85. Sound Planning and Defining Problems Clearly Policy  Planning and Land use decisions should be based on current best practices, and should focus on clearly defined problems with trackable solutions. 	<ul style="list-style-type: none"> [uses existing actions/strategies]
<p>23. Implementation  Funding: Development of funding strategies for efficient, effective use of public and private resources to implement the Comprehensive Plan.</p>	<ul style="list-style-type: none"> 62. Funding Infrastructure Investments Strategy  Pursue alternative strategies and funding mechanisms to support investment in infrastructure, including street networks, public transit, schools, pedestrian facilities, trail connections, parks, greenways, and maintenance and operations. (LUP 5.7) 	<ul style="list-style-type: none">  71. Strategy 2: Reinvestment Focus Areas Focus reinvestment and multiple projects in the same area to leverage investment.  72. Strategy 3: Provision and Financing of Infrastructure: Build infrastructure in a way that maximizes long term efficiency and value.  90. Offsite Infrastructure: Reform the system for requiring off-site public infrastructure improvements to be more flexible and enhance certainty in the development approval process. Flexibility may include a lower level-of-service (LOS) standard for off-site transportation improvements in delineated Reinvestment Focus Areas where alternative transportation modes such as transit and pedestrian access exist. Ensure that any offsite requirements are objective, defensible, and in line with mode share targets.

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<p>24. Implementation </p> <p>Municipal procedures, processes, and regulations should be clear, transparent, and understandable to the general public.</p>	<ul style="list-style-type: none"> • 1. Clear Public Outreach Policy : Ensure that public processes are fair, predictable, and transparent. 	<ul style="list-style-type: none"> •  60. Synchronize Zoning with Future Land Use Map Provide processes that facilitate alignment between zoning and the future land use map.
	<ul style="list-style-type: none"> • 81. Tracking and Accountability Policy  Establish clear metrics for tracking outputs and outcomes for projects and initiatives. 	<ul style="list-style-type: none"> • [Needs policy guidance]

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<p>27. Housing & Community Development</p> <p>Consolidated Plan </p> <p>Social Environment: A welcoming, culturally diverse community with opportunities for all residents to be responsible and active participants in a caring community.</p>	<ul style="list-style-type: none"> 75. Anchorage institutions Policy  <p>Support Anchorage's non-governmental, semi-governmental, healthcare, and educational institutions.</p>	<ul style="list-style-type: none"> [uses existing actions/strategies]
<p>30. Work Force & Economic Development</p> <p>Goals  Workforce Support and Development: A mix of pre-employment education and training, on-the-job training, employee support, and ongoing educational programs to improve the employability of Anchorage residents.</p>	<ul style="list-style-type: none"> 75. Anchorage institutions Policy  <p>Support Anchorage's non-governmental, semi-governmental, healthcare, and educational institutions.</p>	<ul style="list-style-type: none"> [uses existing actions/strategies]

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<p>31. Work Force & Economic Development Goals  Business Support and Development: A quality of life and a financial climate that encourage businesses to start up, expand, or relocate in Anchorage.</p>	<ul style="list-style-type: none"> 75. Anchorage institutions Policy  Support Anchorage's non-governmental, semi-governmental, healthcare, and educational institutions. 	<ul style="list-style-type: none"> [uses existing actions/strategies]
<p>32. General or Departmental Goals  Civic Involvement: A civic community that encourages public involvement in decision-making.</p>	<ul style="list-style-type: none"> 2. Improved Public Outreach Policy  Continue to improve public outreach processes and the provision of information. 	<ul style="list-style-type: none">  74. Strategy 5: Development Permitting Assistance Simplify processes for permitting and permit center users.  82. Initiate a complete revision and combination of Anchorage 2020 and the 2040 LUP into a single document.  86. "Create a Project Review Management Service to help applicants navigate the permitting process for 2040 LUP priority projects.

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	<ul style="list-style-type: none"> 82. Level of Services for Municipal Services Strategy  Adopt level of service standards for different types of municipal services. 	<ul style="list-style-type: none">  2. Comprehensive Planning: Align CIP investments with Comprehensive Plans. Consider both capital costs and long term maintenance costs
<p>33. General or Departmental Goals  Natural Hazards: Coordinated and proactive public policies, emergency plans and procedures, and educational programs that minimize the risk to the community from natural hazards and disasters.</p>	<ul style="list-style-type: none"> 56. Minimizing Development in High Hazard Areas Policy  The Municipality shall minimize the incidence of new developments for human occupancy in high natural hazard areas. (2020 Plan Policy #72) 	<ul style="list-style-type: none">  35. Overlay Zone – Under this strategy, land use regulations would be enacted to create unique zoning districts for specific land use regulatory incentives or restrictions. These overlay regulations apply in addition to underlying zoning district regulations. Overlay zones may be used to promote a design theme for an area, to provide incentives to promote a wanted type of development or redevelopment, or to add restrictions to prevent development that is not wanted in the location. An overlay zone may be permanent or temporary, depending on the specific zone objective.

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<p>37. 2040 Goal : Centers and Corridors Mixed-use, walkable commercial centers and corridors thrive within their neighborhood context, offer housing affordable to a range of incomes, and enable business growth.</p>	<ul style="list-style-type: none"> • 27. New Centers/Corridors Policy  Focus growth in targeted infill areas and along major transportation corridors. 	<ul style="list-style-type: none"> •  2. Comprehensive Planning: Align CIP investments with Comprehensive Plans. Consider both capital costs and long term maintenance costs. •  35. Overlay Zone – Under this strategy, land use regulations would be enacted to create unique zoning districts for specific land use regulatory incentives or restrictions. These overlay regulations apply in addition to underlying zoning district regulations. Overlay zones may be used to promote a design theme for an area, to provide incentives to promote a wanted type of development or redevelopment, or to add restrictions to prevent development that is not wanted in the location. An overlay zone may be permanent or temporary, depending on the specific zone objective. •  70. Strategy 1: Phasing of Growth and Investment: Make investments in targeted areas over time. •  103. Adjust future land use map designations to account for transitions from residential designations to non-residential designations. Focus housing in the areas with high demand and good access to goods and services.

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<p>38. 2040 Goal : Neighborhood Housing Anchorage's neighborhoods provide a range of places to live, meeting the housing needs of residents at all income levels, household sizes, interests, ages, abilities, and races and ethnicities.</p>	<ul style="list-style-type: none"> • 39. Housing Variety for All Residents Policy  Shape regulations to allow for a full spectrum of housing types for all income levels and lifestyles. 	<ul style="list-style-type: none"> •  1. Encourage the use of small forms of housing to facilitate infill development and stability for residents. •  3. Income restricted housing: Pursue strategies for the MOA to assist with production of non-market housing. •  19. Infrastructure Planning: Look at projects holistically and ensure that any proposed fees or requirements are objectively defensible and align with long term development or mode share goals. •  52. Small Lot Housing and Small Forms of Housing—Reduce barriers to smaller types of housing. This could include lot size reform, reduced setbacks, or reforming other restrictive standards. •  73. Strategy 4: Financial and Taxation Incentives: Use financial and taxation incentives to facilitate desired development or redevelopment. •  77. Strategy 8: Infill Housing Development Regulations: Amend zoning, building, and offsite requirements to facilitate housing and redevelopment in infill areas. •  90. Offsite Infrastructure: "Reform the system for requiring off-site public infrastructure improvements to be more flexible and enhance certainty in the development approval process. Flexibility may include a lower level-of-service (LOS) standard for off-site transportation improvements in delineated Reinvestment Focus Areas where alternative transportation modes such as transit and pedestrian access exist. Ensure that any offsite requirements are objective, defensible, and in line with mode share targets." •  91. Amend Title 21 to simplify zoning regulations for mixed-use projects.

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		<ul style="list-style-type: none"> •  93. Establish financial and zoning incentives for housing projects to encourage high density housing in Town Centers, City Centers, and public transit corridors." •  94 Facilitate Targeted Area Rezones in Spenard and Midtown to incentivize housing." •  95. Amend Title 21 to allow more compact housing in infill areas with proximity or access to goods and services. •  97. Continue to monitor and improve code related to ADUS. •  99. Amend Title 21 to reduce restrictions that currently deter construction of compact housing types. Reduce or eliminate lot size minimums, simplify housing types to allow more forms of small housing that are certified as safe, and encourage incremental addition to the housing stock.
	<ul style="list-style-type: none"> • 41. Zoning Capacity Policy  Ensure that the Municipality maintains enough zoning capacity for residential development across the Bowl. 	<ul style="list-style-type: none"> •  70. Strategy 1: Phasing of Growth and Investment: Make investments in targeted areas over time. •  75. Strategy 6: Targeted Area Rezonings Use new rezoning tools to implement the Comprehensive Plan or meet other community objectives. •  88. Analyze and recommend amendments to the Land Use Plan Map to track where the map may not be meeting current needs. Adjust projections or housing allocations to more desirable areas as needed. •  103. Adjust future land use map designations to account for transitions from residential designations to non-residential designations. Focus housing in the areas with high demand and good access to goods and services.

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<p>39. 2040 Goal : Infrastructure-Land Use Coordinated and targeted infrastructure investments catalyze new growth, provide an acceptable return on investment, and equitably improve safety and quality of life.</p>	<ul style="list-style-type: none"> 57. Connecting Development with Infrastructure Planning Policy  Connect future density with planned areas of future infrastructure development. Maximize return on public investment. 	<ul style="list-style-type: none">  19. Infrastructure Planning: Look at projects holistically and ensure that any proposed fees or requirements are objectively defensible and align with long term development or mode share goals.  70. “Strategy 1: Phasing of Growth and Investment: Make investments in targeted areas over time.  72. Strategy 3: Provision and Financing of Infrastructure: Build infrastructure in a way that maximizes long term efficiency and value.  90. Offsite Infrastructure: Reform the system for requiring off-site public infrastructure improvements to be more flexible and enhance certainty in the development approval process. Flexibility may include a lower level-of-service (LOS) standard for off-site transportation improvements in delineated Reinvestment Focus Areas where alternative transportation modes such as transit and pedestrian access exist. Ensure that any offsite requirements are objective, defensible, and in line with mode share targets.
<p>40. 2040 Goal : Accessible Land Use Anchorage coordinates transportation and land use to provide safe, efficient, and affordable travel choices.</p>	<ul style="list-style-type: none"> 63. Distribution of Services And Efficient Land Use Policy  Distribute services such as childcare, elder care, housing services, and transitional services in ways that support efficient land use and planned development. 	<ul style="list-style-type: none"> [uses existing actions/strategies]

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<p>41. 2040 Goal : Compatible Land Use Infill development is compatible with the valued characteristics of surrounding properties and neighborhoods.</p>	<ul style="list-style-type: none"> • 7. Commercial/light industrial parks Policy  Commercial/light industrial parks: a) Shall integrate safe and efficient customer and freight access to and from the industrial site; b) May include complementary uses that are compatible with surrounding uses and areas; and, c) Shall include design features such as pedestrian facilities, landscaping, and compatible signage. (2020 Plan Policy #27) • 	<ul style="list-style-type: none"> •  18. Design Standards: Use design standards based on objective criteria to solve definable problems. Ensure that design criteria can be tied to health, safety, or welfare. •  31. Conduct Market Impact Assessments for public projects or large scale commercial or industrial projects.
	<ul style="list-style-type: none"> • 8. TSAIA Policy  The area surrounding Ted Stevens Anchorage International Airport, as shown on the Land Use Policy Map, shall be designated as the West Anchorage Planning Area. a) A West Anchorage District Plan shall be developed for the West Anchorage Planning Area. This plan is intended to identify, address, and 	<ul style="list-style-type: none"> •  34. Neighborhood or District Plans – Provide for the creation of Neighborhood or District Plans where desired and where funding is available. These plans should be for policy guidance and help refine, rather than supplant, the Comprehensive Plan.

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	<p>resolve impacts to neighborhoods, public infrastructure, and the environment from Ted Stevens Anchorage International Airport activities. b) Future airport-related industrial uses should be located to provide efficient transportation links to and from the Airport with minimal impacts to residential neighborhoods. (2020 Plan Policy #28)</p>	
	<ul style="list-style-type: none"> 30. Site Plan Review for Large Developments Policy  Plans for major commercial, institutional, and industrial developments, including large retail establishments, are subject to site plan review. (2020 Plan Policy #43) 	<ul style="list-style-type: none">  31. Conduct Market Impact Assessments for public projects or large scale commercial or industrial projects.

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<p>42. 2040 Goal : Open Space and Greenways Anchorage maintains, improves, and strategically expands parks, greenbelts, riparian corridors, and trail corridors to enhance land values, public access, neighborhoods, and mixed-use centers.</p>	<ul style="list-style-type: none"> • 69. Park Dedication Policy  Municipal land acquired for or converted to long-term or permanent park or recreational uses shall be officially dedicated as parkland. (2020 Plan Policy #85) 	<ul style="list-style-type: none"> •  48. Additional Rezone Processes—Create new rezone processes for area-wide rezones, or rezones which implement the Comprehensive Plan.
	<ul style="list-style-type: none"> • 70. Public Private Partnerships for Open Space Acquisition Policy  Encourage public/private collaboration for acquisition, development, and maintenance of recreational spaces, parks, sports fields, public use facilities, and trails. (2020 Plan Policy #86) 	<ul style="list-style-type: none"> •  122. Update regulations in rural areas to allow more flexible tools for balancing development on slopes or in higher risk areas with housing needs.

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	<ul style="list-style-type: none"> 74. Trails in targeted focus areas Policy  Provide greenways and trail extensions into designated centers and reinvestment focus areas, to improve their connectivity with the trails system and overcome barriers to neighborhoods. (LUP 8.3) 	<ul style="list-style-type: none">  71. Strategy 2: Reinvestment Focus Areas - Focus reinvestment and multiple projects in the same area to leverage investment.
<p>43. 2040 Goal : Industrial Land A sufficient, predictable, and strategically located industrial land supply allows Anchorage's industrial employment sectors to thrive, protected from non-industrial uses that might displace them.</p>	<ul style="list-style-type: none"> 6. Industrial Policy  Key industrial lands, such as the Industrial Reserves designated on the Land Use Policy Map, shall be preserved for industrial purposes. (2020 Plan Policy #26) 	<ul style="list-style-type: none">  78. Strategy 9: Traded Sectors Industrial Site Availability and Readiness - Facilitate continued use and development of Anchorage's industrial base.

SPRING 2026: Boxes highlighted in light yellow show revised, new, or consolidated Housing items from the 2020 and 2040 Plans

2020/2040 Goal Text	Policies Implementing this Goal	Actions/Strategies Implementing These Policies
	<ul style="list-style-type: none"> 10. Industrial Land Policy  Identify and preserve a suitable, predictable supply of industrial land in areas most appropriate for existing and future high-priority industrial uses. (LUP 9.1.) 	<ul style="list-style-type: none">  78. Strategy 9: Traded Sectors Industrial Site Availability and Readiness Facilitate continued use and development of Anchorage's industrial base.  141. Allow innovative forms of industrial mixed use, including residential, in parts of Downtown, Ship Creek, Fairview, or Mountain View.
	<ul style="list-style-type: none"> 11. Existing Industrial Use Policy  Encourage the retention and intensification of industrial uses on existing sites via reuse and redevelopment. (LUP 9.3) 	<ul style="list-style-type: none">  78. Strategy 9: Traded Sectors Industrial Site Availability and Readiness Facilitate continued use and development of Anchorage's industrial base.  141. Allow innovative forms of industrial mixed use, including residential, in parts of Downtown, Ship Creek, Fairview, or Mountain View.
	<ul style="list-style-type: none"> 13. Industrial Land Use Zoning Policy  Ensure that the Municipality maintains adequate zoned capacity for industrial uses. 	<ul style="list-style-type: none">  60. Synchronize Zoning with Future Land Use Map: Provide processes that facilitate alignment between zoning and the future land use map.

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2020/2040 Goal Text	Policies Implementing this Goal	Actions/Strategies Implementing These Policies
<p>44. 2040 Goal : Anchor Institutions 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.</p>	<ul style="list-style-type: none"> 75. Anchorage institutions Policy  Support Anchorage's non-governmental, semi-governmental, healthcare, and educational institutions. 	<ul style="list-style-type: none"> [uses existing actions/strategies]