Index

Accessible Land Use, 21-2

Actions Checklist, 69, 73, 77-92 (see also Action Statement, 81; Responsible Agencies, 81; Time Frame, 81; Related Plans and Studies, 81; Strategy 9: Infill Housing Development Regulations, 77; Strategy 12: Systematic Monitoring and Amendment of this Plan, 79; Fig. 3-5 Actions Checklist, 82-93)

Actions Map, 69, 71-2, 79, 80, 94-5

Action Statement, 81

Adaptive Reuse, 17-8, 75, 77

ADU (accessory dwelling unit), 19

Airport, Railroad, or Port Facility, 33, 54-6, 76 (see also Land Use Designations, 36)

Anchor Institutions, 16, 25-6, 52-3

Anchorage 2020, ix, 1-7, 15-26, 43, 55-6, 81

Anchorage 2040 Growth Forecast, ix, 8-11, 13, 16, 27

Anchorage’s Growth Strategy, 15-27, 29, 50

AMATS Metropolitan Transportation Plan, 2-4, 13-4, 22, 67, 81 (see also Functional Plans, 2-4)

AMATS Official Streets & Highways Plan, 65, 81 (see also Street Typologies and Land Use, 65, 81)

Areas of Growth and Change, ix, 4, 26-7, 32, 71 (see also Areas of Significant Growth, 26; Areas of Moderate Growth, 26; Areas of Little Growth, 26)

Area Specific Plans, 4-5, 15, 67, 79, 95

Building Heights, 6, 29

Capital Improvements, 4, 21, 69-70, 74, 81

Centers, 13, 18-9, 22, 29, 38, 42-8, 58-60, 62, 66, 75-8 (see also Neighborhood Center, 42-3; Town Center, 43; Regional Commercial Center, 44-5; City Center, 45-7)

City Center, 1, 18, 29, 32, 39, 40, 42, 45-7, 60, 65, 76, 78

Climate Change, 16 (see also Northern Climate, 3)

Commercial Corridor, 48-9

Community Expansion, 14

Community Facilities or Institutions, 52-7

Compact Mixed Residential-Low, 29, 32, 38-9, 76

Complete Streets, 22-3, 34-5

Compact Mixed Residential-Medium, 29, 32, 36, 39-40

Coordination and Partnerships, 70

Corridors, 3-4, 16, 18-22, 24, 29, 35, 48-50, 58, 60-1, 76 (see also Commercial Corridor, 48-9; Main Street Corridor, 49-50)

Density, 23-4, 29-30, 32, 63, 65-6, 75, 79 (see also Density Ranges, 29; measurement of density, 30)

Design Principles, 29, 34-5, 53, 63-4

Development Permitting Assistance, 75, 77 (see also Project Review Management Service, 75)

Differences from Area-specific Land Use Designations, 32-3

Downtown, 18, 26, 32-3, 45-6, 65-6, 70-2, 75-8, 81 (see also Seismically Unstable Ground)

Essential Strategies, 71

FAR (floor-area ratio), 30

Facilities and Institutions, 29-30, 52-7 (see also Community Facility or Institution, 52-3; University or Medical Center, 53-4; Airport, Port, or Railroad Facility, 54-6; Potential Open Space Alternative, 56-7)

Financing and Taxation Policies, 70

Financial and Taxation Incentives, 74-5

Forecasting Growth, 8-14

Functional Plans, 2-5, 34, 62, 69, 81

General Industrial, 29, 33, 58-9, 76

Green Infrastructure, 19-20, 24

Greenway-supported Development, ix, 60-3, 71, 73, 76, 95

Growth Capacity, 12 (see also Anchorage 2040 Growth Forecast, 8-11, 13, 16, 27)

Growth Supporting Features, ix, 29, 34, 60-6, 71, 76 (see also Transit-supportive Development, ix, 60-1, 71, 76, 78, 95; Greenway-supported Development, ix, 60-3, 71, 73, 76; Traditional Neighborhood Design, ix, 60, 64-5, 76; Residential Mixed-Use Development, ix, 60, 65-6, 76)

Historic Preservation, 45, 81

Implementation Tools, 69-70 (see also Zoning and Development Regulations, 69; Capital Improvements, 4, 21, 69-70, 74, 81; Financing and Taxation, 70; Land Acquisition and Preparation, 70; Coordination and Partnerships, 70)

Industrial Areas, 13, 57-9, 78, 92 (see also Light Industrial/Commercial 33, 57-9; General Industrial, 29, 33, 58-9, 76)
Industrial Land, 3, 7-13, 24-5, 29, 57, 75, 78, 81
Infill Design Principles, 29, 34-5, 61, 63-4
Infill and Redevelopment, ix, 2, 17-9, 21, 23-6, 35, 48, 64, 71-2
Infill Housing Development Regulations, 77-8
Infrastructure Financing and Provision, 72-4
Infrastructure-Land Use, 20-1 (see also green infrastructure, 19-20, 24; low impact development, 21)
Lakes and Streams, 67
Land Acquisition and Preparation, 70
Land Capacity for Housing & Employment, 10-11
Land Use (Plan Map) Designations, 4, 26, 29, 31-4, , 36, 60, 65-7, 76-9 (see also Neighborhoods, 36-41; Centers, 42-7; Corridors, 48-50; Open Spaces, 50-2; Facilities and Institutions, 52-4; Industrial Areas, 57; Fig. 3-2, 76)
Land Use Plan Area Boundary, 25, 68
Land Use Plan Map, ix, 5-6, 26, 29, 30-2, 71, 75, 77, 79
Large-lot Residential, 36, 76
Light Industrial/Commercial, 33, 57-9
Low Impact Development, 21
Main Street Corridor, 49-50, 62, 65-6, 76
Major Streets, 39, 67
Neighborhoods, 36-41 (see also Large-lot Residential, 36, 76; Single-family and Two-family, 29, 32, 36-8, 60, 76; Compact Mixed Residential-Low, 29, 32, 36, 38-9, 76; Compact Mixed Residential-Medium, 29, 32, 36-90, 76; Urban Residential-High, 29, 32, 36, 40-1, 76)
Neighborhood Centers, 42-3, 84
Neighborhood and District Plans, 3-5, 7, 27, 31
New Zoning Districts/Overlay Zones, 77
Northern Climate, 3
Park or Natural Area, 33, 51
Placemaking, 2, 19-21, 23
Plan for Growth and Livability, 16-7
Open Spaces, 26, 50-2, 56-7 (see also Other Open Space, Park or Natural Area, 50-2)
Open Space and Greenways, 16, 24
Other Map Features, 67 (see also Major Streets, 39, 67; Lakes and Streams, 67; Land Use Plan Area Boundary, 25, 68)
Other Open Space, Park or Natural Area, 51
Phasing of Growth and Investment, 71
Platting, 69, 75
Potential Airport Expansion Alternatives, 55-7
Potential Open Space Alternative, 56-7
Preservation and Re-use of Older Buildings, 77
Project Review Management Service, 75 (see also Permit Review Assistance, 71, 77)
Public Engagement, 7
Reinvestment Focus Areas (RFAs), 24, 63, 66, 70-2, Fig. 3-1, 73-5, 77, 82, 95-6
Relationship to Other Plans, 2, 31-3 (see also Crosswalk Fig. 2-3 and Fig. 2-24, 32-3; Functional Plans, 2-3, 34, 62, 69, 81; Neighborhood and District Plans, 3-5, 7, 27, 31)
Residential Mixed-use Development, ix, 41, 60, 65-6, 76, 96
Rezonings, ix, 6, 29, 34, 66, 72, 75, 77, 79, 95
Seismically Unstable Ground, 45-7
Single-family and Two-Family, 29, 32, 36-8, 60, 76
Small-area Implementation Plans, 62, 72, 78-9, 83
Special Study Areas/Small-area Implementation Plans, 63, 78-9, 89, 95
Street Typologies and Land Use, 22, 48, 65, 88 (see also AMATS OS&HP)
Systematic Monitoring and Amendment of 2040 Land Use Plan, 79
Targeted Area Rezonings (TARs), 75, 77, 95 (see also Rezonings, 79)
Traded Sectors Industrial Site Availability and Readiness, 78 (see also Traded Sectors, 11-12, 25, 70); Definition of Industrial Activities, 59; PDR (production, distribution, and repair), 56-9
Traditional Neighborhood Design, 60, 64-5, 76
Transit-supportive Development, ix, 40, 45, 60-1, 71, 73, 76, 78
University or Medical Center, 29, 33, 53-4, 65, 76
Urban Design, 29, 34-5
Urban Residential-High, 29, 32, 40-1, 76
Zoning and Development Regulations, 69
Zoning Districts, 6, 29-30, 33, 76-7, 95
Credits and Acknowledgements

Plan Development Team
Kristine Bunnell
Jon Cecil, AICP
Tom Davis, AICP – project manager
Terry Lamberson – GIS lead
Sue Perry – editing, website, publishing
Jody Seitz – public involvement lead
Renee Stewart – contracts and finance
Thede Tobish
Carol Wong, Long-Range Planning Manager

Geographic Data, Analysis, and Cartography
Terry Lamberson, PM&E Land Records/GIS Division – lead GIS specialist
Tina Miller, GIDC – GIS data management, team coordinator, and funding
Lisa Ameen, AMATS Growth Allocation Model Contractor
Jeff Anderson, PM&E Land Records/GIS Division
Collin Hodges, Public Transportation Department
Amber Jackson, Geographic Information and Data Center (GIDC)
Michael Knapp, Blue Skies Solution, LLC
Cassondra Newman, AmeriCorps VISTA
Scott Norton, HDR, Inc.
Jennifer Novy, PM&E Land Records/GIS Division
John St. Clair, AWWU GIS Center of Excellence

Publication Design, Layout, and Illustrations
Leslie McDonald, Barrett Studio Architects - lead
Lisa Ameen – project logo
Rebecca Laszewski, Barrett Studio Architects
Nick Cecere, Barrett Studio Architects
Leah Decker, Barrett Studio Architects
Nicole Delmage, Barrett Studio Architects
Connor Scher – assistance with Fig. 2-3 and 2-7

Growth Forecasts and Land Demand/Capacity Analyses
Lisa Ameen, AMATS Growth Allocation Model Contractor
Tom Davis, AICP
Terry Lamberson, PM&E Land Records/GIS Division
Bill Reid, PNW Economics, LLC
Jon Spring, AMATS Growth Allocation Model Consultant

Municipal Agencies – Technical Assistance
Anchorage Metropolitan Area Transportation Solutions (AMATS)
AWWU, GIS Center of Excellence
AWWU, Planning Division
Current Planning Division, Planning Department
Parks and Recreation Department
OECD, Geographic Information and Data Center
Public Transportation Department
**Municipal Agencies – Consultations and Review**

Includes the agencies listed above and: Anchorage Fire Department • Anchorage Police Department • Anchorage School District • Development Services Department • Health and Human Services Department • Heritage Land Bank / Real Estate Department • Merrill Field Airport • Office of Emergency Management • Office of Management and Budget • Project Management & Engineering Department • Property Appraisal Department • Traffic Engineering Department

**Municipal Commissions – Review and Recommendations**

Planning and Zoning Commission – lead
Geotechnical Advisory Commission
Housing and Neighborhood Development Commission
Parks and Recreation Commission
Urban Design Commission
Watersheds and Natural Resources Advisory Commission

**Public and Private Organizations**

Agnew::Beck Consulting
Alaska Center for the Environment
Alaska Department of Fish & Game (ADF&G)
Alaska Department of Transportation and Public Facilities (DOT&PF)
Alaska Housing and Finance Corporation (AHFC)
Alaska Industrial Development and Export Authority (AIDEA)
Alaska Mental Health Trust, The Trust Land Office
Alaska Railroad Corporation

Anchorage Chamber of Commerce
Anchorage Citizens Coalition
Anchorage Community Development Authority (ACDA)
Anchorage Community Land Trust (ACLT)
Anchorage Economic Development Corporation (AEDC)
AEDC Live.Work.Play. Housing Area of Focus
Anchorage Home Builders Association
Anchorage Park Foundation
Anchorage Senior Activity Center
Bettisworth North
BOMA Anchorage
Bureau of Land Management (BLM)
Carr-Gottstein Properties
CIRI Land Development Company
Chugach Electric Association
Chugach State Park
Community Councils (see also below)
Cook Inlet Housing Authority (CIHA)
Cook Inlet Tribal Council (CITC)
Crosspoint Church
CY Investments, LLC
Debenham Properties
Dimond Center Mall
DOWL
Eklutna, Inc.
Federation of Community Councils
Friends of the Anchorage Coastal Wildlife Refuge
Great Land Trust
Habitat for Humanity Anchorage
Home And Land Owners Association for the Anchorage Hillside (HALO)
Joint Base Elmendorf-Richardson (JBER)
McCool Carlson Green Architects
NeighborWorks Alaska
Port of Anchorage
RIM Architects
University of Alaska Anchorage, Facilities & Campus Services
US Dept. of Housing and Urban Development (HUD) Anchorage Field Office
William Jack Hernandez Sports Fish Hatchery (ADF&G)

Public and Private Organizations: Community Councils
Abbott Loop • Airport Heights • Campbell Park • Fairview • Government Hill • Huffman-O’Malley • Mountain View • North Star • Northeast • Rabbit Creek • Russian Jack Park • South Addition • Spenard • Turnagain • University Area

2040 LUP Industrial/Commercial Lands Focus Group Participants
Gary Baugh; Andy Baugh; Shaun Debenham, BOMA; Ron Doshier, Steel Fab; Mark Filipenko, Bond Filipenko Commercial Properties; Carl Kuhn, Jack White Commercial Real Estate; Will Kyzer, AEDC; Terri Lindseth, TSAIA; John Opinsky, Frampton & Opinsky; Tim Potter, DOWL; Sou Souvanny, Cardno; Brandon Spoerhase, BSI Commercial Real Estate; Jon Spring, AMATS Consultant; J.R. Wilcox, Anchorage Chamber of Commerce

Individuals
Kay Abrams • Adam Lees • Mohamed Ade • Gary Agron • Donna Aguiniga • Merle Akers • Paul Alcantar • Marie Allen • Don Alspach • Monica Alvarez • Jim Amundsen • Judith Anderegg • Jim Anderson • Julie Anderson • Nancy Anderson • Seth Anderson • Alison Arian • Teresa Arnold • Walt Arthur • Carol Ashlock • Hugh Ashlock • Bob Auth • Peggy Auth • Melisa Babb • Joshua Babcock • Sarah Badten • Danielle Bailey • Doug Ballou • Stuart Bannon • Mitzi Barker • Waltraud Barron • Dave Battle • Ken Bauer • Stephanie Bauer • Andy Baugh • Gary Baugh • Brian Baus • Nancy Beardsley • Steve Beardsley • Amy Behm • Greg Bendle • Pita Benz • Jason Bergerson • Colleen Bickford • Dan Billman • Alan Bittner • Per Bjorn-Roli • James Boehm • Jason Bookman • Kelly Borgstede • Daryl Bowen • Paul Bowers • Vivian Brantley • Anna Brawley • Kyle Brennan • Jan Bronson • J. Jay Brooks • Colonel Brian Bruckbauer • Rosemary Burchardt • Cedric Burden • Matt Burkholder • Niki Burrows • Garrett Burtner • Bruce Bustamante • Mark Butler • Bill Campbell • Mike Carlson • Mara Carnahan • Polly Carr • Marla Carter • Mary Cary • Roselynn Cary • Dave Cavitt • Sharon Chamard • Derrick Chan • Hans Charles • Frank Charmley • Su Chon • Sharon Cisnna • Art Clark • Bridgette Coleman • Eileen Collins • Joel Condon • Steve Connelly • Christopher Constant • Penny Cordes • Chuck Counts • Ralph Courtney • Todd Cowles • John Crapps • Peter Crimp • Tim Cross • Maria D’Agostino • Dael Devenport • Daniel Delfino • Jackie Danner • Ric Davidge • Jed Dixon • Mary Dougan • Katie Dougherty • Craig Driver •