



Chapter 3:

East Anchorage Vision

This chapter presents the East Anchorage Vision. It includes the Vision Concept Map, a description of the Concept Map categories and a summary of how the District might look in the future.

The East Anchorage Vision

The East Anchorage Vision outlines the future that residents and stakeholders desire. The Vision, along with the guiding principles, provide direction on developing the Plans' goals, strategies and actions. Chapter 3 represents this collective, ideal future vision of the District from the public process of this Plan and previous Comprehensive Plan elements. It will take years to achieve the conditions presented here as the East Anchorage Vision.

The East Anchorage Vision states:

East Anchorage is a culturally diverse community where all residents have safe and affordable access to quality housing, jobs, education, recreation and health care. Residents are engaged in their neighborhoods and schools and are able to find well-paying jobs in nearby town centers and neighborhood commercial and mixed use areas. East Anchorage residents have a variety of options to move through the District – safe, well-connected streets, a trail system that connects to areas within the District as well as to other parts of the borough, and a defined pedestrian network. Residents enjoy a neighborhood and regional park, open space and trail system that allows them to take advantage of the area's superb natural amenities year round. New and long-time residents benefit from a well-coordinated service system that supports job training and the provision of other needed social services.

Vision Concept Map

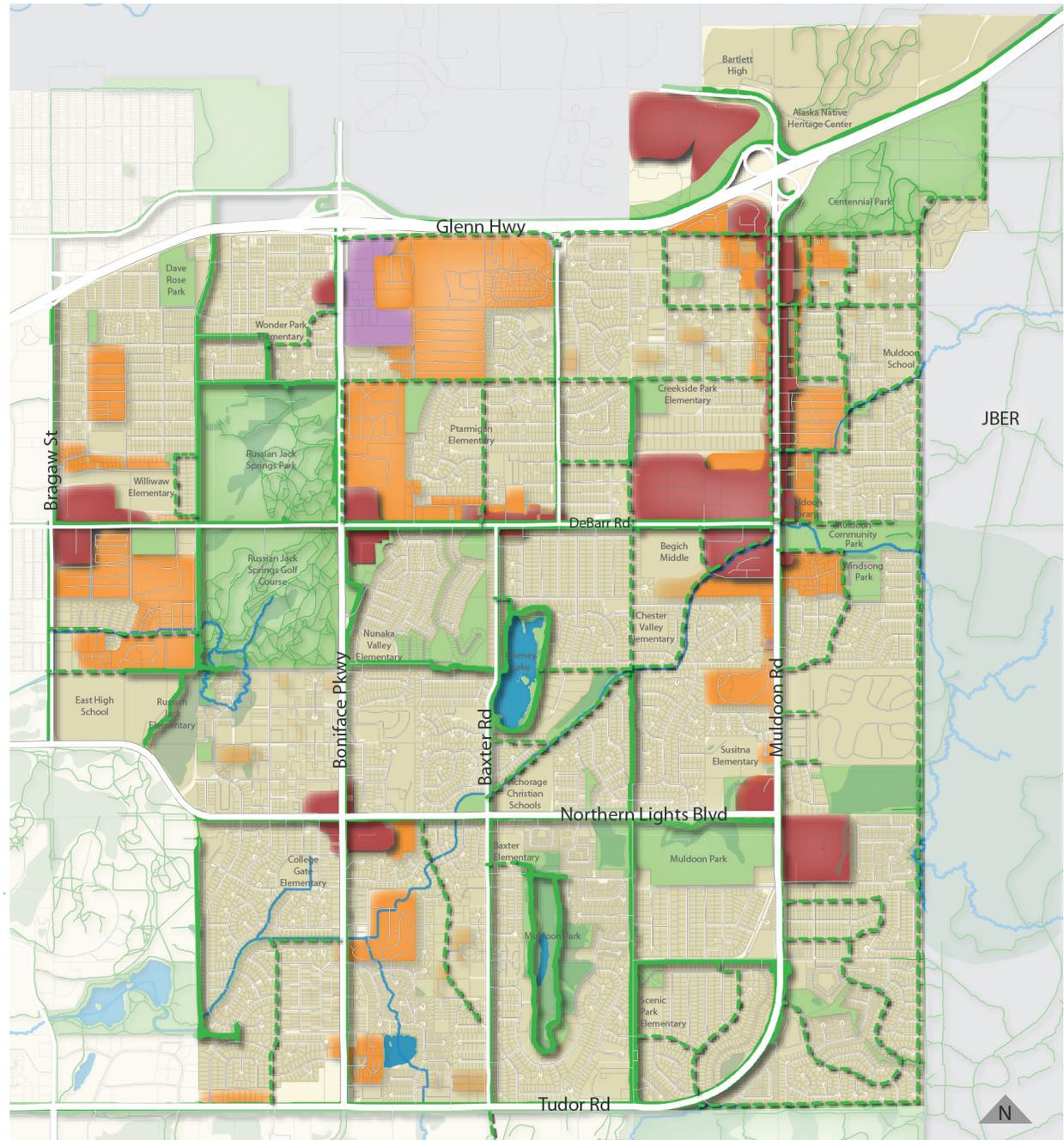
The Vision Concept Map shows the desired land use patterns of the East Anchorage Vision. This map, based on input from the public workshops, open houses and advisory committee, builds on the Anchorage 2020 Plan and supports the goals and desires expressed by residents and stakeholders throughout the 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



CONCEPT MAP CATEGORIES

Activity Centers are areas where retail, commercial, community commercial recreation and employment uses are clustered. They may or may not include mixed-use, but do allow for it. These areas are convenient for auto travel and walkable depending on the specific street and setting.

Industry and Employment Areas consist of light industrial, manufacturing, and flex office space uses. This employment-rich area is adjacent to residential neighborhoods and therefore the uses will tend towards light industrial rather than heavy industry.

Urban Neighborhood provides a range of housing including multi-family, townhomes, and small-lot, single-family options.

Areas of Stability are established residential neighborhoods unlikely to change in the short-term future.

Parks and Open Space include active and natural green spaces currently in the District as well as potential new parks.

Existing Trail and Paths include the pedestrian and bicycle network on the ground today.

Proposed Trails and Paths would provide for additional safe and convenient pedestrian and bicycle circulation.

DEVELOPING THE VISION

The Vision Concept Map and the narrative description of the Vision are both a visionary depiction of the future as imagined by the residents of East Anchorage, as well as the culmination of detailed research and analysis over the course of the planning process. **Chapter 4** provides a summary of how this analysis led to the community vision and the Vision Map.

What Does the Future of East Anchorage Look Like?

A DIVERSITY OF HOUSING STYLES

East Anchorage residents enjoy living in many established neighborhoods where they value their lifestyle and want to protect or improve their quality of life in those neighborhoods. With changing demographics and a trend of smaller household sizes, new residents seek diverse types of housing opportunities – from mixed-use centers to housing in new subdivisions or infill in existing neighborhoods – to meet Anchorage’s future needs.

A well-planned approach to provide appropriate housing means that East Anchorage residents have homes that they can afford and are able to choose from a variety of housing styles, sizes and neighborhoods. New housing options will be designed to provide housing to existing residents living in areas that may be redeveloped, such as aging mobile home parks. Creating housing options that answer the needs of East Anchorage’s diverse population, while sustaining and supporting existing neighborhoods, result in a more prosperous, vibrant and inviting district.





Mixed-use building



Townhome



Small, single-family home

The Future of East Anchorage Housing

Apartments and Condos

Future multi-family housing will be designed to fit the scale of the existing neighborhoods. Mid-rise structures would be reserved for town centers or other higher density neighborhoods. While most multi-family units in East Anchorage today are renter-occupied, changes in future demographics point to demand in the future for both high-quality rental units and owner-occupied condos.

In addition to single-use buildings, mixed-use buildings that include retail or office space on the ground floor and condominiums and apartments above, are often developed on main streets or commercial corridors. They often provide internal access for residents in order to reserve street frontage for storefronts. Mixed-use buildings provide housing options for a variety of income levels.

Townhomes and Live-Work Units

Townhomes are generally two- to three-stories and are designed to fit in many types of residential neighborhoods, including new units providing neighborhood infill housing. Townhomes can vary considerably in design and architectural style, and may be either owner or renter occupied.

Live-work units are similar to townhomes but are designed to combine residential and small business space. The “work” area is typically on the ground floor and features large windows and flexible spaces for offices, retail or services. The “live” area is typically on the upper floors. Live-work units are well suited for the needs of neighborhood and personal services such as salons and travel agencies or professional offices for architects, accountants or attorneys.

PUBLIC HEARING DRAFT

Single-Family Cottage Housing

East Anchorage has an opportunity to develop new single-family homes on lots under 5,000 square feet in size. Some small-lot, single-family designs include homes oriented around a communal courtyard or cottage-style homes. Others are designed in more traditional patterns. These homes would be primarily owner occupied.

Mobile Home Parks

Mobile homes and manufactured homes provide an affordable, single-family housing product throughout East Anchorage. These are typically arranged in developments on large parcels. Ownership structure, management and age of these developments vary.

GROWING AND STABLE EMPLOYMENT

East Anchorage is known for its quality of life, natural beauty, and diverse workforce, which attracts entrepreneurs and new business to the area. With a strong business and civic presence, stakeholders work together to grow the local economy. New opportunities to live close to job opportunities and walk, bike or ski to work makes East Anchorage attractive to employers and employees. The University of Alaska in Anchorage provides outreach for community and technical courses, ensuring that the East Anchorage population is well trained and ready to support business development.

PRESERVATION AND ACCESS TO OPEN SPACE

All East Anchorage neighborhoods have access to open space and recreational amenities consistent with other areas of the city. The trail system is expanded to connect neighborhoods, town centers and commercial areas with west Anchorage and the Mat-Su area. A new trail system to Basher allows residents to commute to work along Tudor Road, and also allows East Anchorage residents access to open space and the trail system. New parks and trails are developed as new development and redevelopment occurs – with parks, open space and trails and integral part of development plans. The new park at Muldoon and DeBarr provides a central activity area along Muldoon and active fields and park facilities to the east.

SAFE AND CONNECTED TRANSPORTATION

As redevelopment occurs, access management practices are implemented to further improve vehicular and pedestrian safety, similar to recent improvements made along Muldoon and Tudor. Pedestrian and bicycle facilities are improved and as

development and redevelopment occurs, care is taken to connect neighborhoods, schools, commercial areas and neighborhood centers. Residents have a range of transportation options to access businesses, services, and recreation areas. With the population increase and job growth, a Bus Rapid Transit system or Express Bus system is studied for future implementation.

SUPPORTIVE COMMUNITY SERVICES

East Anchorage continues to welcome an immigrant population which adds to the richness of the District and also provides a demand for coordinated social services, especially for youth. Residents have access to quality housing, jobs, education, and health care through well-coordinated agencies and organizations. Area youth have an expanded community center which supports after-school programs, indoor and outdoor sports, recreation, and job training.



