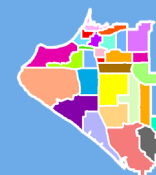


Anchorage 2040 Land Use Plan

A Supplement to Anchorage 2020 - Anchorage Bowl Comprehensive Plan



Adopted
September 26, 2017
Assembly Ordinance 2017-116

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Planning Department





Municipality of Anchorage – Planning Department

September 2017

Dear Citizens of Anchorage:

We are excited 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*.

The Anchorage Bowl has urbanized and evolved since we adopted *Anchorage 2020—Anchorage Bowl Comprehensive Plan* in 2001. New challenges demand that Anchorage become more resilient and better prepared for mid-21st century realities, including lower oil production revenues and state spending, as well as fostering new opportunities for economic development and resilience.

The *2040 LUP* recognizes these community changes and sets the stage for future growth, development, and sustainability. Additionally, many Anchorage neighborhoods have adopted plans or are working on plans. These include East and West Anchorage, Downtown, 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. These required elements of our Comprehensive Plan inform the policies and strategies contained within the plan.

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

The development of this community-based plan engaged many partners and the public. Thank you to those who gave time and great thought to make this *2040 LUP* what it is. Our team is gratified at the level of interest and feedback during the public comment periods for the community discussion draft and the public hearing draft plan. 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 (Inside Back Cover)

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Supporting Information



Search online with "Anchorage 2040 Land Use Plan" for these Appendices and Interactive Zoom-in Maps

Appendices on Anchorage 2040 Land Use Plan Web Page:

Search "Anchorage 2040 Land Use Plan"

Appendices are informational only. They document the data, comments, and process that shaped the plan.

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

Interactive Zoom-in Maps on Anchorage 2040 Land Use Plan Web Page:

- Anchorage 2040 Land Use Plan Map
- Area-Specific Plans Map
- Areas of 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
 - Natural Assets
 - Existing Zoning Districts

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* 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 recommends the future land development pattern. It shows where land uses may occur within the Anchorage Bowl to accommodate anticipated growth. It also includes strategies to carry out the plan and manage growth. Adopted by the Assembly on September 26, 2017, the *Anchorage 2040 Land Use Plan* is now a part of the Municipality's *Comprehensive Plan*.

How is this document organized?

Section 1 - Vision provides an account of the considerations in developing this plan, including: (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) comments and ideas 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 the neighborhoods which desire new housing, jobs, and growth.

Section 2 - Plan describes the 2040 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 and actions to achieve the Plan. These actions will be needed if Anchorage is to grow and foster the housing, employment, and recreation and open space needed to meet the forecast 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 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, Figure 3-4, 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 more information about the 2040 LUP be found?

The *2040 LUP* web site contains information and links to the following:

- Land Use Plan Map: various sizes for printing and interactive viewing.
- Map Folio: atlas of mapped information that informed the *2040 LUP*.
- Area-specific Plans Map: hyperlinks to adopted neighborhood and district plans.
- Growth Forecast Report: updated housing, commercial, and industrial land assessments.
- Public Involvement Plan.
- Public and Agency Stakeholder Comments.
- Other Appendices.

(continued next page...)

Using the 2040 LUP in Discretionary Land Use Decisions

Figure i-i. below illustrates the steps for using the *Anchorage 2040 Land Use Plan* when determining:

- Which land use designation applies to a parcel; and
- Which zoning districts, conditional uses, public facilities, or subdivision designs could be appropriate for the parcel.

Section 1 of the *2040 LUP* explains the Plan’s relationship to Anchorage’s Title 21 zoning ordinance, and states that discretionary actions, such as

rezonings, will be consistent with the *2040 LUP*. (See also Title 21 Section 21.01.080D.4.) Section 2 presents each land use designation with a corresponding set of zoning districts which may be appropriate to implement it, depending on location. It states that the most intense corresponding zoning district is not necessarily or automatically the most appropriate (Section 2.1, page 29, Zoning Districts). The proposed zoning must be consistent with the Plan including the information found in steps 1 to 6 below.

Figure i-i. is a general illustration, and may not reflect all the steps needed in some cases. It does not supersede any part of the *2040 LUP*.

Fig. i-i. Steps for Determining the Land Use Designation and Appropriate Future Zoning for a Site

