

Appendix

**LAND USE AND VACANT LAND
ANALYSIS OF THE
ANCHORAGE BOWL**



**Municipality of Anchorage
Planning Department**

August, 1980

LAND USE AND VACANT LAND ANALYSIS
OF THE ANCHORAGE BOWL

1.0 INTRODUCTION

The purpose of revising the Anchorage Comprehensive Development Plan adopted in 1976 is to update it with additional and more current information. The Comprehensive Plan is intended to provide public policy makers and private developers with a guide for making decisions regarding land use, transportation and public facilities. Such a guide must be based on the spatial relationships of remaining undeveloped lands to current land utilization, and the demand for additional land utilization based upon projected population and employment forecasts.

To date, over one-half of the land within the Anchorage Bowl is utilized to support 170,000 people. Approximately 54 percent (32,345 acres) of all the land within the Anchorage Bowl is developed or committed to a specific use or activity.¹ Of all the privately owned land, 41 percent has been developed.

The population projection for the Anchorage Bowl for the year 2000 is 338,100 people. Thus, the population is anticipated to double over the next twenty years. Employment in the Anchorage Bowl is anticipated to increase nearly 140 percent, from 78,000 employed in 1980 to 186,000 in the year 2000.

In order to accommodate this anticipated growth, a sufficient amount of developable land will be necessary for various uses. One of the primary objectives of the recently completed land use and vacant lands inventory was to determine to what extent an adequate amount of undeveloped or uncommitted land remains, where it is located, and how it is currently classified. This information is found in the tables within this report. The written narrative is intended to highlight some of the more significant findings.

2.0 FINDINGS

Highlights of the tabulated data can be divided into five basic subject areas. They are as follows:

- ° Amount of developed and undeveloped land by type and use,
- ° Discrepancies between use and zoning,
- ° Distribution of developed land,
- ° Distribution of undeveloped land, and
- ° Policy Issues.

¹ Major rights-of-way and water bodies were excluded from the acreage tabulation. Also excluded were Elmendorf Air Force Base and Ft. Richardson Army Post.

2.1 Amount of Developed and Undeveloped Land. Table 2-1 indicates the acreages and percentages of developed and undeveloped lands by land use category for all land within the Anchorage Bowl.² The greatest amount of acreage has been developed or committed to public lands and institutions (16,092 acres or 50 percent of used acreage). This includes such large holdings as Anchorage International Airport, the universities, and the Campbell Airstrip Tract. It includes all lands acquired for municipal parks and greenbelts. It also includes governmental, administrative, and operations centers, public schools and church lands to mention a few. Lands tabulated as PLI are exempt from local property taxation.

Residential use accounts for 41 percent (13,509 acres) of the developed land. Single-family residences utilize 33 percent of the total, which accounts for approximately 66 percent of all the privately owned land in Anchorage. The remaining 9 percent is split between commercial and industrial development (4 percent and 5 percent respectively).

Undeveloped land accounts for slightly less than half of the total land area in the Anchorage Bowl (27,356 acres or 46 percent). Slightly over one-half of the total amount of undeveloped land is zoned for residential use (51 percent). Single-family zoned land alone amounts to well over one-third of the total. If 89 percent of the Unrestricted zoned land is included with single-family, the total amount of acreage intended for single family use is over 60 percent of the total amount of undeveloped land in the Anchorage Bowl.³

The percentage of undeveloped privately owned land intended for single family development is very close to the percentage of developed land utilized for single-family development. What is important to note however, is that 70 percent of the undeveloped land intended for single-family development is located in the Hillside area. A key policy issue will be what percent of the future demand for single family housing the Hillside area will accommodate.

² A legend relating zoning use districts to land use categories is located at the end of the Appendix.

³ Eighty-nine percent of the Unrestricted zoned lands are located in the Hillside area and may be presumed to be intended for single-family development.

The amount of undeveloped acreage zoned for two-family and multi-family development totals 3,848 acres. This compares to 2,750 acres currently being utilized for such use. (See Table 2-2 for comparisons between the amount of developed and undeveloped land by use category.) There is less undeveloped Commercial zoned land remaining (1,137 acres) than the total commercially used acreage today (1,300 acres). However, there is a substantial surplus of undeveloped Industrial zoned land (2,395 acres) compared to current utilization (1,444).

The remaining undeveloped and/or uncommitted PLI zoned land totals 2,420 acres. Most of it consists of municipal lands acquired from the State of Alaska. Its ultimate utilization is at this time undetermined.

- 2.2 Discrepancies Between Use and Zoning. Twenty-two percent of the developed land within the Anchorage Bowl is being utilized in a manner which is not in accordance with the intent of the underlying zoning. Most of this developed land is zoned for residential use. However, it is not developed at the densities, nor with the housing type, intended by the underlying zoning. Examining the contrast between zoning and actual use of developed land, it is apparent that single-family use is occurring within two-family and multi-family zoned land. This contrast is detailed in Tables 2-3 and 2-4. On a percentage basis, half of the total amount of developed land zoned for two-family and multi-family development is utilized for single-family development.

This "underutilization" can be explained by two factors: allowable lesser density and market demand. Both two-family and multi-family zoning permits single-family development. This fact, coupled with the historic market demand for single-family housing has led to a much greater proportion of single-family housing than that indicated by the amount of land zoned just for single-family development.

These land use transfers are sharply highlighted in the development patterns for the following areas: Government Hill, Downtown/Fairview, Mountain View, Muldoon and Spenard. All of these areas exhibit nearly twice as much (or more) developed zoned land to actual used land for multi-family residential. The reverse is true for single family residential in these areas. Much

more land is developed as single-family housing than zoned for such use. For example, the following excerpt from Table 2-4 best illustrates this housing transfer for two geographically separate areas, Spenard and Muldoon.

Sub-Areas	Developed Land						(% of Total Developed Land)	
	Single-Family		Two-Family		Multi-Family		Use	Zoning
	Use	Zoning	Use	Zoning	Use	Zoning		
Spenard	37	16	7	7	18	37		
Muldoon	55	33	6	16	17	30		

Overall, the amount of developed commercial and industrial used land is equivalent to the amount zoned for such use. There are a few exceptions in certain areas of the Bowl. Two such areas where the amount of commercially used land diverges from the amount of developed zoned commercial land are Downtown/Fairview and Mountain View. These divergences are excerpt below from Table 2-4.

Sub-Area	Commercial Developed Land		(% of Total Developed Land)	
	Use	Zoning	Use	Zoning
Downtown/Fairview	23		32	
Mountain View	9		5	

2.3 Distribution of Developed Land. When the Anchorage Bowl is divided into two portions (north and south) by a line running east-west roughly equi-distant between Government Hill and Rabbit Creek (International Airport Road - Dowling Road extended), 49 percent of the developed land is located in the north portion and 51 percent is in the south portion. The most intensive development, however, is in the north portion. The reason for the larger percentage in the south portion is the dis-proportional amount of land consumption for residential development in the Hillside area. The large amount of land consumption (36 percent of all single-family development in the Bowl) is due to large-lot zoning and platting.

Because of the large-lot development in the Hillside area, it is not surprising that 63 percent of the land used for single-family residential development is located in the southern portion of Anchorage.

Two-family and multi-family development, however, are much greater in the northern portion than the southern portion of Anchorage (76 percent and 74 percent respectively). Commercial and industrial development are also greater in the northern portion (75 and 61 percent of the total respectively).

With the previously mentioned exception of large land consumption in the Hillside area, the northern portion of Anchorage is far more developed than the southern portion. This is to be expected, given the historical development of the area. Particularly crucial, however, to the future of Anchorage is the geographic distribution of the remaining undeveloped land in the area.

- 2.4 Distribution of Undeveloped Land. A primary factor involved in determining future land use patterns and population densities is the undeveloped land. The amount, type, and location of the remaining undeveloped land within the Anchorage area will be used in making population/employment distributions for the two alternative land use plans which are being developed for consideration as revisions to the Comprehensive Development Plan.

Undeveloped land accounts for approximately 46 percent of the land area within the Anchorage Bowl. Previously, Section 2.1 and Table 2-1 indicated the amount of undeveloped land remaining by type. This section gives a basic indication of where it is geographically distributed.

Using the same north-south bisection of the Anchorage Bowl as that used to verbally illustrate the distribution of developed land in the previous section, Table 2-5 and Map A graphically illustrate the distribution of undeveloped land. Eighty-three percent is located in the southern portion of Anchorage. Again, there is a disproportionately large amount of undeveloped Single-Family zoned land (97 percent of the total). The undeveloped land south of Rabbit Creek also accounts for the disproportionately large amount of undeveloped Unrestricted land (96 percent of the total).

The largest portion of the undeveloped Industrial zoned lands is also located in the southern portion of Anchorage (79 percent). These lands are located primarily along the Alaska Railroad corridor as it passes through the Sand Lake and Campbell/Klatt areas. (See Table 2-6 for the amount, type and distribution of undeveloped land in acres and percentages of total by sub-area).

A significant part of the total amount of undeveloped Multi-Family zoned land is also located in the southern portion, primarily in the Sand Lake and Abbott Loop areas. Muldoon has the greatest share in the northern portion of the bowl. A similar distribution of undeveloped Two-Family zoned land is also noted.

Commercial zoned land comprises only four percent of the total amount of undeveloped land in the Anchorage Bowl. Sixty-four percent of it is in the northern portion. Downtown/Fairview accounts for only 10 percent, whereas, Spenard accounts for nearly a full third of the total (31 percent).

Thirty-six percent of the commercial development is in the southern portion of Anchorage. The Sand Lake and Abbott Loop areas account for 25 percent of it.

- 2.5 Policy Issues. Major policy issues will need to be dealt with in the revision to the Anchorage Comprehensive Development Plan. This report is not intended to address those issues but merely to identify and highlight what some of them may be.

This report deals only with land acreages in gross figures. It does not deal with environmental constraints (wetlands primarily) nor does it attempt to project population and employment distributions for the year 2000.

It does, however, give a rough indication of where development could go, so that various policies regarding land use, transportation, and public facilities and services can be established.

Policy issues will include:

- ° Distribution of residential development. (How will future housing market be dealt with? Will past trend of large single-family housing market be altered to much more multi-family housing? Assuming single-family housing still retains large share of future housing, how much will be located in Hillside area? What amount, and what type of housing can be anticipated to occur in the gravel pits and wetlands of the Sand Lake and Campbell/Klatt areas?)
- ° Distribution of commercial development. (What will be the role of the Central Business District? How will it compete commercially with

the Spenard-Midtown commercial district which will be more centrally located to the resident population than the CBD which is on the northern fringe of the Bowl? Will the Spenard-Midtown area become the nucleus of retail commercial, business, and financial activity in Anchorage?)

The information in this report is intended to assist the Planning Department staff and contracted consultant in developing two alternative land use plans that will reflect varying population and employment distributions. Though different from each other, these land use plans will reflect the alternative growth scenarios identified in the Alternative Land Use Study which was recommended by the Planning and Zoning Commission and adopted by the Assembly.

ACRES 2-1

ACREAGES & PERCENTAGES OF DEVELOPED & UNDEVELOPED LANDS BY LAND USE CATEGORIES — ANCHORAGE, 1980

LAND USE CATEGORIES	DEVELOPED LAND				UNDEVELOPED LANDS (BY ZONE)	
	BY ACTUAL USE		BY ZONE DISTRICT		ACRES	PERCENT
	ACRES	PERCENT	ACRES	PERCENT		
SINGLE FAMILY	10,759	33%	8,012	25%	10,051	37%
TWO FAMILY	764	2%	1,304	4%	1,079	4%
MULTIPLE FAMILY	1,986	6%	3,775	12%	2,769	10%
COMMERCIAL	1,300	4%	1,297	4%	1,137	4%
INDUSTRIAL	1,444	5%	1,608	5%	2,395	9%
PLI	16,092	50%	14,179	44%	2,420	9%
UNRESTRICTED	N/A	N/A	2,170	6%	7,505	27%
TOTALS	32,345	100%	32,345	100%	27,356	100%

TABLE 2-2

COMPARISON OF DEVELOPED & UNDEVELOPED LANDS — 1980

LAND USE CATEGORIES	DEVELOPED LAND (BY USE)		UNDEVELOPED LAND (BY ZONING)		TOTALS	
	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT
SINGLE FAMILY	10,759	52%	10,051	48%	20,810	100%
TWO FAMILY	764	41%	1,079	59%	1,843	100%
MULTIPLE FAMILY	1,986	42%	2,769	58%	4,735	100%
COMMERCIAL	1,300	53%	1,137	47%	2,437	100%
INDUSTRIAL	1,444	38%	2,395	62%	3,839	100%

TABLE 2-3
 DEVELOPED & UNDEVELOPED LANDS BY USE & ZONING IN ACRES FOR ANCHORAGE SUB-AREAS, 1980

SUB-AREAS	SINGLE FAMILY		TWO FAMILY		MULTIPLE FAMILY		COMMERCIAL		INDUSTRIAL		PLI		UNRESTRICTED		TOTALS	
	DEVELOPED BY USE BY ZONE	UNDEVELOPED	DEV BY USE BY ZONE	UNDEV	DEV BY USE BY ZONE	UNDEV	DEV BY USE BY ZONE	UNDEV	DEV BY USE BY ZONE	UNDEV	DEV BY USE BY ZONE	UNDEV	DEV BY USE BY ZONE	UNDEV	DEV BY USE BY ZONE	UNDEV
SHIP CREEK/PORT	2				12	11	1	4	1	353	467	216	102		584	219
GOVERNMENT HILL	43		21	26	55	93	6	6	9	9	16	16			150	18
DOWNTOWN/FAIRVIEW	161		30		140	278	178	256	67	53	215	204			791	190
MERRILL FIELD/ MT. VIEW	4		1		9	7	42	31	139	156	187	188			382	54
MOUNTAIN VIEW	299	108	63		290	570	110	63	5	47	509	488			1276	410
MULDON	1623	973	185	471	487	869	116	109	60	50	466	445			2937	1409
LAKE OTIS	624	460	61	250	64	80	47	43			1189	1152			1985	236
TURNAGAIN, INLET VIEW, SOUTH ABBIN	489	345	87	71	40	207	11	22			264	246			891	157
SPENARD	773	339	136	158	375	783	464	497	78	80	271	235		5	2097	1150
AIRPORT							28		167	26	3837	2467		1539	4032	599
SANBLAKE	1202	911	88	202	162	348	105	93	402	493	2109	2018		3	4068	3253
CAMPBELL/KLATT	385	358	23		116	162	23	14	47	73	36	23			630	2624
O'RENNVIEW	635	614	20	29	29	45	57	70	26	30	134	113			901	954
ABBOTT LOOP	583	372	29	47	136	302	74	79	87	124	187	172			1096	2314
CAMPBELL AIRSTRIP AREA	87						10				5120	5120		97	5217	503
HILLSIDE	3849	1532	20	50	71		28	10	4		1336	1190		526	5308	13266
TOTALS	10759	8012	764	1304	1986	3175	1300	1297	1441	1608	16092	14179		7505	32345	27956

TABLE 2-4
 DEVELOPED LANDS BY USE & ZONING IN ACRES & PERCENTAGES FOR ANCHORAGE SUB-AREAS, 1980

SUB-AREAS	SINGLE FAMILY		TWO FAMILY		MULTIPLE FAMILY		COMMERCIAL		INDUSTRIAL		PLI		UNRESTRICTED		TOTALS	
	BY USE ACRES/%	BY ZONE ACRES/%	BY USE ACRES/%	BY ZONE ACRES/%	BY USE ACRES/%	BY ZONE ACRES/%	BY USE ACRES/%	BY ZONE ACRES/%	BY USE ACRES/%	BY ZONE ACRES/%	BY USE ACRES/%	BY ZONE ACRES/%	BY USE ACRES/%	BY ZONE ACRES/%	BY USE ACRES/%	BY ZONE ACRES/%
SHIP CREEK/FORT	2 / 0%	—	—	—	12 / 2%	11 / 2%	1 / 0%	4 / 1%	353 / 60%	167 / 80%	216 / 37%	102 / 17%	—	—	584 / 100%	584 / 100%
GOVERNMENT HILL	43 / 29%	—	21 / 14%	26 / 17%	55 / 37%	93 / 62%	6 / 4%	6 / 4%	9 / 6%	9 / 6%	16 / 11%	16 / 11%	—	—	150 / 100%	150 / 100%
DOWNTOWN/FAIRVIEW	161 / 20%	—	30 / 4%	—	140 / 18%	278 / 35%	178 / 23%	256 / 32%	67 / 8%	53 / 7%	215 / 27%	204 / 26%	—	—	791 / 100%	791 / 100%
MERRILL FIELD/ MT. VIEW	4 / 1%	—	1 / 0%	—	9 / 2%	7 / 2%	42 / 11%	31 / 8%	139 / 36%	156 / 41%	187 / 49%	188 / 49%	—	—	382 / 100%	382 / 100%
MOUNTAIN VIEW	299 / 23%	105 / 8%	63 / 5%	—	290 / 23%	570 / 45%	110 / 9%	63 / 5%	5 / 0%	47 / 4%	509 / 40%	488 / 38%	—	—	1276 / 100%	1276 / 100%
MULDOON	1623 / 55%	978 / 33%	185 / 6%	471 / 16%	487 / 17%	869 / 30%	116 / 4%	109 / 4%	60 / 2%	50 / 2%	466 / 16%	445 / 15%	—	—	2937 / 100%	2937 / 100%
LAKE OTIS	624 / 31%	460 / 23%	61 / 3%	250 / 13%	64 / 3%	80 / 4%	47 / 2%	43 / 2%	—	—	1189 / 60%	1152 / 58%	—	—	1785 / 100%	1785 / 100%
TURNAGAN INLET VIEW, SUGARHARBOR	487 / 55%	345 / 39%	87 / 10%	71 / 8%	40 / 5%	207 / 23%	11 / 1%	22 / 2%	—	—	264 / 30%	296 / 38%	—	—	891 / 100%	891 / 100%
SPENARD	773 / 37%	334 / 16%	136 / 7%	158 / 7%	375 / 18%	783 / 37%	464 / 22%	497 / 24%	78 / 4%	80 / 4%	271 / 13%	295 / 11%	5	0%	2097 / 100%	2097 / 100%
AIRPORT	—	—	—	—	—	—	28 / 1%	—	161 / 4%	26 / 1%	3857 / 95%	2167 / 61%	1539	38%	4052 / 100%	4052 / 100%
SAND LAKE	1202 / 29%	911 / 22%	58 / 2%	202 / 5%	162 / 4%	348 / 9%	105 / 3%	93 / 2%	462 / 10%	473 / 12%	2109 / 57%	2018 / 50%	3	0%	4063 / 100%	4063 / 100%
CAMPBELL/KLATT	385 / 61%	338 / 57%	23 / 4%	—	116 / 18%	162 / 26%	23 / 4%	14 / 2%	47 / 7%	73 / 12%	36 / 6%	23 / 4%	—	—	636 / 100%	636 / 100%
OCEANVIEW	635 / 10%	644 / 68%	20 / 2%	29 / 3%	29 / 3%	45 / 5%	57 / 6%	70 / 8%	26 / 3%	30 / 3%	134 / 15%	113 / 12%	—	—	901 / 100%	901 / 100%
ABBOTT LOOP	583 / 53%	372 / 34%	29 / 3%	47 / 4%	136 / 12%	302 / 27%	74 / 7%	77 / 7%	87 / 8%	124 / 11%	187 / 17%	172 / 16%	—	—	1096 / 100%	1096 / 100%
CAMPBELL AIRSTRIIP AREA	87 / 2%	—	—	—	—	—	10 / 0%	—	—	—	5120 / 98%	5120 / 98%	97	2%	5217 / 100%	5217 / 100%
HILLSIDE	3849 / 73%	3532 / 67%	20 / 0%	30 / 1%	71 / 1%	—	25 / 1%	10 / 0%	4 / 0%	—	1336 / 25%	1190 / 22%	526	10%	5308 / 100%	5308 / 100%
TOTALS	10759 / (UN)	8012 / (UN)	764 / (UN)	1304 / (UN)	1986 / (UN)	3715 / (UN)	1300 / (UN)	1297 / (UN)	1444 / (UN)	1602 / (UN)	16092 / (UN)	14179 / (UN)	2770 / (UN)	—	32345 / (UN)	32345 / (UN)

TABLE 2-5
ACREAGES & PERCENTAGES OF UNDEVELOPED LAND BY ZONING (NORTH & SOUTH ANCHORAGE, 1980)

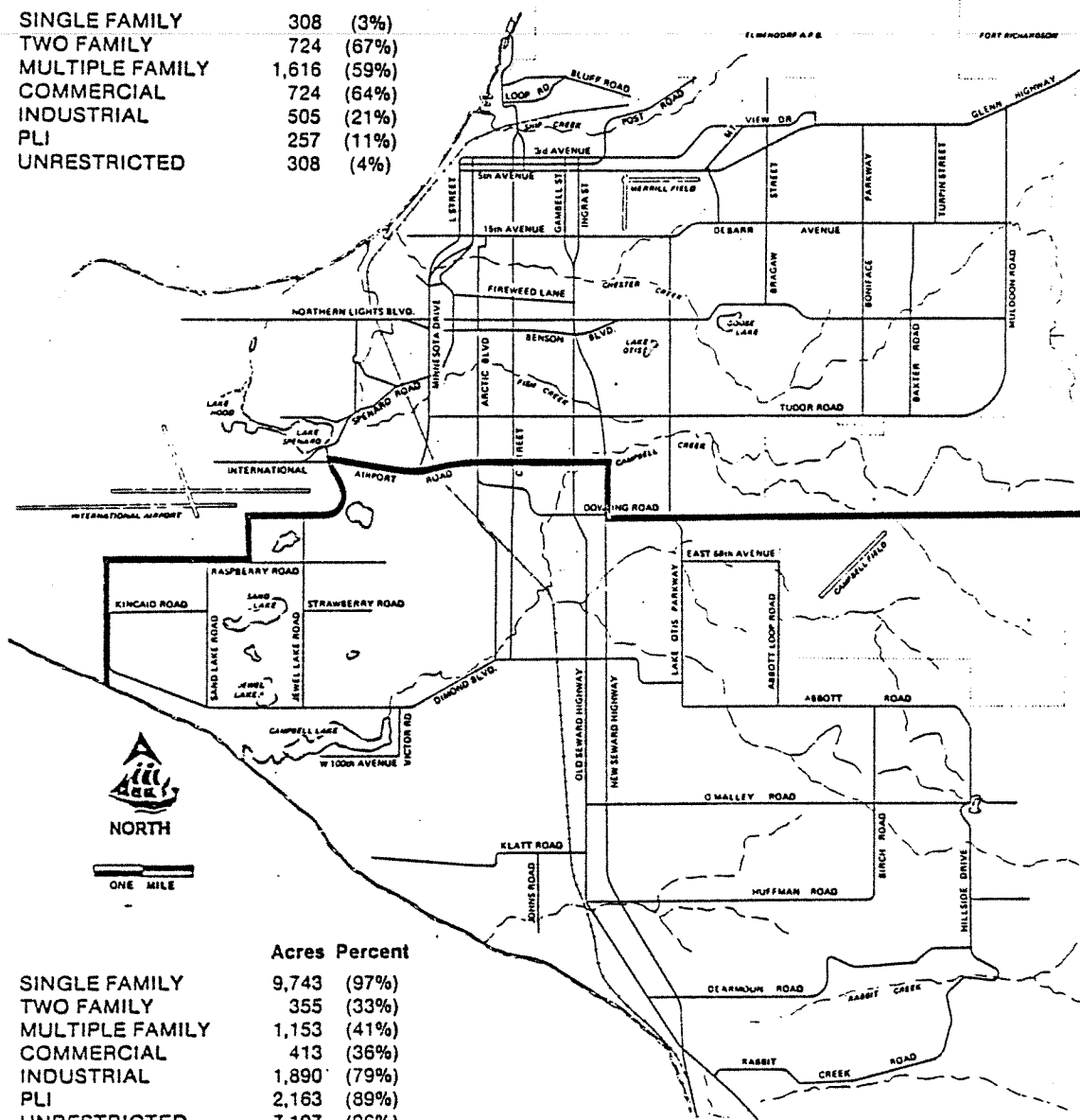
	SINGLE FAMILY		TWO FAMILY		MULTIPLE FAMILY		COMMERCIAL		INDUSTRIAL		PLI		UNRESTRICTED		TOTALS	
	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT	ACRES	PERCENT
NORTH ANCHORAGE	308	3%	724	67%	1616	59%	724	64%	505	21%	257	11%	308	4%	4442	17%
SOUTH ANCHORAGE	9743	97%	355	33%	1153	41%	413	36%	1890	79%	2163	89%	7197	96%	22914	83%
TOTALS	10051	100%	1079	100%	2769	100%	1137	100%	2395	100%	2420	100%	7505	100%	27356	100%

NORTH ANCHORAGE INCLUDES THE FOLLOWING SUB-AREAS:
 SHIP CREEK/PORT GOVERNMENT HILL DOWNTOWN/FAIRVIEW
 MERRILL FIELD/Mt. VIEW MOUNTAIN VIEW MULLDOON LAKE OTS
 TURNAGAIN/INLET VIEW/SOUTH ADDITION SPENARD AIRPORT

SOUTH ANCHORAGE INCLUDES THE FOLLOWING SUB-AREAS:
 SANDLAKE CAMPBELL/KLATT OCEANVIEW
 ABBOTT LOOP CAMPBELL AIRSTRIP AREA HILLSIDE

MAP A

	Acres	Percent
SINGLE FAMILY	308	(3%)
TWO FAMILY	724	(67%)
MULTIPLE FAMILY	1,616	(59%)
COMMERCIAL	724	(64%)
INDUSTRIAL	505	(21%)
PLI	257	(11%)
UNRESTRICTED	308	(4%)



	Acres	Percent
SINGLE FAMILY	9,743	(97%)
TWO FAMILY	355	(33%)
MULTIPLE FAMILY	1,153	(41%)
COMMERCIAL	413	(36%)
INDUSTRIAL	1,890	(79%)
PLI	2,163	(89%)
UNRESTRICTED	7,197	(96%)

AUG. 1980

TABLE 2-6
UNDEVELOPED LANDS BY ZONING IN ACRES & PERCENTAGES FOR ANCHORAGE SUB-AREAS, 1980

SUB-AREAS	SINGLE FAMILY		TWO FAMILY		MULTIPLE FAMILY		COMMERCIAL		INDUSTRIAL		PLI		UNRESTRICTED		TOTALS	
	ACRES	PERCENTAGES	ACRES	PERCENTAGES	ACRES	PERCENTAGES	ACRES	PERCENTAGES	ACRES	PERCENTAGES	ACRES	PERCENTAGES	ACRES	PERCENTAGES	ACRES	PERCENTAGES
SHIP CREEK/PORT							1	0%	218	9%					219	1%
GOVERNMENT HILL			8	1%	9	0%			1	0%					18	0%
DOWNTOWN/FAIRVIEW					72	3%	109	10%	9	0%					190	1%
MERRILL FIELD/ MT. VIEW							22	2%	32	1%					54	0%
MOUNTAIN VIEW	7	0%			287	10%	55	5%	21	1%	40	2%			410	2%
MULDOON	152	2%	496	46%	643	23%	99	9%	17	1%	2	0%			1409	5%
LAKE OTIS	33	0%	13	1%	122	5%	68	6%							236	1%
TURNAGAN INLET, VIEW SOUTH ABBOTT	96	1%	6	1%	44	2%	11	1%							157	1%
SPENARD	20	0%	201	19%	439	16%	359	31%	125	5%	5	0%	1	0%	1159	4%
AIRPORT									82	4%	210	9%	307	4%	599	2%
SANDLAKE	1336	13%	177	16%	449	16%	125	11%	648	27%	260	11%	258	3%	3253	12%
CAMPBELL/KLATT	1392	14%			161	6%	67	6%	717	30%	75	3%	212	3%	2624	10%
OCEANVIEW	485	5%	9	1%	89	3%	59	5%	192	8%	80	3%	40	1%	954	3%
ABBOTT LOOP	857	9%	81	8%	454	16%	157	14%	333	14%	432	18%			2314	8%
CAMPBELL AIRSTRIIP AREA													503	7%	503	2%
HILLSIDE	5673	56%	88	8%			5	0%			1316	54%	6184	87%	13266	48%
TOTALS	10051	100%	1019	100%	2769	100%	1137	100%	2375	100%	2420	100%	7505	100%	27356	100%

APPENDIX

During the past three months, an intensive effort was made to produce a complete land use and vacant land inventory of the Anchorage bowl area. The primary purpose of this endeavor was to create an up-to-date, reliable source of land use data in a mapped and tabulated format that could be useful to several planning projects. The products resulting from this inventory are:

- * 1" = 500' scale maps (21 separate sheets) depicting, in color, nine different categories of land use and housing types.
- * Tabulation of developed acreage by zoning use district
- * Tabulation of developed acreage by land use
- * Tabulation of undeveloped acreage by zoning use district

METHODOLOGY

Maps

The 1" = 500' scale was selected as an accurately measureable scale. This scale also coincided with that of the new Zoning Maps and the 1980 Housing Stock by Type Maps. Consequently, the base maps for the land use and vacant land inventory were created from an overlay of the Housing Stock Maps onto the Zoning Maps.

Included on the base maps were the boundaries of the 245 Traffic Analysis Zones (TAZ). Thus, the smallest geographic unit for which land use acreage could be composited was the TAZ.

Nine different categories of land use and housing types were identified on the maps by different colors. They are as follows:

Yellow -----	Single Family
Cadmium Yellow -----	Mobile Home/Private Lot
Pink -----	Two-Family
Orange -----	Multiple-Family
Sienna -----	Mobile Home Park
Red -----	Commercial
Gray -----	Industrial
Green -----	Public Parks/Open Space
Light Blue -----	Public Lands/Institutions

Undeveloped land and public rights-of-way remained uncolored.

Sources of Information

Sources of information on land use varied, depending upon particular type of land use. The primary source of information on residential land use was the 1980 Housing Stock by Type Map. The primary source of information for public lands/institutions was a computer print-out listing of tax-exempt parcels from Data Processing and the Property Appraisal Division of the Municipality. A park lands inventory from the Municipal Department of Cultural and Recreational Services and the International Airport Master Development Plan provided information on public parks/open space lands. Areas of commercial and industrial uses were identified from 1979 aerial photos and limited ground surveys. The maps were reviewed individually by members of the planning staff who were extensively knowledgeable with the Anchorage area for errors or clarifications.

Measurements and Tabulations

As mentioned, land acreage tabulations have been made for developed acreage by zoning use district, developed acreage by land use, and undeveloped acreage by zoning use district. The acreage figures were developed from measurements that were made by overlaying grid sheets onto the colored land use maps. The grid sheets were calibrated into recti-linear blocks ranging in size from 640 acres down to .625 acres.

The acreage figures were composited by TAZ which in turn could be aggregated into transportation districts and sub-areas.

FIGURE A
LAND USE DATA LEGEND

<u>Use Category</u>	<u>Zone Use Districts</u>
Single-Family (SF)	R-1, R-1A, R-5, R-6, R-7, R-8, R-9
Two-Family	R-2A, R-2D
Multiple-Family (MF)	R-2, D-2, R-3, D-3, R-4
Commercial	B-1, B-2A, B-2B, B-2C, B-3, B-4, R-0
Industrial	I-1, I-2, I-3
PLI *	Public Lands and Institutions
Unrest.	Unrestricted

* Developed PLI are lands that are either developed or committed to public or institutional use. Such examples include governmental administrative and operational facilities, public parks, schools, hospitals, churches, and other private non-profit facilities such as YMCA and Boys Club of America.

Undeveloped PLI refers to lands which are zoned PLI, but are not developed or committed to any specific public or institutional use. Such lands include state land selected by the Municipality of Anchorage under terms of the Municipal Land Entitlement Act, and surplus Municipal land.

Figure B

The following areas suggest Sub-Areas. Their boundaries were created by the aggregation of transportation districts.

Sub-Area	Traffic District
Ship Creek/Port Area	1, 3
Government Hill	4
Downtown/Fairview	6, 9, 10
Merrill Field/Mt. View	11
Mountain View	5, 12
Muldoon	13, 17, 25
Lake Otis	16, 23, 24
Turnagain, Inlet View, South Add'n	7, 8, 14
Spenard	15, 19, 20, 21, 22, 26, 27
Airport	18
Sand Lake	30, 31, 32, 33
Campbell/Klatt	35, 36
Oceanview	37
Abbott Loop	28, 34
Hillside	38, 39, 40, 41, 42

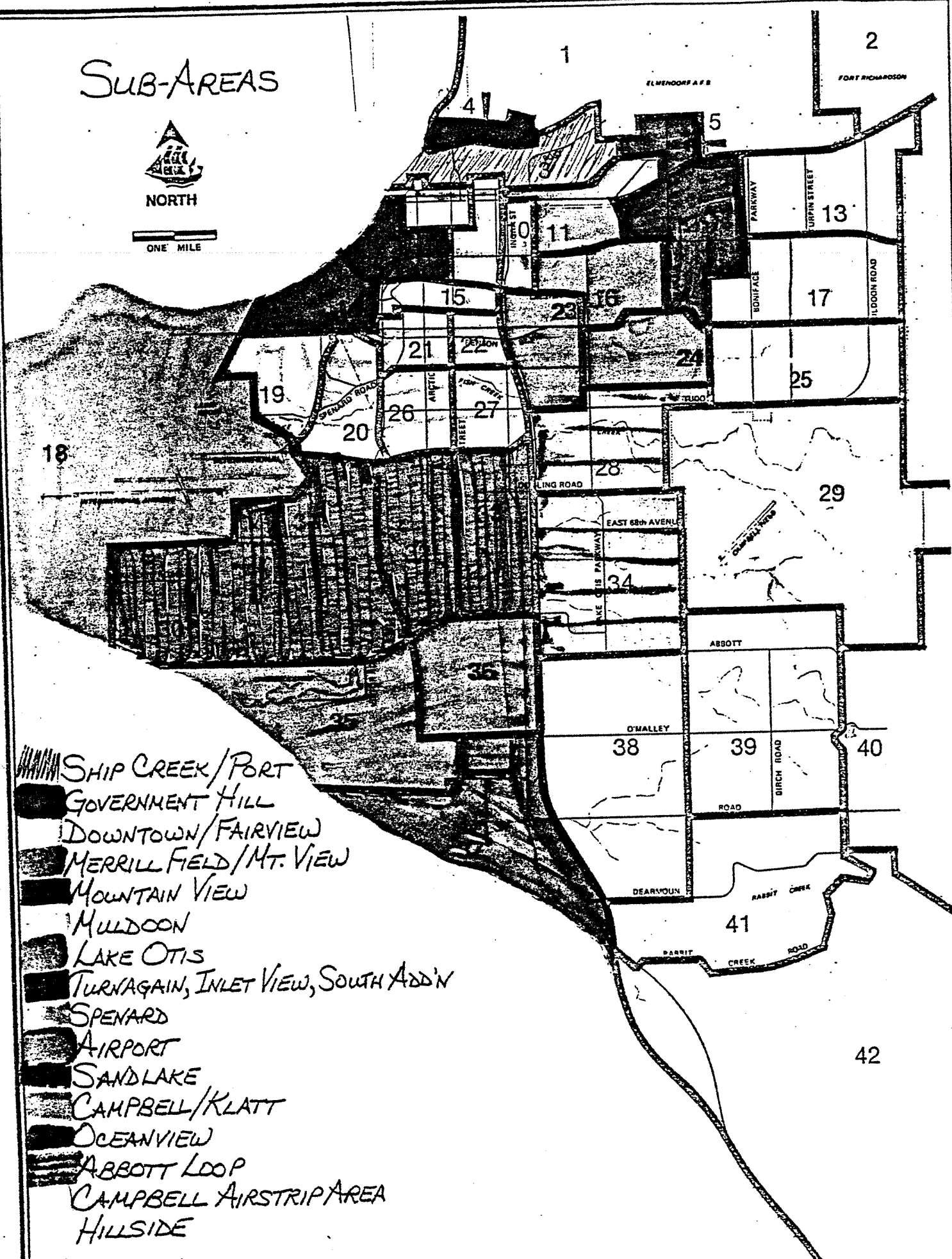
SUB-AREAS



NORTH



ONE MILE



- SHIP CREEK / PORT
- GOVERNMENT HILL
- DOWNTOWN / FAIRVIEW
- MERRILL FIELD / MT. VIEW
- MOUNTAIN VIEW
- MULDOON
- LAKE OTIS
- TURKAGAIN, INLET VIEW, SOUTH ADD'N
- SPENARD
- AIRPORT
- SANDLAKE
- CAMPBELL / KLATT
- OCEANVIEW
- ABBOTT LOOP
- CAMPBELL AIRSTRIP AREA
- HILLSIDE

