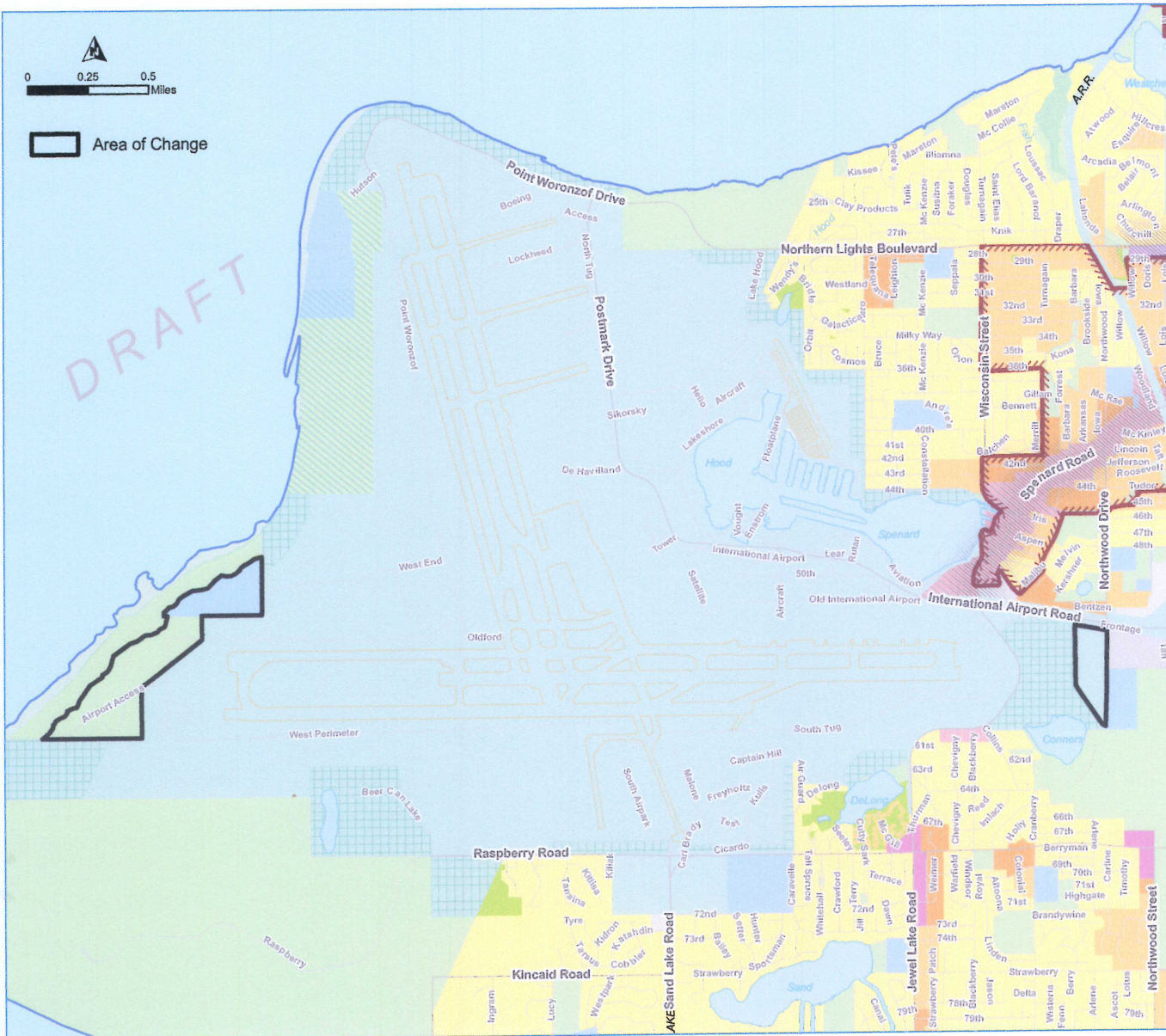


# Attachment A

Item # Page # in PHD	Comment or Issue	Response and Recommendation	PZC Action
		<p>to explain the situation and follow recommendations, or preferred outcomes as reached in WADP. Staff feels this is a fair and open treatment of the situation, as necessary for the 2040 LUP. It acknowledges the Airport's necessity to maintain its lands for expansion under FAA's mandate as part of the national airport system while also representing the public's expectations that certain Airport lands have public use and should be retained for those purposes. The Airport has only shown secondary interest in the MOA lands on the southwest side of the Airport perimeter (south of Clitheroe Center) and no uses are shown for these parcels in the new Airport Master Plan.</p> <p>Planning staff and Turnagain Community Council representatives met to discuss this and the other main TCC comments on November 30, 2016. This follow-up consultation and additional issue-response regarding neighborhood concerns had been recommended by PZC Commissioner Bailey on November 7. Planning provided PZC with revised recommendations on December 12 that reflected the outcomes of the TCC consultation meeting. PZC referred staff to request more feedback from TSAIA and TCC. TSAIA provided its written feedback about the December 12 language. The revised recommendations below reflect staff's consideration of TSAIA comments in context of the Nov 30 TCC consultation. TCC comments are expected during the week of January 16, prior to the PZC meeting of January 20. .</p> <p>(LUP map references: CI-6 Parks and Open Space; CI-7 Natural Assets; CC-5 Land Ownership)</p> <p><b>Recommendation:</b> In an effort to better represent the future potential land uses at the perimeter of the Airport and the Airport Master Plan, there are several amendment recommendations for this issue. These include map changes and text amendments.</p> <p>The revised issue-response item 3 map shown on the page after next depicts the map changes.</p> <ol style="list-style-type: none"> <li>1. Change the Land Use Plan Map by eliminating the southern portion of the diagonal lines, which depict the Airport Expansion, in the southwest corner of the Airport-MOA land interface. This includes the HLB Clitheroe Center and former composting facility property and lands south of there. There is likely no foreseeable Airport growth planned for the MOA land here. Retain the diagonal lines for this overlay in the northwest section of the Airport boundary. The area of change is depicted on issue-response item map 3 below.</li> <li>2. Change the name of this Airport area overlay on page 40 and on the land use plan map legend from Airport Expansion Alternative to <u>Potential Airport Growth Alternative or Potential Future Airport</u></li> </ol>	<p>added a sentence (shown with double underline and highlighted grey) to clarify plan supports balance airport and community objectives and highlights open space as important goal.</p> <p>Staff received TCC follow up comments during the 1-20-17 meeting. TCC supported the changes in general, but requested changes in a few places. Commission to address those discrete items as a follow up addendum.</p>

# Attachment B



January 9, 2017

## Issue Response Item 3 Recommended LUP Change

### Neighborhoods

- Single Family and Two Family
- Compact Mixed Residential - Low
- Compact Mixed Residential - Medium
- Urban Residential - High

### Centers

- Neighborhood Center
- Town Center

### Corridors

- Main Street Corridor

### Open Spaces

- Park or Natural Area
- Other Open Space

### Community Facilities

- Community Facility or Institution
- Airport, Railroad or Port Facility
- Potential Airport Growth Alternative  
(Based on West Anchorage District Plan)
- Potential Open Space Alternative

### Industrial Employment Areas

- Light Industrial / Commercial
- Industrial

### Growth Supporting Features

- Transit Supportive Development Corridor
- Greenway Supported Development
- Residential Mixed-use Development  
(White dots over base land use color)
- Traditional Neighborhood Design



# Attachment D

Item # Page # in PHD	Comment or Issue	Response and Recommendation	PZC Action
		<p><u>For example, in some a few locations</u>, the 2040 LUP recommends different uses or intensities of use from those <del>which were</del> adopted in area-specific plans. These areas are shown with a heavy green outline on the Areas of Growth and Change Map at the end of Section 1.</p> <p>These changes are recommended from the following analyses and public outreach process for the 2040 LUP:</p> <ul style="list-style-type: none"> <li>• <u>Updated studies</u> linking Anchorage’s land supply and its housing capacity.</li> <li>• Updated forecasts for population growth and housing and employment needs.</li> <li>• Updated or improved information about existing and anticipated uses.</li> <li>• Emerging issues and public input during the <u>2040 LUP</u> public involvement process.</li> <li>• Citywide land use issues that became evident but have not been addressed by individual area-specific plans.</li> </ul> <p><u>Where the 2040 Land Use Plan is found to list different land use designations than those found in the applicable area-specific plan, AMC Title 21 Land Use Regulations provides guidance on how to resolve these situations. Title 21 states that, where comprehensive plan elements conflict, the most recently adopted shall govern. This principle will apply when one plan element, such as the 2040 LUP, lists a different land use designation from another plan element, such as a neighborhood or district plan. The 2040 LUP governs if it is adopted more recently than the neighborhood or district plan.</u></p> <p><u>Likewise, when a neighborhood or district plan is revised or adopted after the 2040 LUP, it is expected that these plans will be consistent with the overall policy framework and goals of the Anchorage 2020 - Anchorage Bowl Comprehensive Plan and the Anchorage 2040 Land Use Plan. This approach provides consistency on Bowl-wide issues, such as growth and employment needs, and in the implementation of these two overarching Comprehensive Plan elements. See Strategy 10 in Section 3.2 for guidance on how future planning efforts may amend the Comprehensive Plan.</u></p> <p><u>To determine the current land use designation for a specific parcel within the Anchorage Bowl, users of the Municipality’s Comprehensive Plan should reference the Area Specific Plans- Anchorage Bowl map on page 4, as a starting basis for determining land use and zoning decisions.</u></p>	