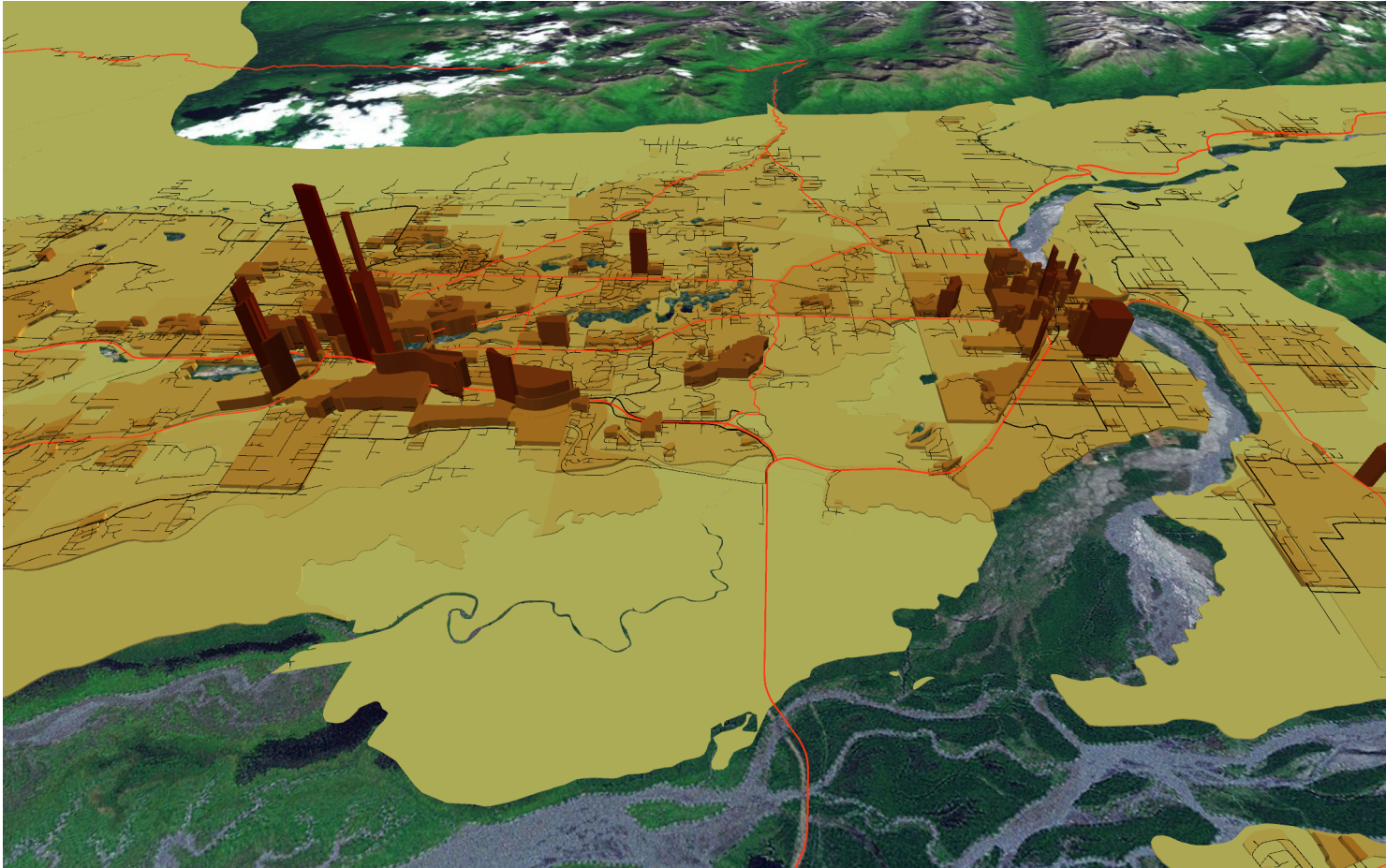


MSB Density Study



10/23/12

Overview

- What is The Density Study?
 - Growth Forecasting by Small Area
- What Will the Borough Look Like as it Grows?
 - Estimates Were Needed for Future Population and New Housing Growth to Guide Future Planning and Community Facility Locations

Goals

- Use a Realistic, Understandable Basis
 - Basis = **Actual Alaskan Land Use Practice** Based on Development Patterns and Pace During the Past 30 Years
- Use Consistent Study Areas and an Overall Growth Framework Shared by Other Agencies
 - **Census Blocks / TAZ's / Community Council Study Areas**
 - **ISER Base Case** Growth Forecasting – **3.09% Annual**
 - Shared Framework with **DOT**, MSBSD and Other State of Alaska Agencies
- Improve the Existing GIS Resource in the MSB

Outcomes

- Population **Projections** for Small Areas
- Conceptual **Site Locations** and Site Boxes
 - Schools
 - Public Safety Stations
 - Libraries
 - Parks / Open Space Acreage Districts
 - Transportation Corridors
 - Wastewater and Septic Treatment Facilities
 - Other Facilities

Outcomes (Continued)

- Sites that Might be Located on Existing Borough and State Land (**Save Money**)
- Economic Development Analysis (Help Planners and Businesses – **Follow Growth With Commerce**)
- Facilitate Land Use Analysis and Strategy
- Enhance Utility and Understanding of Existing GIS Resources

Calculations / Variables

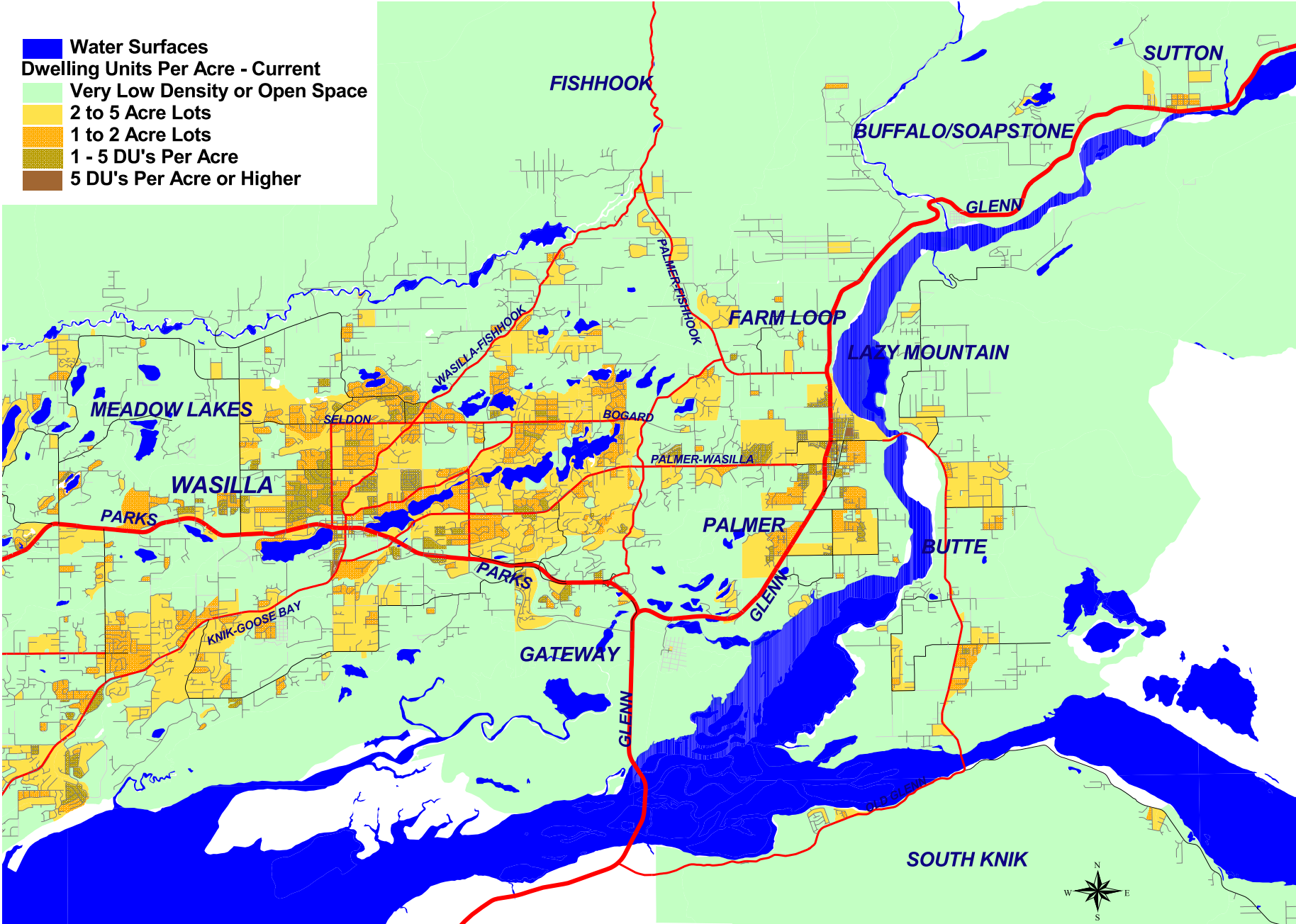
- Based on **ACTUAL ALASKAN** Land Use Practice
- Estimates of Population and Units by Small Area
- Reasonable **Deductions** from Developable Land:
 - **Soil** Suitability – Using PARTIAL Reduction Factors
 - **Commercial** Development Centered Around Intersections
 - Permanent **Wilderness** Areas
 - Mountainous Areas / **Steep Slopes** Not Conducive to Development
 - State and Federal **Parks** and Refuges
 - **Transportation** Corridors, Rivers, Lakes and Salt Water

Borough-Wide Quantities from the Study

- Total Existing Persons – 88,754
- Total Build Out Persons – **398,322**
- Total Potential Additional Persons – 309,651
- Existing Dwelling Units – 41,066
- Total Build Out Dwelling Units – **186,540**
- Potential New Dwelling Units – 145,651
- ISER Annual 3.09% Base Rate Suggests Build-out in 2060
- Actual Build-out is Probable in a **50 – 100-year** Timeframe

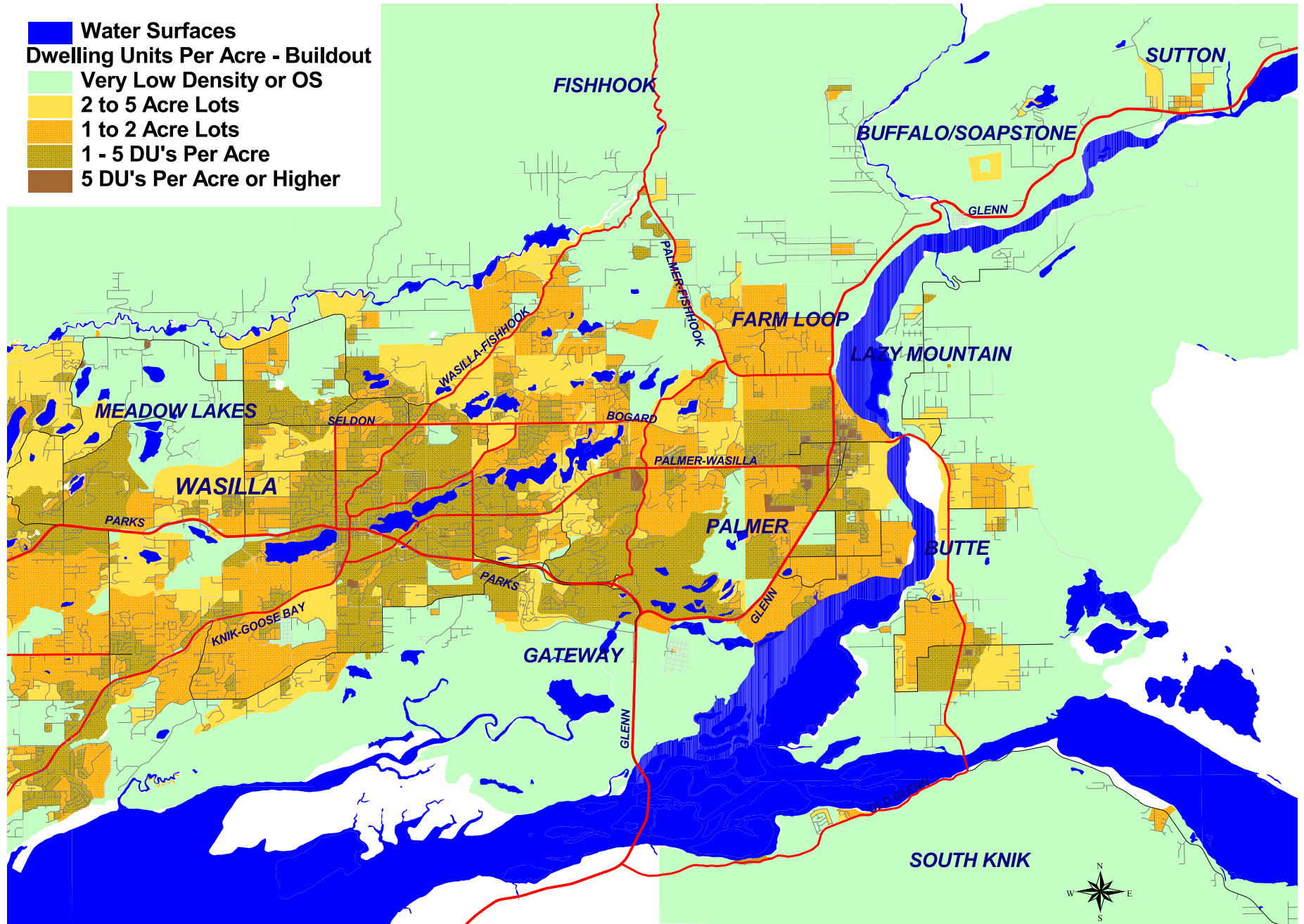
Current Dwellings Per Acre – Central Valley

- Water Surfaces
- Dwelling Units Per Acre - Current**
- Very Low Density or Open Space
- 2 to 5 Acre Lots
- 1 to 2 Acre Lots
- 1 - 5 DU's Per Acre
- 5 DU's Per Acre or Higher

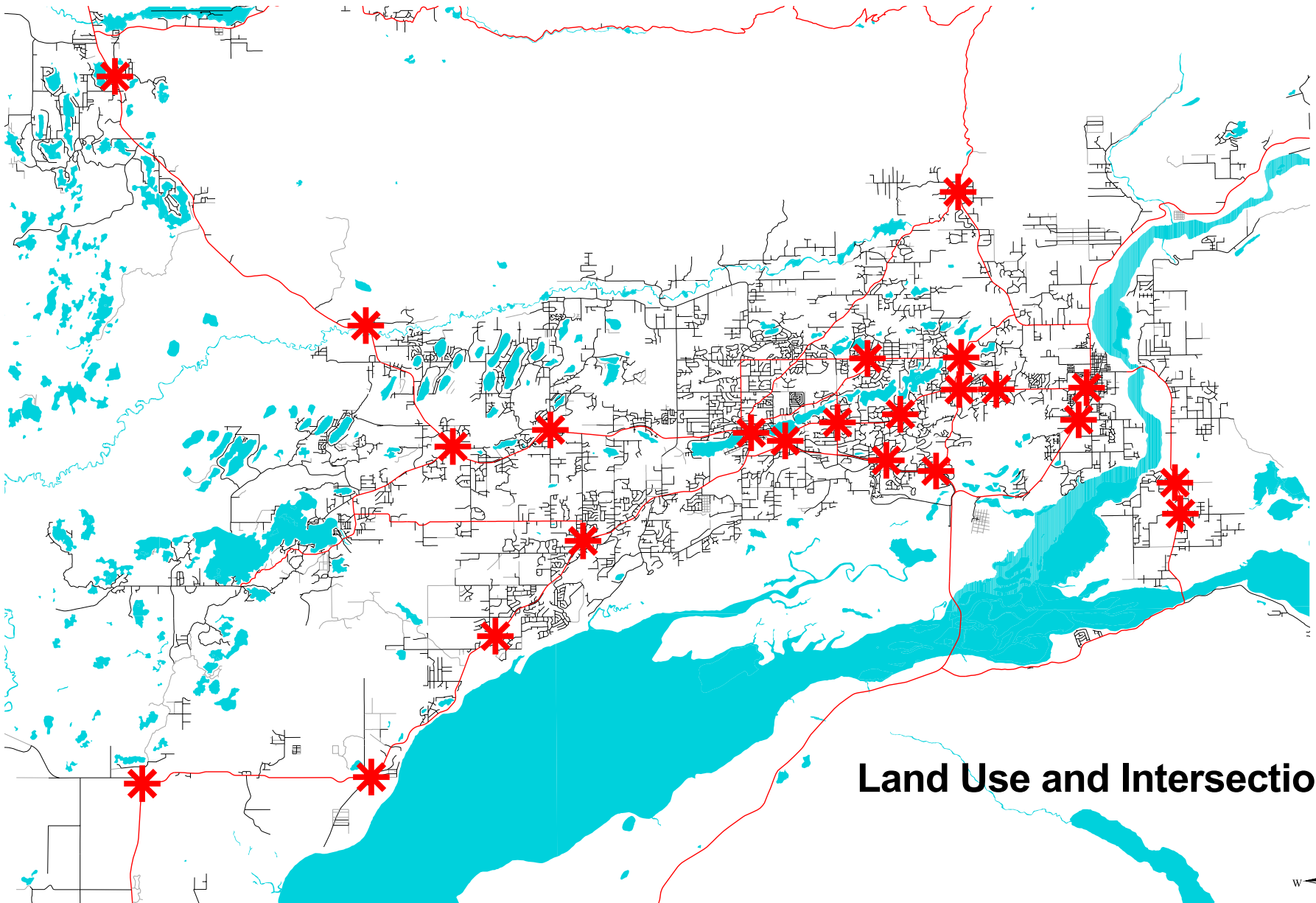


Dwellings Per Acre at Build-out – Central Valley

- Water Surfaces
- Dwelling Units Per Acre - Buildout
 - Very Low Density or OS
 - 2 to 5 Acre Lots
 - 1 to 2 Acre Lots
 - 1 - 5 DU's Per Acre
 - 5 DU's Per Acre or Higher



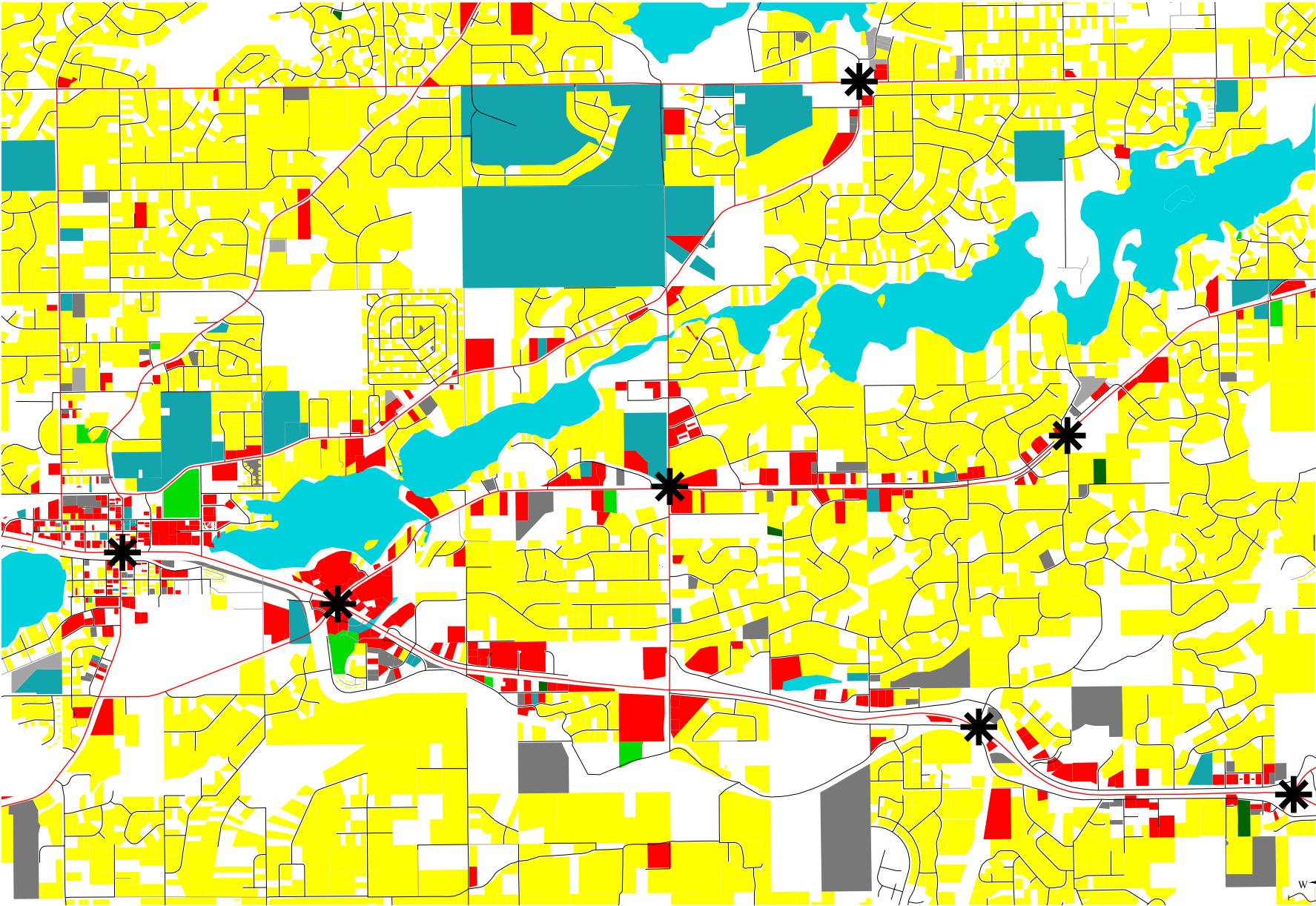
Major Intersections



Land Use and Intersections



Parks Highway Corridor / Wasilla Commercial & Industrial



Land Use and Intersections

Public Safety Stations

- Smart Locations
- Save Land Cost if Borough Land is Available
- Maximize ISO Radii
- Save Homeowners \$\$\$
- Homeowners Insurance

Open House Presentations

- Big Lake – 20 in Attendance
- Mat-Su Home Builders Association - 40
- Wasilla - 12
- Palmer - 12
- Talkeetna – 10
- Willow – 15
- Chambers of Commerce
- Community Councils
- Valley Board of Realtors

Next Steps

- Maintain Data
- Add Healthcare and Aviation Data
- Share with Other Agencies and Business Entities
- Respond to Leadership Regarding Direction

Discussion / Questions