



POINT MACKENZIE TOWNSITE: DEVELOPMENT CODE

MATANUSKA-SUSITNA BOROUGH PROJECT FACTS

Project Scope

A connecting highway corridor between Anchorage and the Parks Highway, by means of the Knik Arm Bridge, has been under discussion for some time. The State of Alaska has and continues to consider the Knik Arm Crossing. This project has been identified within the Matanuska-Susitna Borough (MSB) Comprehensive Plan, the MSB Long Range Transportation Plan, MSB Capital Improvements Program, Port MacKenzie Master Plan, Point MacKenzie Community Comprehensive Plan, and the Big Lake Community Council Area Comprehensive Plan.

The Knik Arm Bridge is a legislative priority of the Borough. 60% of Alaska's population reside in the MSB and Municipality of Anchorage who comprise the largest and strongest regional economy within the state. The construction of the bridge will result in an immediate development pressure within the community of Point MacKenzie. There will be access to developable lands for commercial, industrial, and residential uses that Anchorage currently lacks. Planning for the future is vital to expand the economy and create a vibrant gateway community.

In 2013, in anticipation and as a demonstration of support for a bridge across the Knik Arm, the MSB Assembly passed Resolution 13-007. This resolution created the Point MacKenzie Townsite. The Assembly supports the layout, planning, and development of the town site on public land adjacent to Alsop Road.

The purpose of the Point MacKenzie Townsite Development Code is to be ready for the bridge. It is a step towards planning the future design of the townsite. Prior to the creation of the townsite master plan, the tool required to layout the town's districts is the development code, and this will guide neighborhood planning.

Benefits

- The MSB will be prepared to meet future development demands on Point MacKenzie.
- A modern walkable town with its own character and a high quality of life.
- Economic opportunities for small, medium, and large scale businesses.
- A gateway to the vast resource and recreational opportunities of the Alaskan Interior.
- Tourism and related benefits.
- Protection of Point MacKenzie community assets.

Phases

Laying the foundations of a new town takes time. (Dates given are tentative and may change.)

1. Point MacKenzie Townsite Development Code

- Public Review: Summer to Fall 2014
- Refine Code: Fall 2014
- Public Review: Winter 2014/2015
- Refine Code: Spring 2015
- Public Review: Summer 2015
- Planning Commission: Fall/Winter 2015
- Assembly: Fall/Winter 2015

2. Point MacKenzie Townsite Master Plan

- Public Review: Winter 2016

3. Wait for development demand

- Bridge construction?
- Build-out along Knik-Goose Bay Road?

Status of Phase 1

- **60 Day Public Review:** 7/31/14 to 9/29/2014
- **Public Meeting:** August 14, 2014 at 7pm with the Point MacKenzie Community Council at Station 64 located at 18297 W. Point MacKenzie Road in Point MacKenzie.
- **Public Meeting:** August 27, 2014 at 6pm at Station 61 located at 101 W. Swanson Avenue in Wasilla.

Project Costs

Funding for this project is being undertaken as part of the regular administrative functions of the MSB.

The MSB is not proposing to use tax-payer funds to build a town on its own lands. Rather, should the bridge be built, the MSB will be prepared to meet the needs of the future development demands. Lands will be disposed of publicly and construction will be undertaken by private interests who will be guided by the development code.

Website

<http://www.matsugov.us/project/ptmacprojects/po-int-mackenzie-town-site>

Contact Information

Joshua Allen, Planner II

(907) 861-8514

joshua.allen@matsugov.us

Lauren Driscoll, Chief of Planning

(907) 861-7855

lauren.driscoll@matsugov.us