

❖ LAND OWNERSHIP, PLATTING, AND ZONING ❖

❖ RECOMMENDED LAND USES \ INFRASTRUCTURE ❖

Formal sewer, water, utility and transportation plans for the area will help shape land use patterns and the landscape. Natural features and viewpoints will be maintained as South Wasilla Heights develops. Multi-use trails, parks, and community meeting places will be developed. Small lots that now pose challenges to development will be combined with adjacent lots or zoning changes will be made that will make development more practical. Zoning changes will also promote a diversified business district that will help shape the area by providing a contrast of services from Downtown—large nationwide retail stores, business parks for corporate offices, private firms, and services, and a variety of hospitality services to meet the needs of Wasilla and the surrounding area. Infrastructure connections will continue to expand, and the City will work with developers to determine mutually beneficial solutions to infrastructure expansion.

❖ TRANSPORTATION ❖

Transportation facilities will provide safe connections across busy thoroughfares, and thoughtful and safe street design will be implemented. New and enhanced transportation corridors will contribute to business and commercial development.

DRAFT

CHARRETTE SNAPSHOT

During the mini-charrette, the public communicated many ideas and desires for the future of Wasilla, which are categorized in the following box.

- **Common Ideas** are dominant ideas repeated by several participants not only at the charrette, but also throughout the planning process. In the case of South Wasilla Heights, these may include items that will take sustained effort by public and private parties to implement than the planning timeframe of this document due to a variety of reasons such as land ownership patterns and available funding.
- **Unique Ideas** are individual ideas that may be technically feasible, but they may take longer to implement within the planning timeframe of this document due to a variety of reasons such as land ownership patterns and available funding.
- **Other Highlights** are ideas that were shared by many participants at the charrette and could likely be implemented earlier within the planning timeframe of this document.

Common Ideas

- High-end professional offices
- Trails, parks, greenbelts
- Theater Complex
- Hotels
- Convention/Civic Center

Unique Ideas

- Restaurant with a view of Denali and surrounding mountains

Other Highlights

- Pedestrian facilities
- Traffic lights

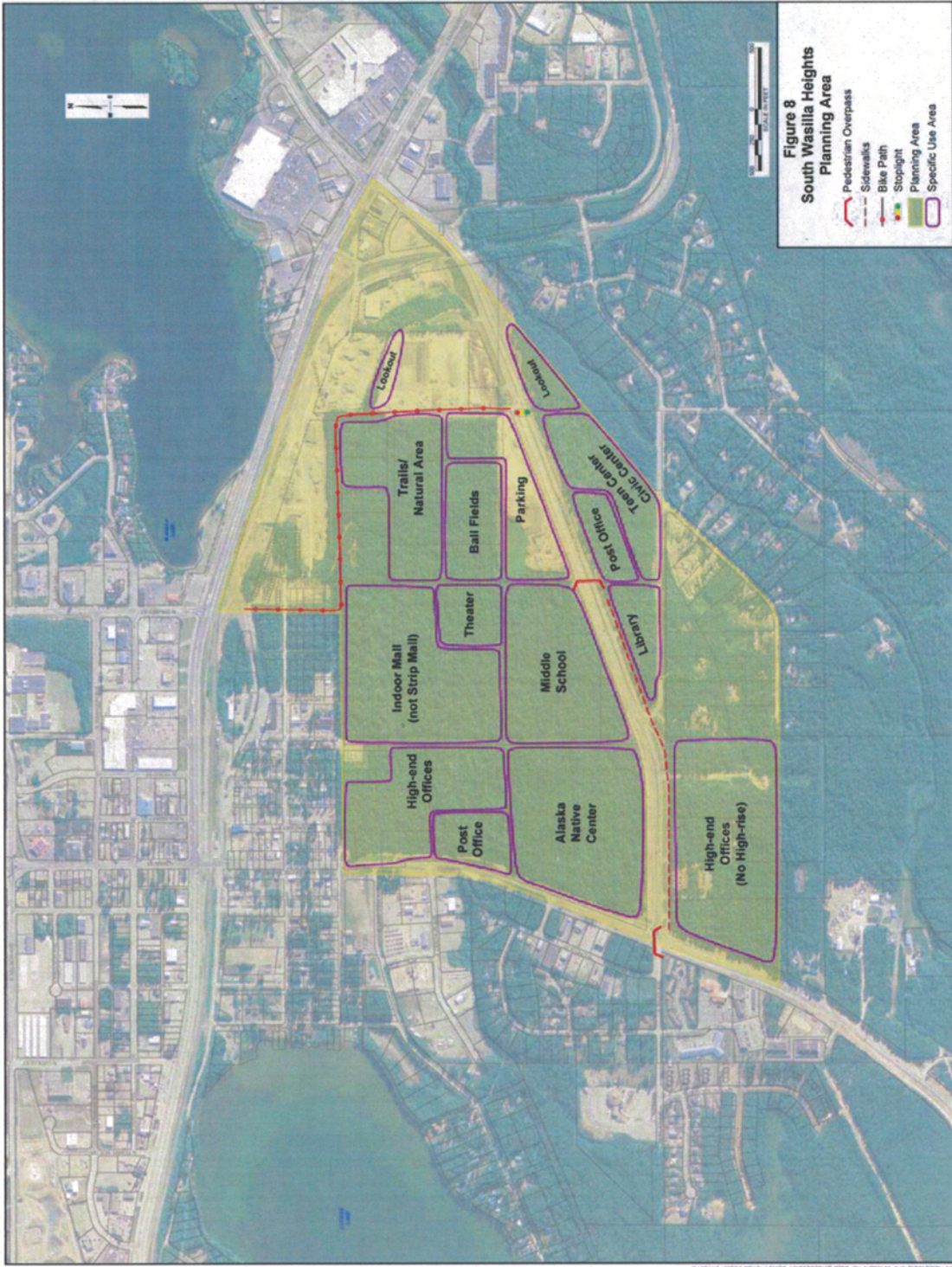
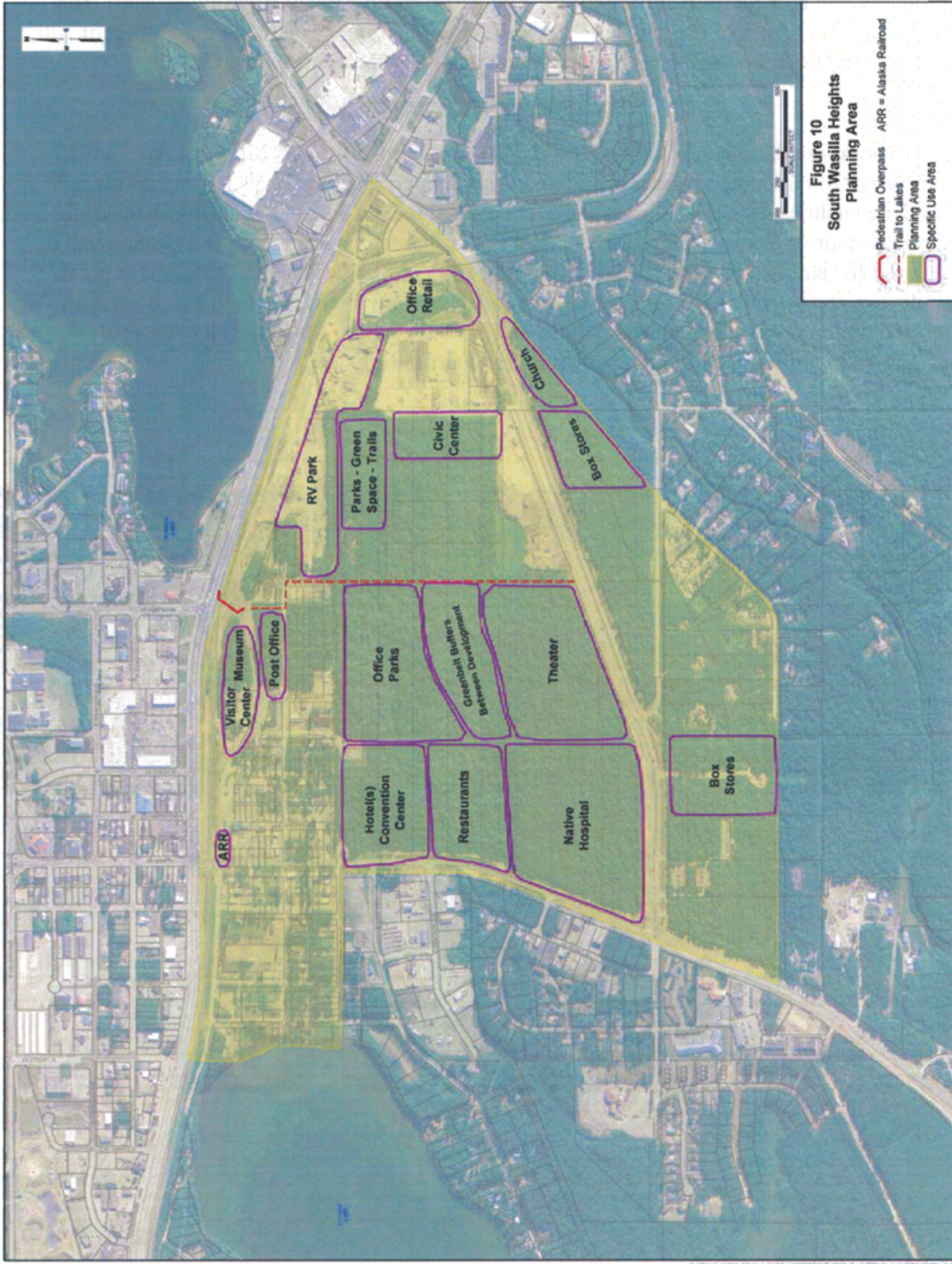




Figure 9
South Wasilla Heights
Planning Area



THE AIRPORT AND TRANSPORTATION MUSEUM AREA is nestled south of the Parks Highway and hosts both light industrial and recreation activities. Public infrastructure is expanded to support light industrial development and compatible uses. Residents value the area's three predominant assets—a premier MUSC, Wasilla Municipal Airport, and a transportation and industry museum. The area is a shipping and transportation hub for residents and surrounding communities. The Airport and Transportation Museum Area continues to transform the landscape of Wasilla, integrating sustainable development with visitor attractions and services that contribute to the community's growth.

❖ COMMUNITY CHARACTER ❖

Year round recreational growth in the Airport and Transportation Museum Area will be supported to encourage residents and visitors to experience the area's natural assets and modern facilities. Its reputation as a major regional recreation asset will be enhanced through development of outdoor playing fields and additional recreation facilities. Funding will be secured for land acquisition to establish parks and trails as well as maintain and expand multi-use access to natural open areas in the Airport and Transportation Museum Area. We will expand and capitalize on our MUSC and pursue hosting opportunities for sporting events and competitions to attract visitors from around the state.



*Snow machining is a popular sport for Wasilla residents
Courtesy: City of Wasilla*



The Alaska Railroad has long transformed development in Wasilla



Airplanes tied down at the Wasilla Municipal Airport

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The Airport and Transportation Museum Area will grow to become the Mat-Su Borough's multi-modal transportation hub, setting the stage for commercial and industrial growth in Wasilla as well as the entire Mat-Su Borough. Future conflicting land uses will be addressed through changes to land development codes. Infrastructure connections will continue to expand, and the City will work with developers to determine mutually beneficial solutions to infrastructure expansion. Relationships will be cultivated with a variety of industries that can provide gainful employment and promote economic sustainability. The central location of this area to the state population offers an appropriate and convenient home for regional branches of state and legislative government.

❖ ECONOMIC DEVELOPMENT ❖

The Airport and Transportation Museum Area will be aggressively promoted to attract tourists, focusing on the area's assets such as the MATI and multiple modes of access to the area. Development of resident and visitor services such as hotels, restaurants, open air markets, and shops will be encouraged and supported. Attractive signage promoting the area's amenities will be placed strategically along transportation corridors to direct residents and visitors into the area instead of directing them out of the area. The MUSC will be promoted to host more area graduations, banquets, conferences, and sports tournaments.

❖ TRANSPORTATION AND CONNECTIVITY ❖

The airport will become a more prominent focal point of the community. It will continue to transform the transportation sector, expanding to a capacity that will accommodate commercial air traffic supported by expanded aviation infrastructure. The airport will fill cargo and travel needs for Wasilla and the surrounding area, including scheduled air and executive jet service. Transportation corridors will be extended, and access will be increased to this area, including support of commuter rail. Annexation will be pursued to support development activities and the undeveloped parcels will provide a buffer to allow for future growth. Road connections such as Mack Drive to Clapp Road will be realized, along with others. Connectivity will also be accomplished with trails from urban to park areas.

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Common Ideas

- Hotels and shops (hospitality services)
- Expand runway
- Expand MATI
- Expand MUSC
- Annex land at the west end of the planning area boundary

Unique Ideas

- Create a center for pilots to stay overnight
- Executive jet service
- Light cargo service
- Scheduled air service

Other Highlights

- Bike path
- Establish trailhead for Knik Trail
- Establish ATV/snowmachine trailhead near MUSC
- Reroute traffic and/or develop access roads to bypass adjacent neighborhoods

