

Girdwood Comprehensive Plan

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Chair, Imagine! Girdwood

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The Context

- Girdwood still operates under 1995 Girdwood Area Plan
 - attempted updates in 2007 & 2012
- Extensive community engagement
 - over 900 individuals contributed to project (popn ~2,100)
 - two full rounds of local public comment on plan
- Similar vision to 1995 but change in emphasis
 - 1995 plan was resort-centric
 - 2007 attempted update tried to reframe
 - Girdwood is a gateway outdoor recreation community
 - theme of economic diversification



Policies

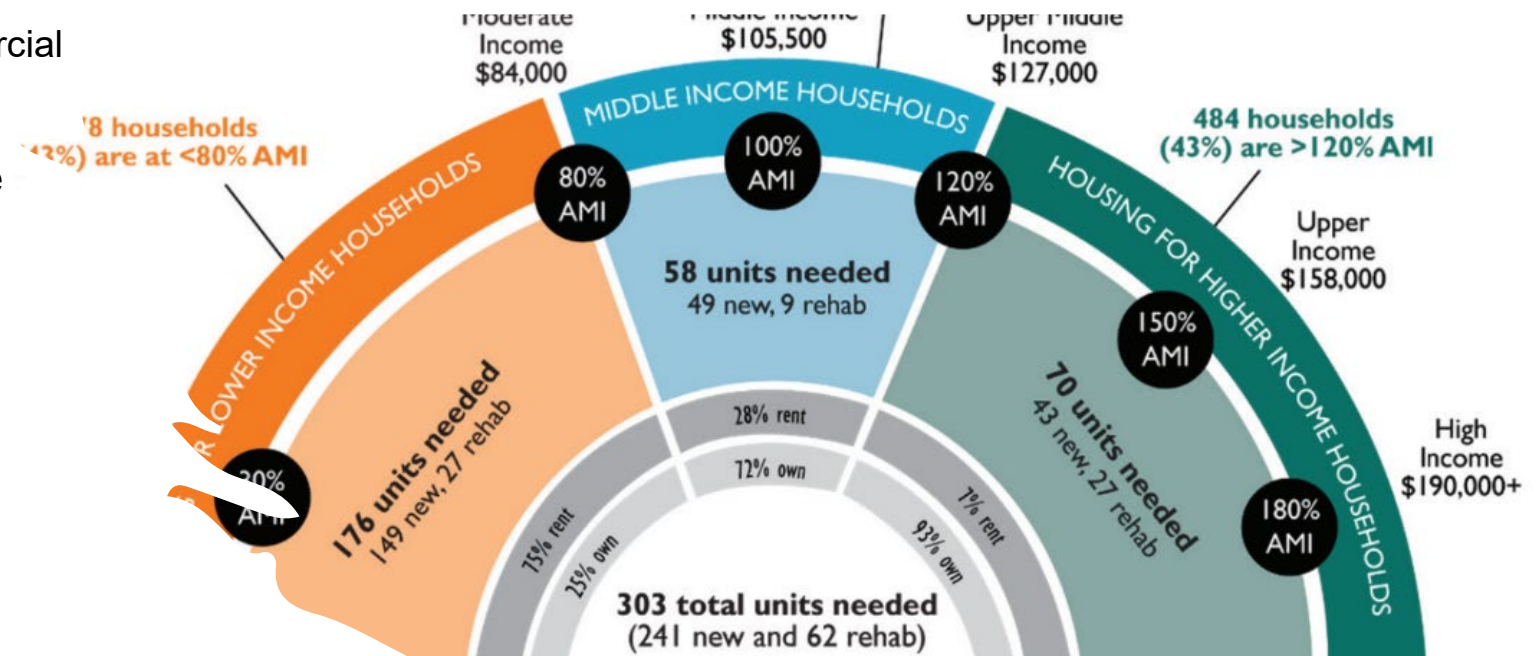
- Focus areas:
 - Housing (community housing first)
 - Economic Development (broadening)
 - Recreation (local and to drive tourism)
 - Transportation (multi-modal & connectivity)
- Local environment is the economic driver
 - Better use of existing housing is more cost-effective
- Smart development with focus on *occupied* housing
 - regulate for impact, not # of front doors
 - “Low impact” and “mixed impact” residential
- Broadening economic base
 - Within & beyond recreation tourism

Girdwood can't build its way out of the housing crisis



Analysis and Land Use Map

- Analysis
 - existing conditions
 - ~300 acres housing & non-resort commercial
 - projected needs
 - ~100 acres new housing + commercial
- Land Use Map
 - allocates ~500 acres towards future housing & commercial
 - simplifies land use categories
 - no commercial-only
 - housing (almost) everywhere



Further Details at
Nov-22
Work Session

