

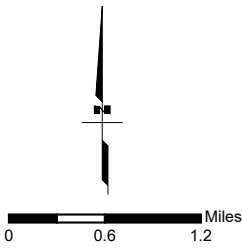
Probable Limits of Alternatives
City Boundary (MSB)
US Census Block Group

Valley Transit Fixed Route Stop
Separated Pathway (MSB)
Valley Transit Fixed Route

Non-Driving Population*

4 - 6%
6 - 9%
9 - 11%
11 - 15%
15 - 19%
19 - 30%

* Population represented by US Census Block Groups



**SOCIAL GROUPS:
TRANSIT MAP**

SEC 1 - 11, 16 - 19, T 16N, R 2W; SEC 1-2, 13, 24 T 16N, R 3W
SEC 7, 17 - 20, T 17N, R 1E; SEC 6-24, 26-32 T 17N, R 1W
SEC 1, 7-36, T 17N, R 2W; SEC 1, 12-13, 23-26, 35-36, T 17N, R 3W

SEWARD MERIDIAN, ALASKA



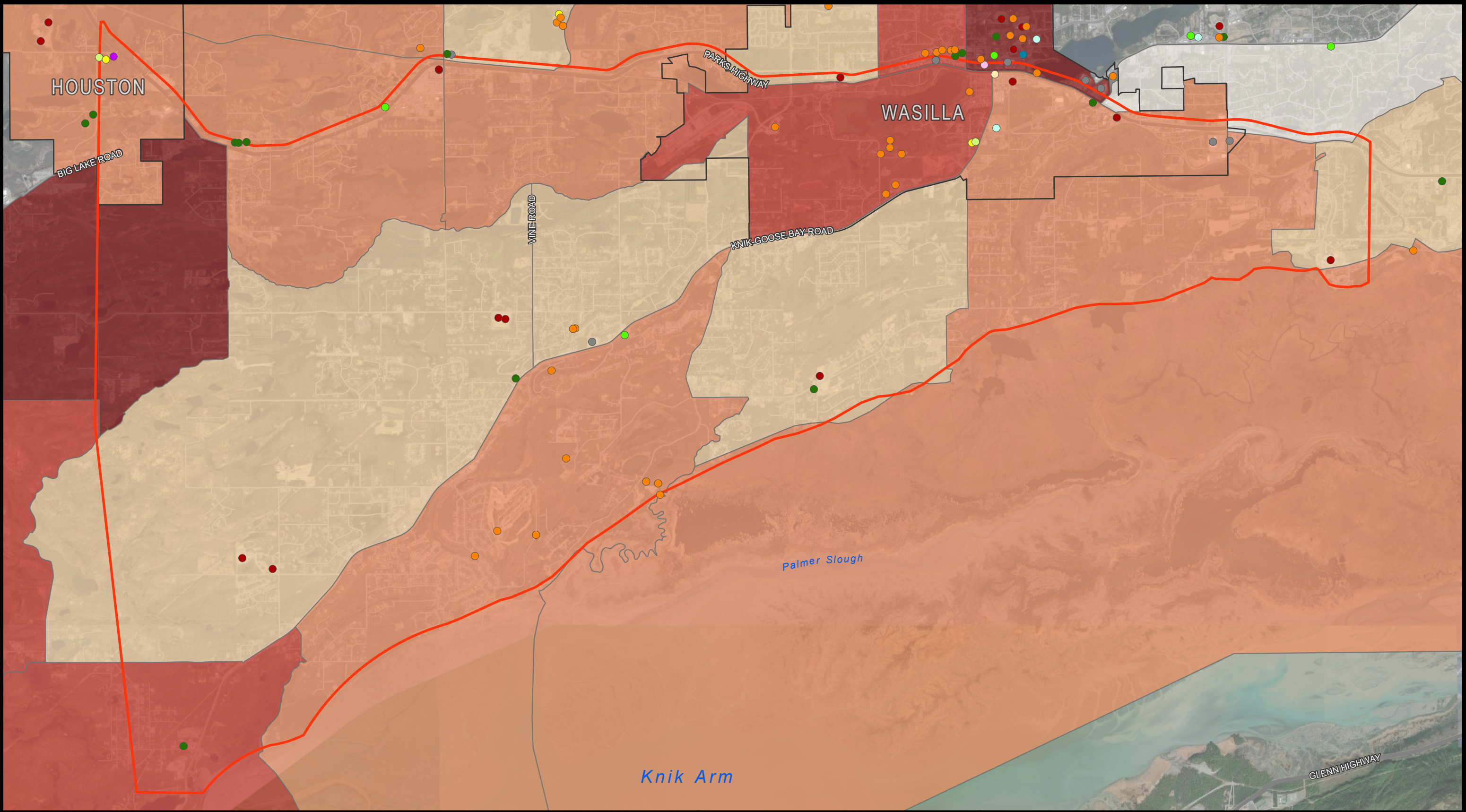
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

DOT&PF PROJECT NO. CFHWY00421/0A41039
PARKS HIGHWAY ALTERNATIVE CORRIDOR PEL STUDY

MATANUSKA-SUSITNA BOROUGH, ALASKA

NOVEMBER 08, 2021

FIGURE 1

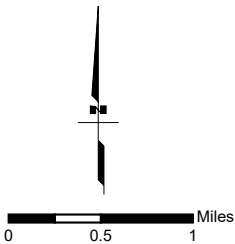


- Probable Limits of Alternatives
- City Boundary (MSB)
- US Census Block Group

- Grocery Store
- City Hall
- Community Center
- Library
- Medical
- Post Office
- Public Safety

- Senior Comm Center
- Senior Housing
- Train Depot
- Recreational
- School

- Average Pop. % Disabled, Elderly, Low Income, and POC***
- 13 - 15%
 - 15 - 17%
 - 17 - 21%
 - 21 - 24%
 - 24 - 27%



SOCIAL GROUPS: DEMOGRAPHIC MAP

SEC 1 - 11, 16 - 19, T 16N, R 2W; SEC 1-2, 13, 24 T 16N, R 3W
SEC 7, 17 - 20, T 17N, R 1E; SEC 6-24, 26-32 T 17N, R 1W
SEC 1, 7-36, T 17N, R 2W; SEC 1, 12-13, 23-26, 35-36, T 17N, R 3W

SEWARD MERIDIAN, ALASKA



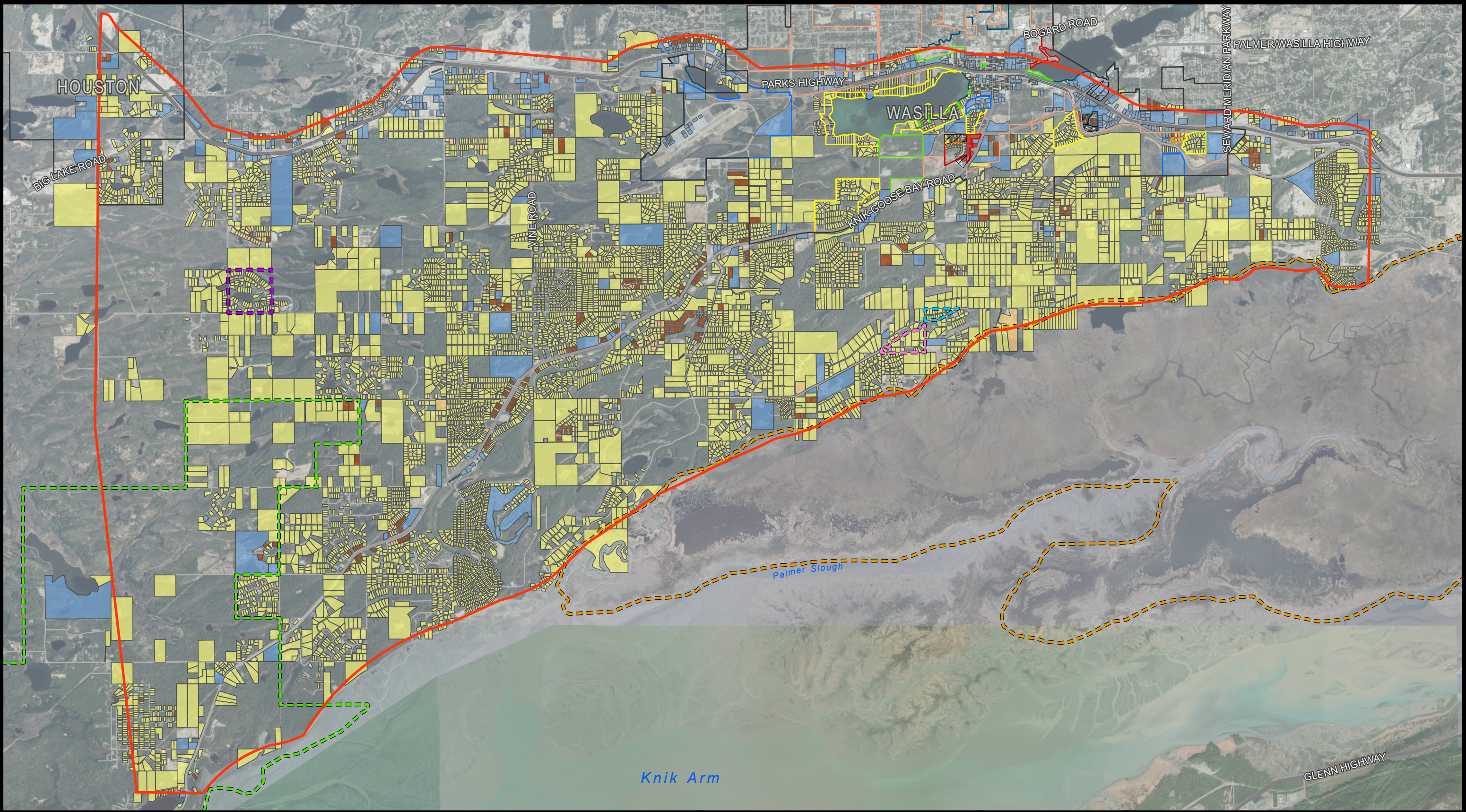
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FIGURE 2



Probable Limits of Alternatives
City Boundary (MSB)

City of Wasilla Zoning

- Planned Unit Development
- I_Industrial
- P_Public
- R1_Single Family Residential
- R2_Residential
- RM_Multi-family Residential
- RR_Rural Residential
- C_Commercial

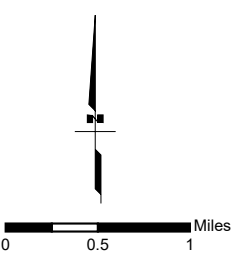
Land Use (MSB)

- Commercial
- Condominium
- Duplex
- Low-Income
- Housing Tax Credit
- Multi-family
- Residential

Special Use Districts (MSB)*

- Dawn Lake Estates No 1
- Fairview Estates Addition #1 Block 2 Lot 1 thru 22
- Hay Flats Recreation Area
- Jack Fish Landing Subdivision
- Knik Sled Dog and Recreation

**Special use districts subject to regulations in Matanuska-Susitna Borough Code Title 17*



SOCIAL GROUPS: ZONING AND LAND USE MAP

SEC 1 - 11, 16 - 19, T 16N, R 2W; SEC 1-2, 13, 24 T 16N, R 3W
SEC 7, 17 - 20, T 17N, R 1E; SEC 6-24, 26-32 T 17N, R 1W
SEC 1, 7-36, T 17N, R 2W; SEC 1, 12-13, 23-26, 35-36, T 17N, R 3W

SEWARD MERIDIAN, ALASKA



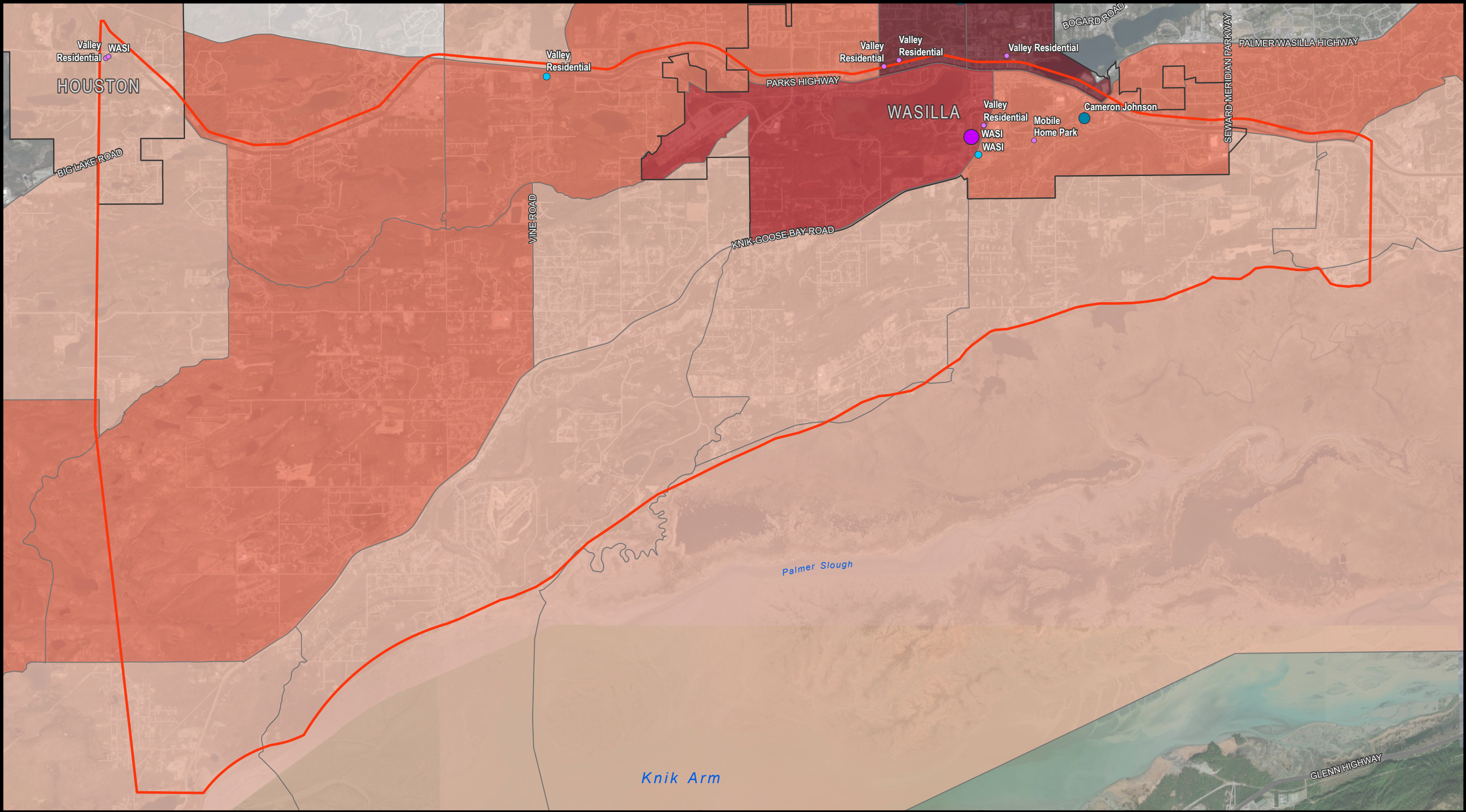
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FEBRUARY 17, 2022

FIGURE 4



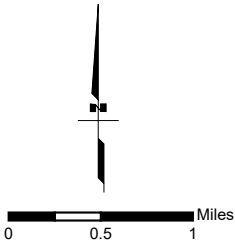
Probable Limits of Alternatives
 City Boundary (MSB)
 US Census Block Group

Number of Affordable Housing Units

- ≤ 20
- 21 - 40
- 41 - 60
- 61 - 80
- 81 - 128

Percent of Population Renting *

- ≤ 10%
- 10 - 20%
- 20 - 30%
- 30 - 40%
- 40 - 58.4%



**SOCIAL GROUPS:
RENTERS AND AFFORDABLE HOUSING MAP**

SEC 1 - 11, 16 - 19, T 16N, R 2W; SEC 1-2, 13, 24 T 16N, R 3W
SEC 7, 17 - 20, T 17N, R 1E; SEC 6-24, 26-32 T 17N, R 1W
SEC 1, 7-36, T 17N, R 2W; SEC 1, 12-13, 23-26, 35-36, T 17N, R 3W

SEWARD MERIDIAN, ALASKA



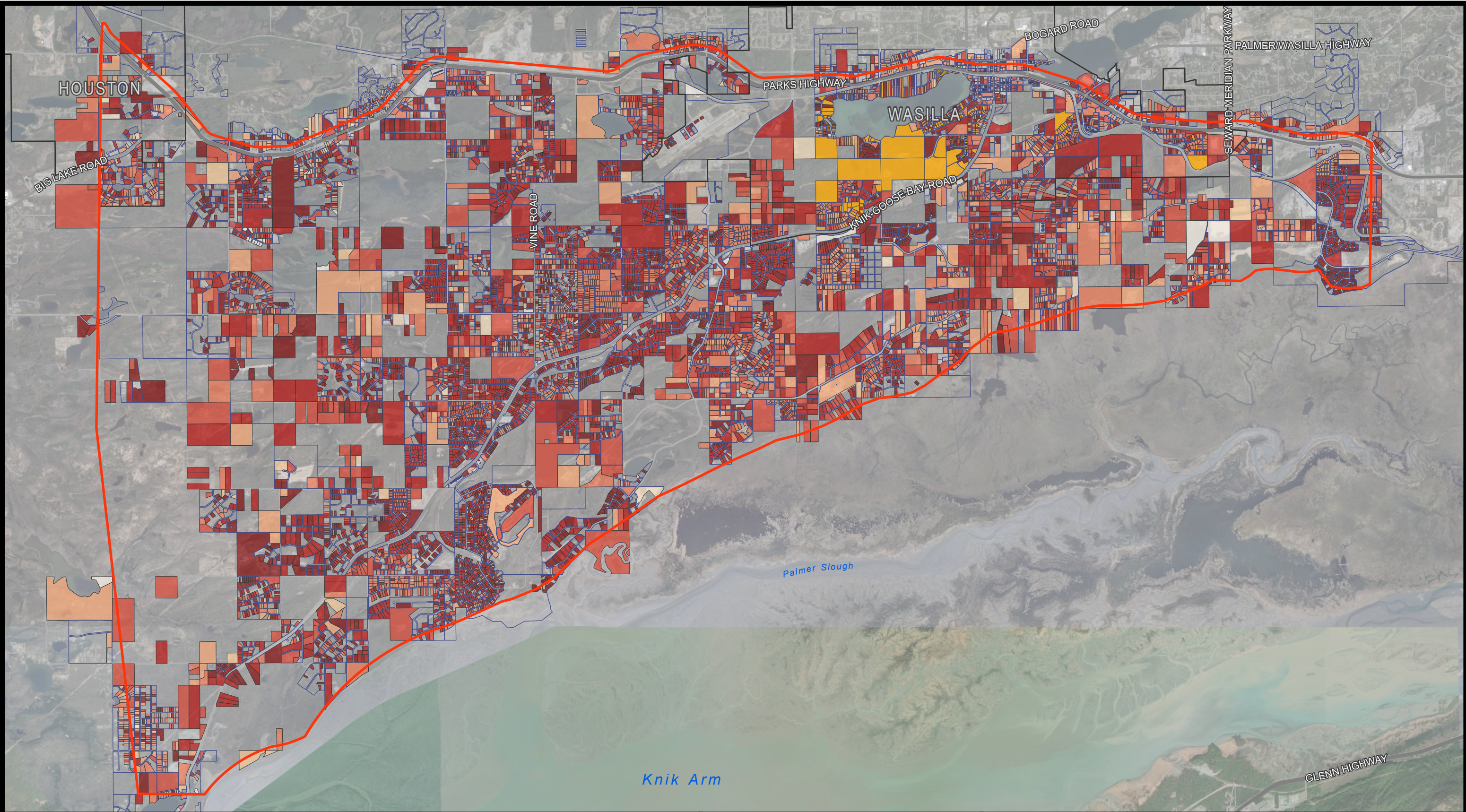
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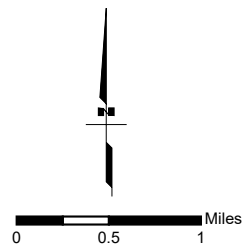
FIGURE 5



- City Boundary (MSB)
- Subdivision (MSB)
- Building-less Parcels within Residential Zone

Average Building Year

- | | |
|-------------|-------------|
| Pre- 1950 | 1981 - 1991 |
| 1951 - 1961 | 1991 - 2001 |
| 1961 - 1971 | 2001 - 2011 |
| 1971 - 1981 | 2011 - 2021 |



* Population represented by US Census Block Groups

SOCIAL GROUPS:
DEVELOPMENT OVER TIME MAP

SEC 1 - 11, 16 - 19, T 16N, R 2W; SEC 1-2, 13, 24 T 16N, R 3W
SEC 7, 17 - 20, T 17N, R 1E; SEC 6-24, 26-32 T 17N, R 1W
SEC 1, 7-36, T 17N, R 2W; SEC 1, 12-13, 23-26, 35-36, T 17N, R 3W

SEWARD MERIDIAN, ALASKA



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES	
DOT&PF PROJECT NO. CFHWY00421/0A41039 PARKS HIGHWAY ALTERNATIVE CORRIDOR PEL STUDY	
MATANUSKA-SUSITNA BOROUGH, ALASKA	
NOVEMBER 08, 2021	FIGURE 6