

Eklutna plans future development

Eklutna, Inc. has proposed a "no surprise" development plan for 2,460 valuable acres the Native village corporation owns in Chugiak and Birchwood, but Eklutna officials predicted that the commencement of actual development of the property will depend upon future population growth trends in the area.

Earlier reports had given some the impression development would begin in a few years, but Fullenwider stressed this was not necessarily the case, depending on the population growth.

The plan establishes traditional, pre-designated zoning rather than the Planned Community zone previously suggested by planners for the area. Eklutna officials felt a Planned Community concept was not specific enough, because parcels of more than 40 acres could be re-designated by a

developer at almost any time.

"We think the traditional plan we've proposed is in the best interests of everyone," said A. Debbie Fullenwider, president of Eklutna, Inc.

"It gives the municipality and area residents a defined and predictable growth pattern that will also help plan in advance for the right number of schools, roads, water and sewer facilities people in the area will need."

The Eklutna plan calls for the development of an 800-acre site in Chugiak between the Glenn Highway and the Old Glenn Highway, as 600-acre site between the Glenn Highway and Birchwood Loop Road and two sites totaling about 1,000 acres north of the Alaska Railroad tracks near the Birchwood airport. Ten other small sites will also be developed.

The plan would develop 3,942 single-family units. Of the more than 12,000 acres only about 180 would be devoted to commercial development and another 327 acres would be designated for light industrial development.

Eklutna is one of about 200 village corporations created by the Alaska Native Claims Settlement Act of 1971. Terms of the act entitled Eklutna to several large land tracts in the Municipality of Anchorage, which have become increasingly valuable with the growth of the area.

Municipal laws state that all land in the municipality must be zoned, thus creating the recent discussions over the zoning plan.

In addition to ongoing discussions over the land and time it will take to subsequently enact the zoning plan, Eklutna also plans to

complete the North Gate Commercial Park in North Eagle River, the Birchwood Airport Park and the Parkview Terrace East subdivision in the Eagle River Valley before starting development of the 2,460-acre parcel.

However, the importance of the parcel led Eklutna to develop a comprehensive plan.

"We want people in the area to know what we are doing," said Fullenwider. "We intend to approach this in the spirit of coor-

pation, because that is the only way the needs of our shareholders and the public-at-large can best be served.

In a meeting with Anchorage Mayor Tony Knowles on the project, Fullenwider also said Eklutna supported construction of a proposed bridge near Eagle River, a short distance down the Glenn Highway toward Anchorage.

Both are working together towards the completion of the Eklutna Water Project.