



**Representative Mark Neuman**  
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## In regards to HB 23

**From:** Emerson Krueger [<mailto:Emerson.Krueger@matsugov.us>]  
**Sent:** Thursday, March 21, 2013 11:22 AM  
**To:** Rep. Mark Neuman  
**Cc:** John Moosey  
**Subject:** Mat-Su growth projections and plans for a new town

Representative Neuman,

Following are some highlights from two recent Mat-Su Borough projects, the density and build-out analysis and the conceptual master plan for a new town in Point MacKenzie.

1) **Density and Build-out Study:** Using the same Institute of Social and Economic Research report that the Municipality of Anchorage and ADOT rely on for population growth rates through-out the state, the Mat-Su Borough developed a method to determine future population density potential based on existing development patterns. A web link to the project is imbedded in the title. [ISER, 2009 Economic and Demographic Projections for Alaska]

a. The density projection and population growth rate, assuming the boom and bust patterns of the last 40 years continue for the next 40 years, project future population to be nearly 400,000 Mat-Su Residents.

i. There are just over 90,000 Mat-Su residents today.

ii. This population level is anticipated to be a base case that will be reached in the next 100 years.

b. Population in the borough has doubled nearly every 10 years since 1966.

c. Mat-Su population in the 2010 Census was 88,995

d. ISER population growth projection puts the Mat-Su at over 120,000 by 2020.

e. Any one of the mega-projects including the Knik Arm Bridge, the Susitna Dam, a Natural Gas Pipeline are anticipated to increase the ten year projection but not the total population of the build-out.

2) **Point MacKenzie Town Site Conceptual Master Plan:** The Borough Community Development Department, Economic Development Department, and the Planning Department are collaborating on a conceptual master plan for a town in the Point MacKenzie Community near Goose Creek Correctional Center off Alsop Road. The

Borough Assembly adopted a resolution brought forward by the Borough Mayor in support of a layout and master plan for a town site in Point MacKenzie.

a. Over 3-square miles of borough-land adjacent to the Goose Creek Correctional Center are being included in a master plan for a future community.

b. Access to water and sewer and the possibility of a floatplane hub similar to Lake Hood make the location ideal for a bustling city center.

c. Plans will be in place to direct some of the growth anticipated from construction of the Knik Arm Crossing into a quality community with space for all the amenities of a city.

d. Initial draft conceptual master plan is attached.

i. the final conceptual master plan is anticipated at the end of April.

Above is a brief overview of two exciting Mat-Su Borough projects. More information is available at the web pages for each project. The links are imbedded above.

Please let me know if you have any questions or would like additional information.

Thank you,

Emerson Krueger

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