



MATSU VALLEY PLANNING FOR TRANSPORTATION (MVP)

HOUSE TRANSPORTATION COMMITTEE APRIL 3, 2025



Brian Winnestaffer, Policy Board Member, CVTC Transportation Director

Kim Sollien, MVP Executive Director

Donna Gardino, Principle Planner, Gardino Consulting

MatSu Valley Planning for Transpotation

Presentation Overveiw

- *MVP Organizational Development*
- *MVP Boundary Development*
- *STIP Development Challenges*







(Chair) Glenda Ledford, Mayor



(Treasurer) Sean Holland, CR Director



(Vice Chair) Steve Carrington, Mayor



Brian Winnestaffer, Transportation Director



(Secretary) Bob Charles, Roads Director



Edna DeVries, Mayor
Mike Brown, Manager

SEVEN MEMBER POLICY BOARD



MVP NONPROFIT FILINGS AND ORGANIZATIONAL DEVELOPMENT



Operating Agreement and MPA Boundary signed by the Governor and Policy Board Dec 19, 2023

Submitted form 1023 to IRS and applied for an EIN (Employer Identification Number) 501c3 status received 10.30.24

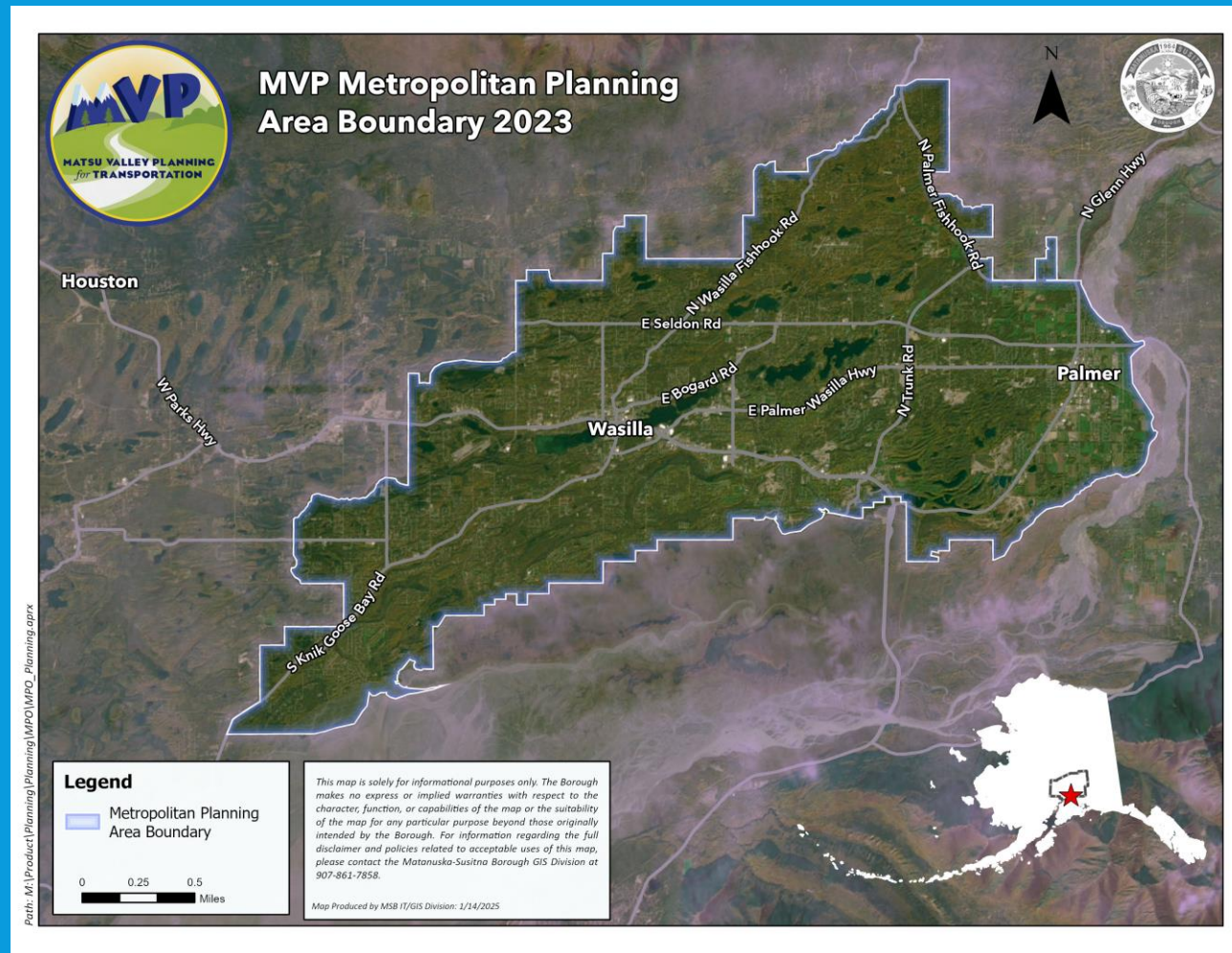
Drafted and Adopted all the Personnel and Organizational Policies

Hired an Executive Director and Opened a bank account

We are here

Launch the Metropolitan Transportation Plan and Hire Additional Staff

BOUNDARY DEVELOPMENT PROCESS



WASILLA, KNIK FAIRVIEW, NORTH LAKES URBAN AREA DESIGNATION

On December 29th 2022,
the U.S. Census identified
a portion of the Mat-
Su Borough Core Area as a
Qualifying Urban Area,
with a population of over
50,000.



Wasilla--Knik-Fairview--North Lakes, AK Urban Area

Urban Area in: [United States](#)

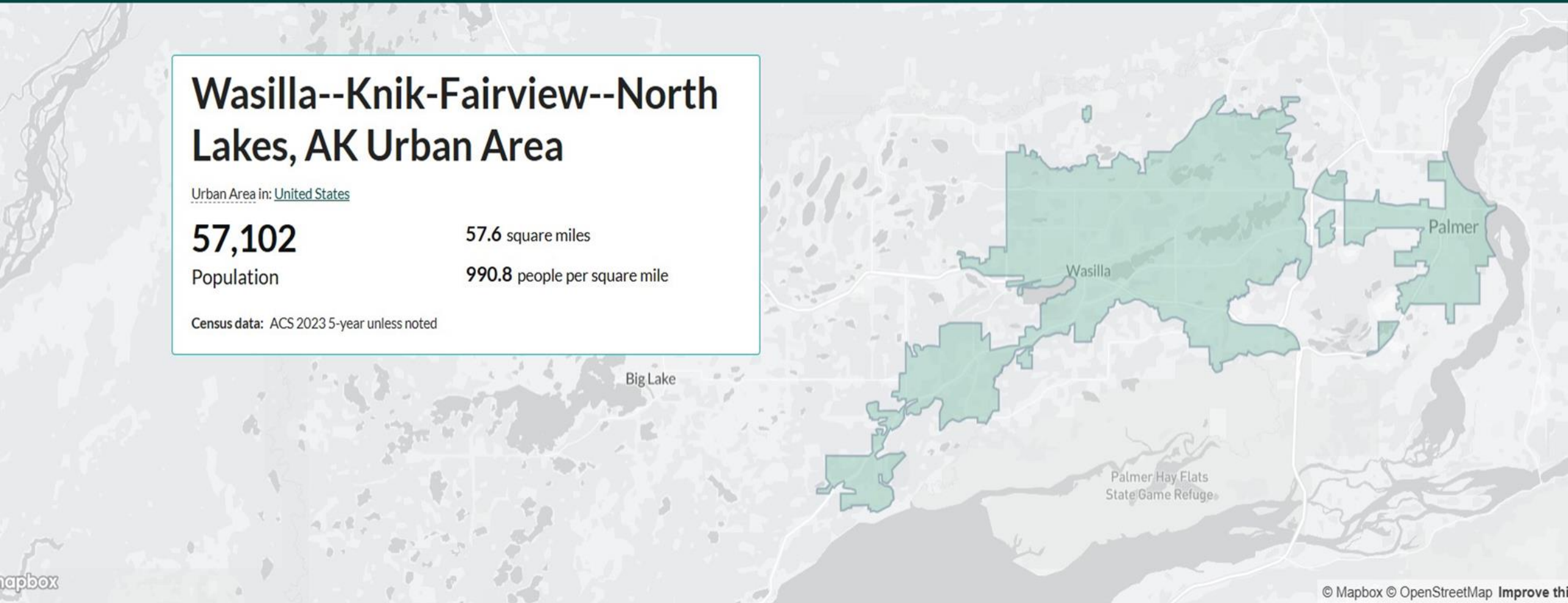
57,102

Population

57.6 square miles

990.8 people per square mile

Census data: ACS 2023 5-year unless noted



Determining density: 1000 people per square mile or 400 dwelling units (2.5pp x 400) per square mile in a contiguous area that is over 50,000



Once the census designates an urban area, within one year of the designation, an official metropolitan planning organization (MPO) must be established to continue to receive federal highway funding to carry out the 3C process.

METROPOLITAN PLANNING AREA BOUNDARY DEVELOPMENT STRATEGY: APPROVED BY THE MVP PRE-POLICY BOARD OCTOBER 20TH 2021

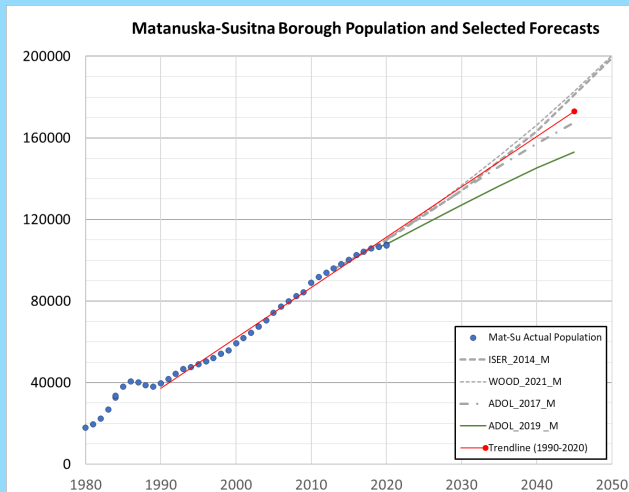
- The boundaries of a MPA shall be determined by agreement between the Metropolitan Planning Organization (MPO) and the Governor.
- Each MPA shall encompass at least the existing urbanized and the contiguous area expected to become urbanized within a 20-year forecast period; and may encompass the entire metropolitan statistical area or consolidated metropolitan statistical area, as defined by the Bureau of the Census.
- The MPA boundary should be established to reflect the most comprehensive boundary to foster an effective planning process that ensures connectivity between modes, reduces access disadvantages experienced by modal systems, and promotes efficient overall transportation investment strategies.
- Approval of MPA boundaries by the FHWA or the FTA is not required. However, MPA boundary maps must be submitted to the FHWA and the FTA after their approval by the MPO and the Governor
- 23 CFR § 450.312(a)(1)

What Controls an MPO Boundary?

Boundary drawn around contiguous census blocks with “a population density of at least 200 households per square mile (HPSM)”

Total Population

+46000 MSB residents, 2020-2045



Spatial Distribution

<i>People per Sq. Mi.</i>	<i>Households per Sq. Mi.</i>	<i>Acres per Household</i>
500	200	3.2

Causes of Increased Density

- New Construction
- Changing Census Blocks

“Contiguous” Hops and Jumps

Hops

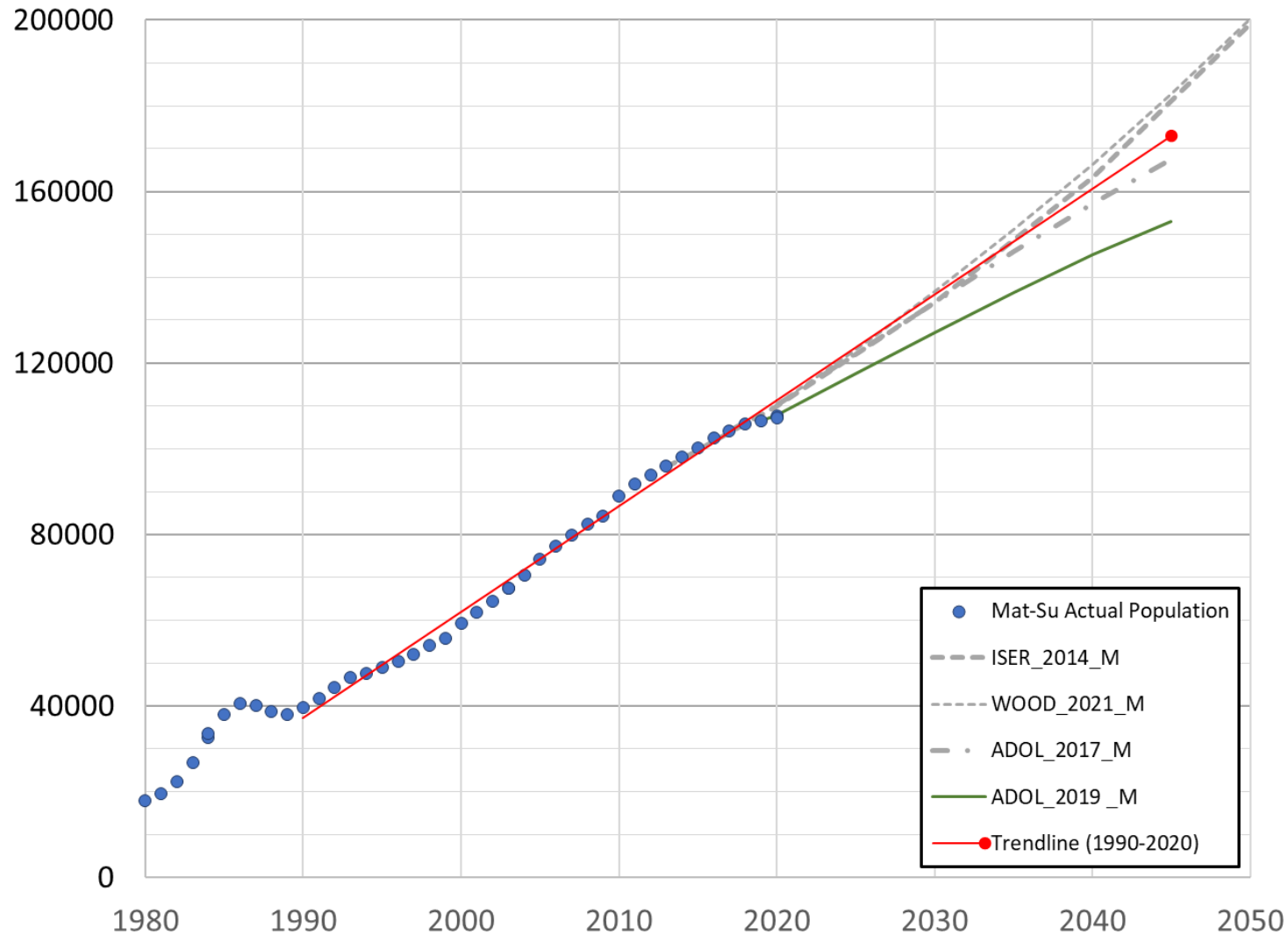
- Up to 0.5 miles
- Unlimited number

Jumps

- Up to 1.5 miles
- One “along any given road connection”

Determining Population Growth: Forecast Selection

Matanuska-Susitna Borough Population and Selected Forecasts



2020 Census
MSB Population = 107,000

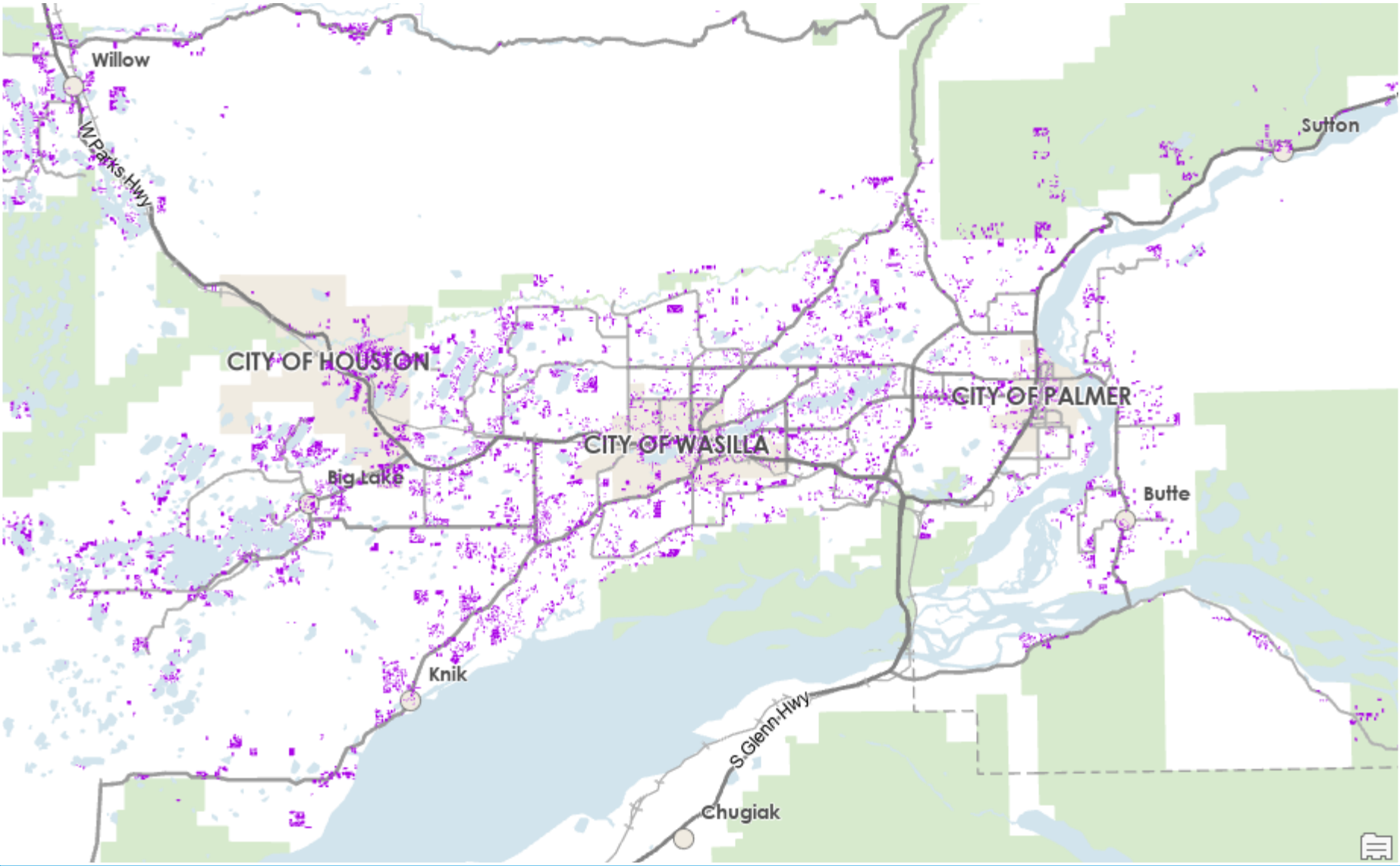
2045 forecast
Reviewed Approved byt Policy Board on
Apr. 20th 2023
Department of Labor 2019 Forecast
MSB Population = 153,000 by 2045
Green line

+46000 MSB residents, 2020-2045
Most withing the greater core area

WHERE WILL THE 43,000 NEW RESIDENTS GO? PARCEL ANALYSIS

- Included all
 - Privately owned land less than 5 acres that are undeveloped
 - Identified parcels that were part of a current platting action
 - Identified parcels over 5 acres privately owned
- Excluded Lands
 - Public ownership local, state and federal agencies,
 - Parcels with a structure, and
 - Agriculture land

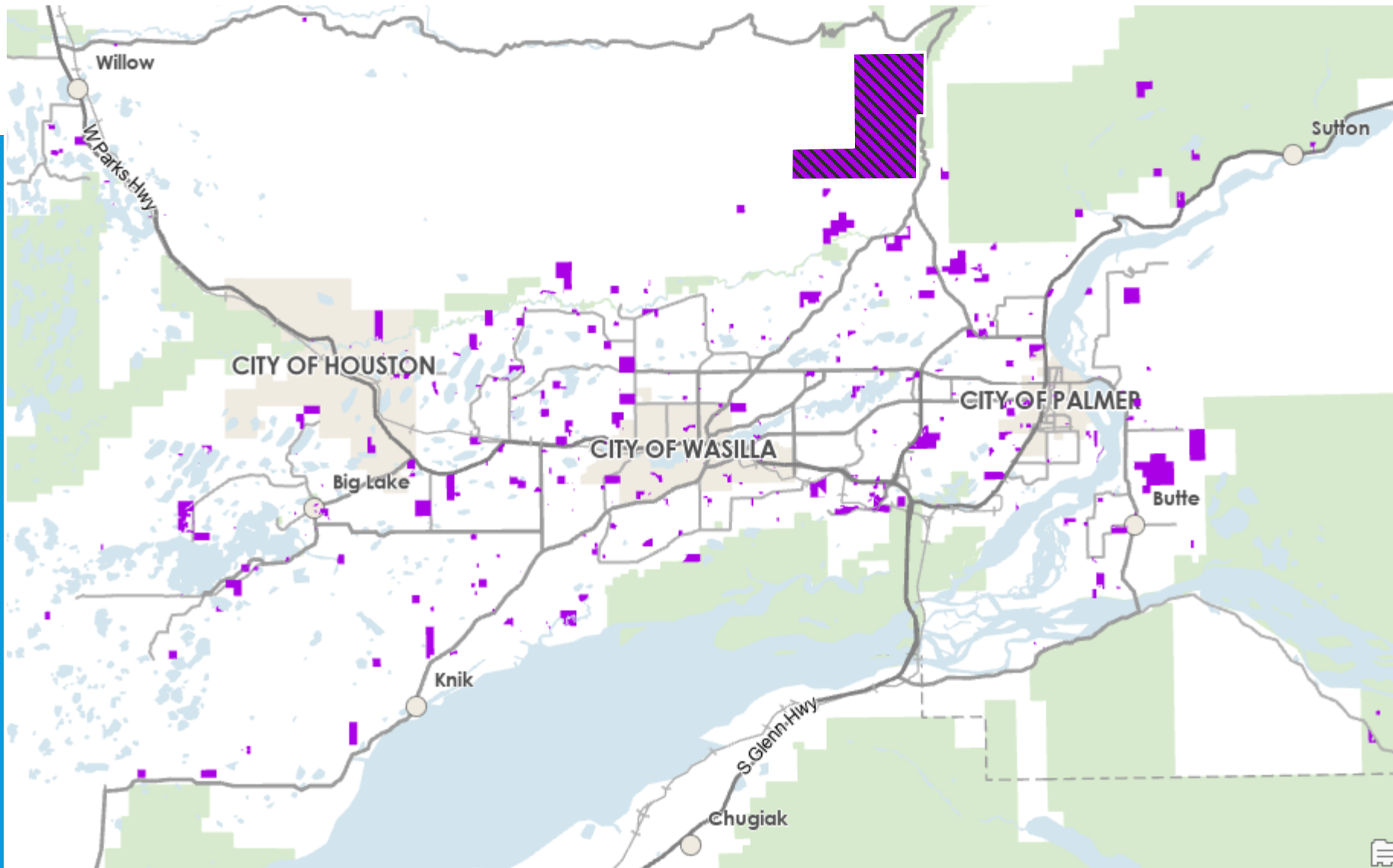
PRIVATELY OWNED, UNBUILT, <5 ACRE PARCELS




+43,000 residents
2020 - 2045

Total Parcels	13090
Assumed Residential (20:1)	12467
New Residents (2.6 per household)	32414

CURRENT PLATTING ACTIONS IN-PROGRESS (DEC. '22)



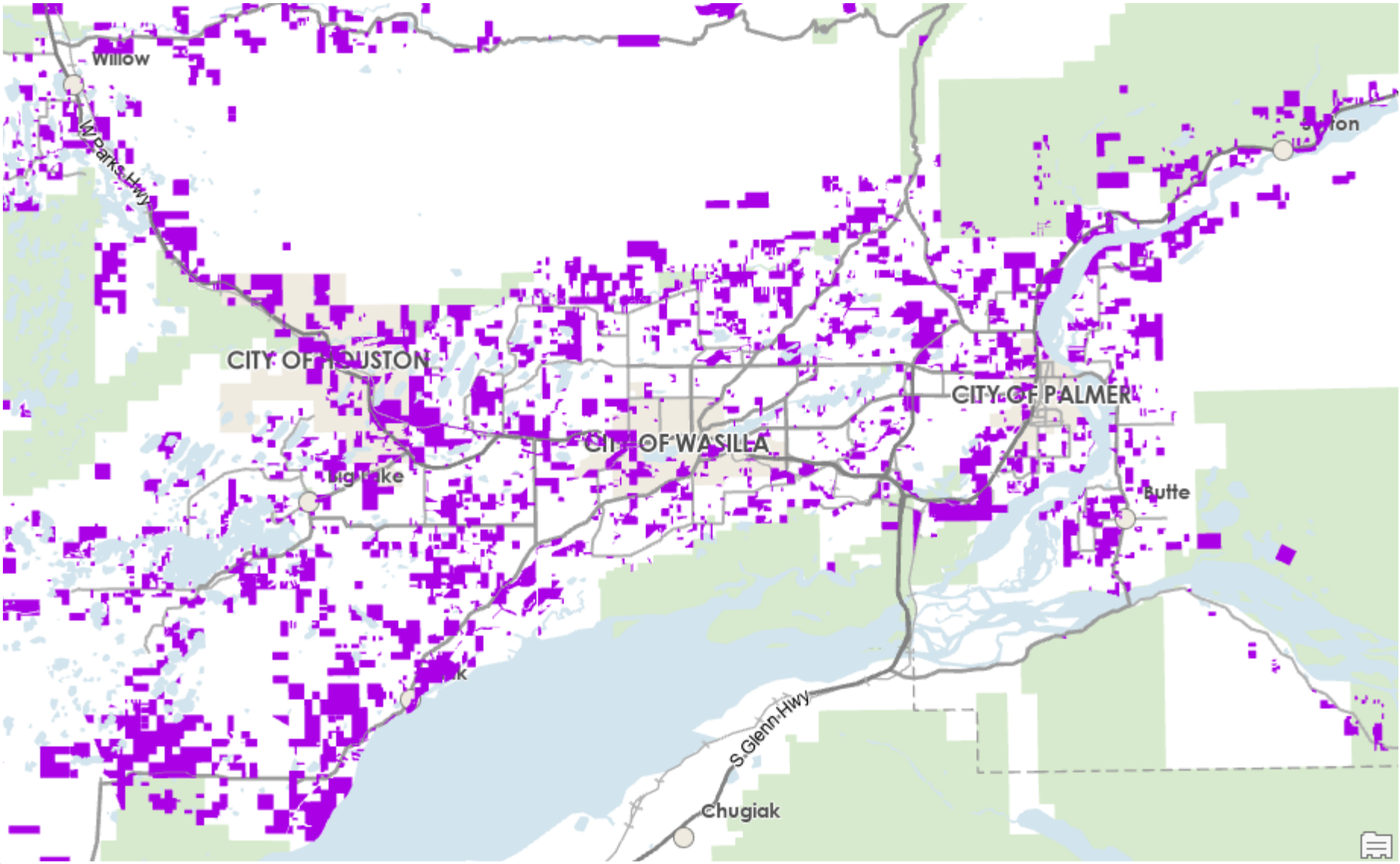
**+43,000 residents
2020 - 2045**

 Total Parcels	558
Total Acres	12594
Assumed Residential (20:1)	11994
New Households (1.5 acre spacing)	7996
New Residents (2.6 per household)	20790

 GPR Area additional 6657 acres

Signal of near-term development

ALL OTHER PRIVATELY OWNED UNBUILT PARCELS



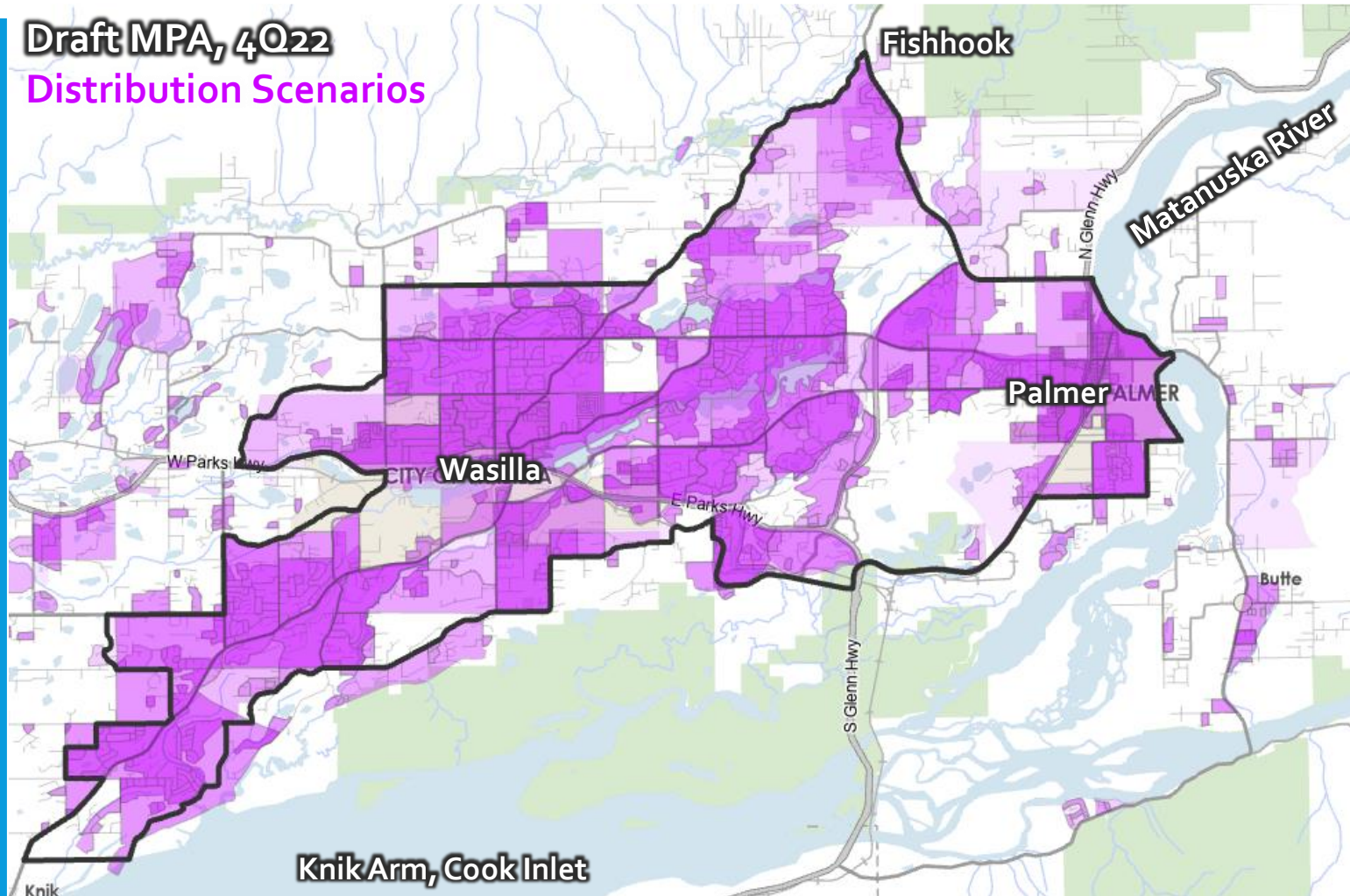
**+43,000 residents
2020 - 2045**

Total Parcels	2960
Total Acres (non-wetland)	26500
Total Acres (inc. wetlands)	80592

Room for 70,000 – 200,000
new residents

Mid- or longterm future

POPULATION DISTRIBUTION FORECASTS



- Selected population forecast 43,000 new people by 2045 (Dept. of Labor, 2019)
- Adjusted Borough-wide forecast to fit study area
- Distributed by Census Block and by TAZ
- Ran 4 scenarios including sprawl vs popular areas and assess 100% infill, 70% infill, 40% infill on all unbuilt private land
- Assumption- no public utility changes

UNDER THE HOOD

Assumed Mean Residents / Household: 2.6

- national average; MSB average is 3

Assume all lot sizes are equally attractive to commercial and residential development

Assumed Residential vs. Commercial Development: 20:1

- Overall MSB: 25:1
- Last 10 years of construction: 19:1

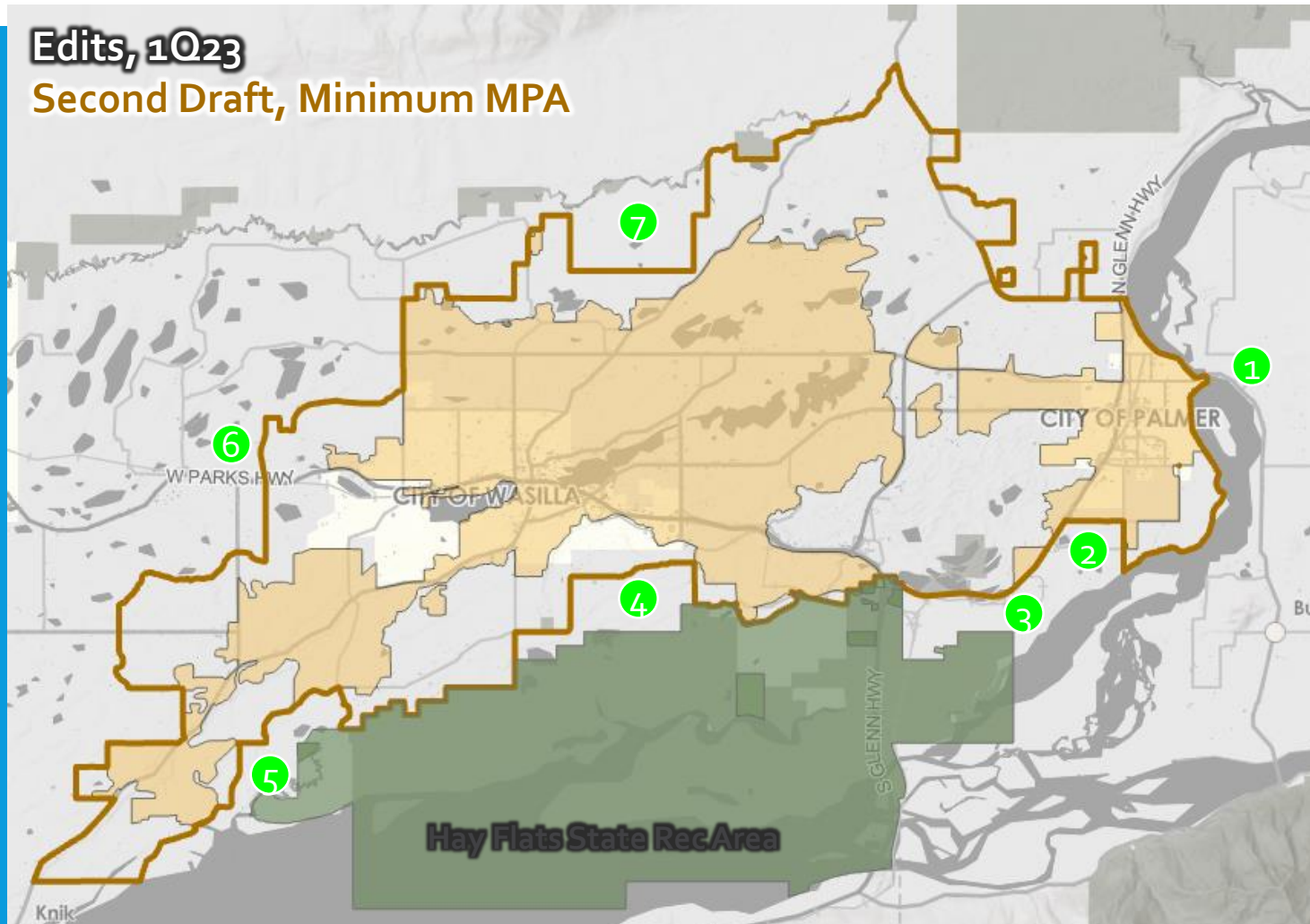
+43000 residents projected by 2045

+ 1700	accommodated by 2021 construction
+32400	can fit in existing small unbuilt parcels
<u>+20800</u>	can fit in existing platting action
+54900	





Other private acreage can
accommodate 2x – 3x current population



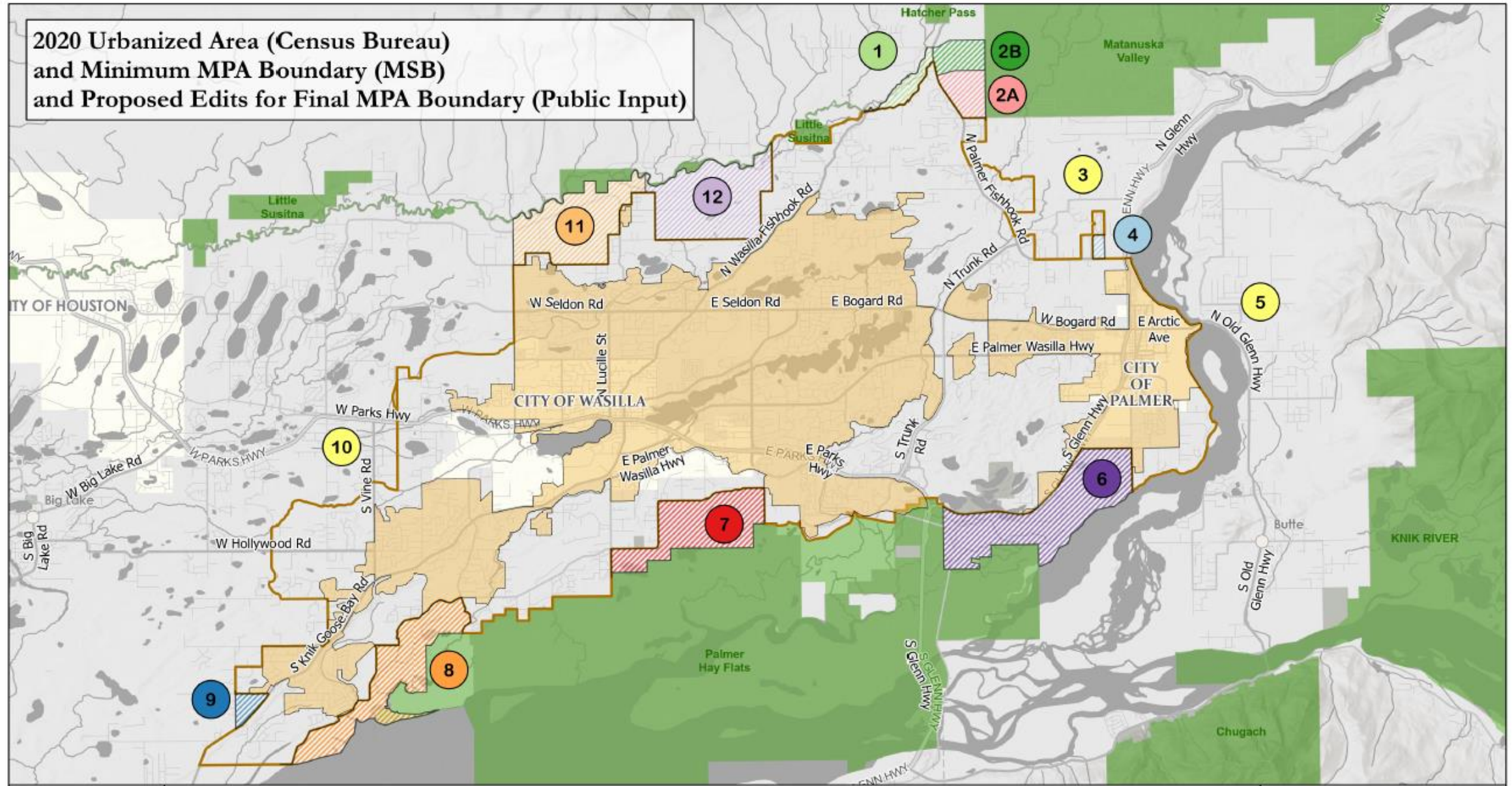
Next Steps in Finalizing the MPA



- Identify decision points
- Pre-MPO Policy Board
Mid-February to share draft
- Meet with subject matter experts
February 28, 2023
- Incorporate feedback
- Public meeting/comments March
22, 2023
- Incorporated feedback
- Reviewed by the Technical
Committee and Approved by the
Policy Board 9.19.2023

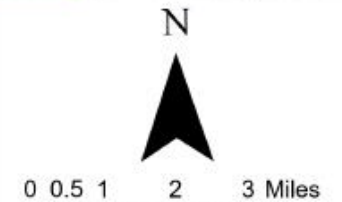
	Short Name	Description	Government 	Subject Matter Experts 	Public 	Results:
1	GPRA / Edgerton Parks	Include the portion of Edgerton Parks Rd from N Palmer Wasilla Fishhook Rd to the Little Susitna River bridge, which has a proposed improvement project; produce a more visually regular MPA boundary when combined with Change 2B	Suggestion / Recommendation	No Comment	Suggestion / Recommendation	Recommended
2A	Fishhook Moose Range Access	Add Wendt Rd and the portion of N Sun Valley Rd used to access the Moose Range trailhead, a major traffic generator	✓ Consensus Support	No Comment	Suggestion / Recommendation	
2B	Fishhook Moose Range Access	Add the remainder of the N Sun Valley Dr neighborhood to produce a more visually regular MPA boundary	Suggestion / Recommendation	No Comment	Suggestion / Recommendation	
3	Farm Loop / Soapstone	General due diligence. Check whether census blocks in the Farm Loop and Soapstone neighborhoods could connect to the MPA through Hops and Jumps.	✗ Consensus Opposed	No Comment	Suggestion / Recommendation	Not Recommended The Soapstone neighborhood includes continuous averaging 4 acres, Farm Loop contains many parcels with Agricultural Restrictions.
4	Jana Dr	Add Jana Dr. (0.13 mi) to produce a more visually regular MPA boundary near the N Ryder Dr and N Monte Carlo Ln neighborhood	Suggestion / Recommendation	No Comment	Suggestion / Recommendation	Recommended
5	Butte / Lazy Mountain	General due diligence. Check whether census blocks in the Butte or Lazy Mountain neighborhoods could connect to the MPA through Hops and Jumps.	Neutral / Due Diligence	✗ Consensus Opposed	✗ Consensus Opposed	Not Recommended Current population density along the Old Glenn Hwy does not currently justify including census blocks east of the Matanuska River.
6	Outer Palmer	Change MPA Boundary to follow the Matanuska River. Administrative efficiency; includes gravel pits, future Mat-S Visitor Center, and Matanuska Townsite.	✓ Consensus Support	✓ Consensus Support	✓ Consensus Support	Recommended
7	Fairview Loop	Change MPA Boundary to follow the Palmer Hay Flats State Recreation Area Administrative efficiency; adds all of Fairview RSA roads to the MPA	✓ Consensus Support	✓ Consensus Support	✓ Consensus Support	Recommended
8	Settlers Bay	Change MPA Boundary to follow the Palmer Hay Flats State Recreation Area and Knik Arm Administrative efficiency	✓ Consensus Support	✓ Consensus Support	✓ Consensus Support	Recommended
9	S Alix Dr	Adds S Alix Dr used to access Redington High School and Dena'ina Elementary, major traffic generators	✓ Consensus Support	No Comment	Suggestion / Recommendation	Recommended
10	Meadow Lakes	Various proposals and requests for general due diligence to check whether the MPA boundary should extend further west along the Parks Hwy to include Meadow Lakes neighborhoods.	✗ Consensus Opposed	Suggestion / Recommendation	Suggestion / Recommendation	Not Recommended A small bulge in the Draft Minimum Boundary was removed to produce a more visually regular MPA boundary, exclude all of Meadow Lake Sports Complex, and align with current property lines.
11	Schrock Rd	Extend MPA Boundary northwest to include Schrock Rd	✗ Consensus Opposed	Suggestion / Recommendation	Suggestion / Recommendation	Not Recommended This area is not likely to urbanize and does not contain major traffic generators.
12	E Carney Rd / E Sage Rd	Extend the MPA Boundary north to the Little Susitna River between Schrock Rd and N Wasilla Fishhook Rd	Neutral / Due Diligence	Suggestion / Recommendation	Suggestion / Recommendation	Not Recommended This area is not likely to urbanize and does not contain major traffic generators.

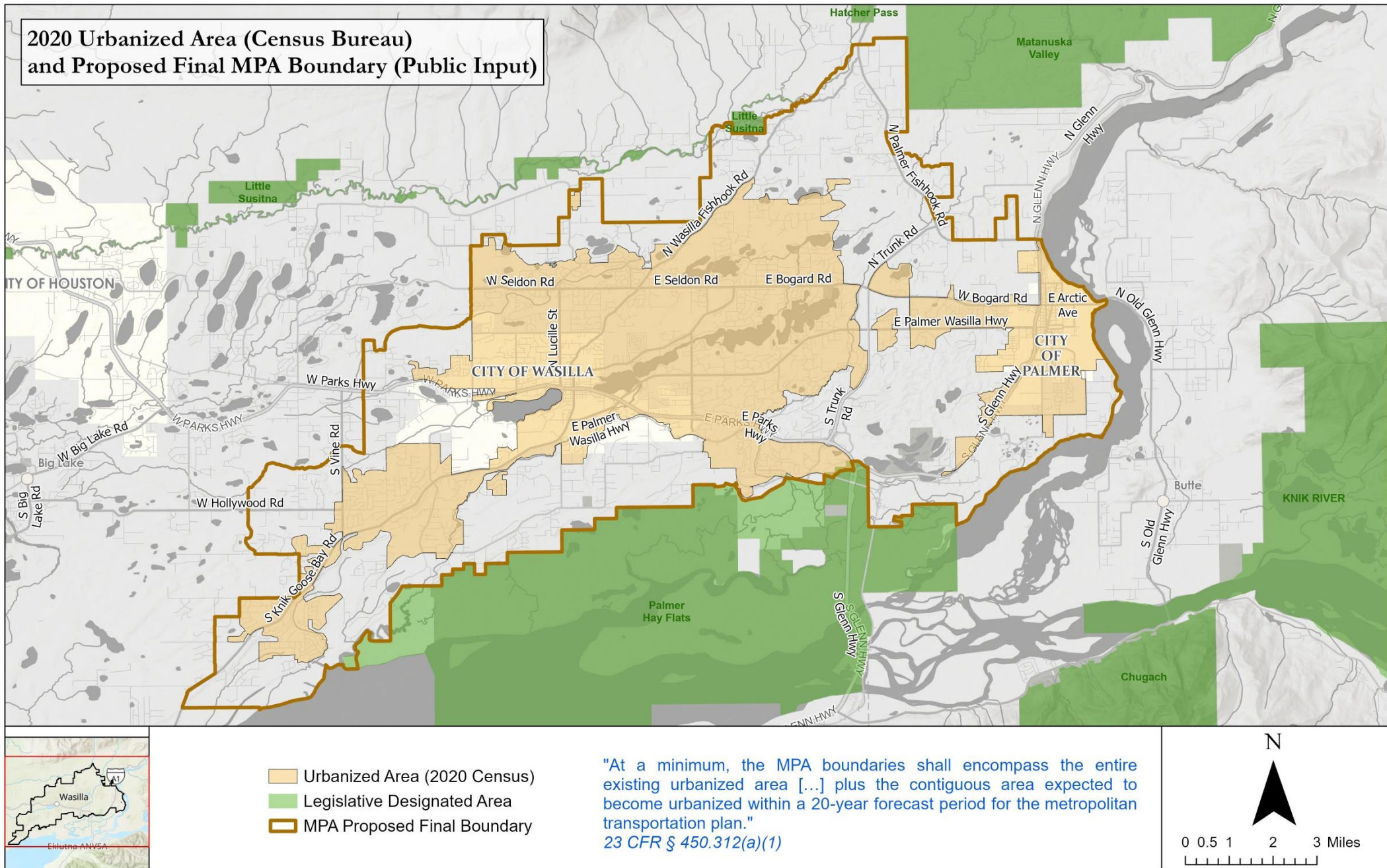
**2020 Urbanized Area (Census Bureau)
and Minimum MPA Boundary (MSB)
and Proposed Edits for Final MPA Boundary (Public Input)**



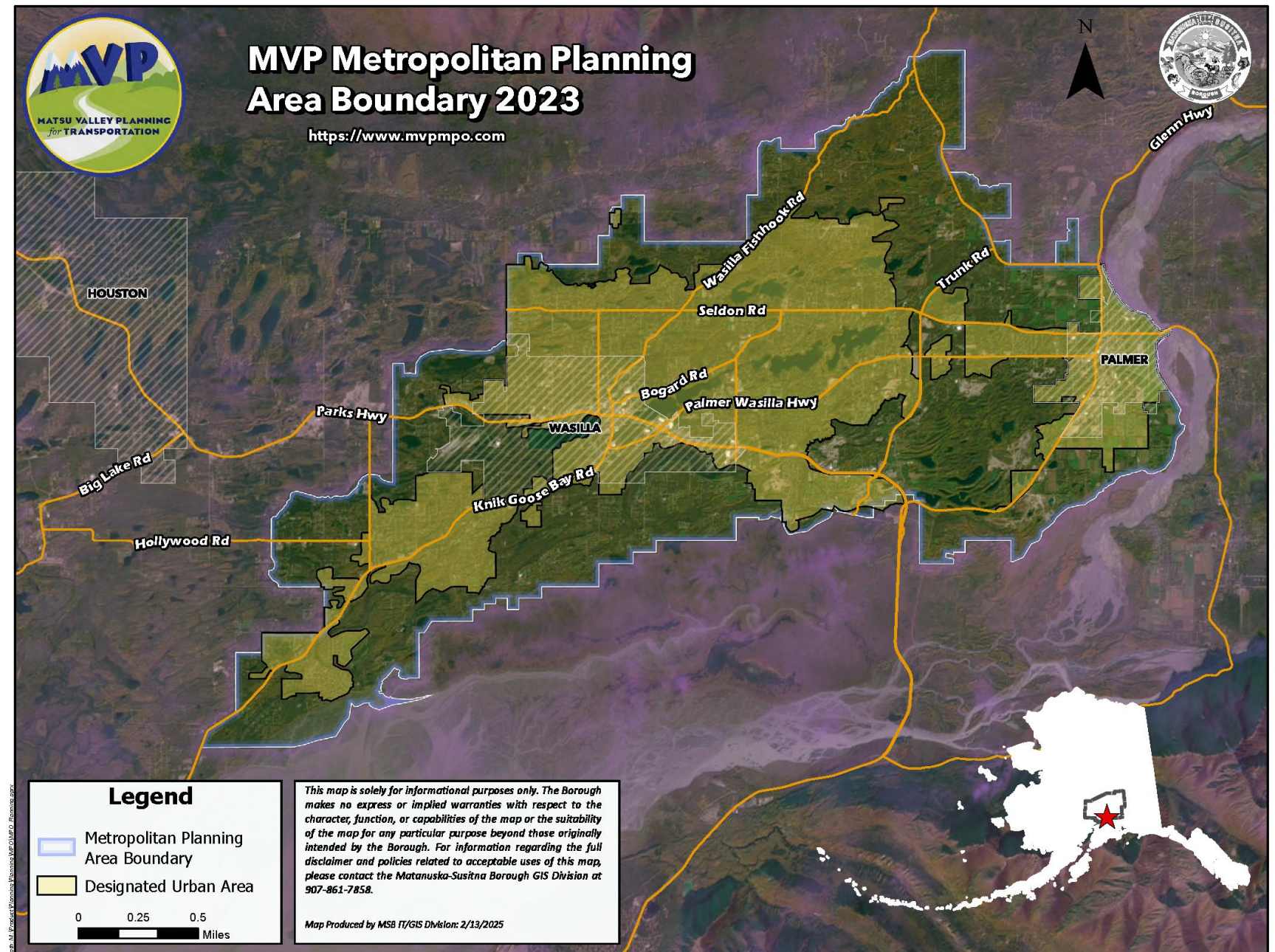
- MPA Draft Minimum Boundary
- Urbanized Area (2020 Census)
- Legislative Designated Area

"At a minimum, the MPA boundaries shall encompass the entire existing urbanized area [...] plus the contiguous area expected to become urbanized within a 20-year forecast period for the metropolitan transportation plan."
23 CFR § 450.312(a)(1)





- MVP MPA Boundary is just over 120 square miles
- About 73,000 people live within the MPA
- The final boundary, includes the minimum area supported by the population forecasting process plus the additional areas agreed upon by policy makers, and approved by the Policy Board September 19, 2023 and Governor's office Dec 19, 2023



STIP Development Challenges



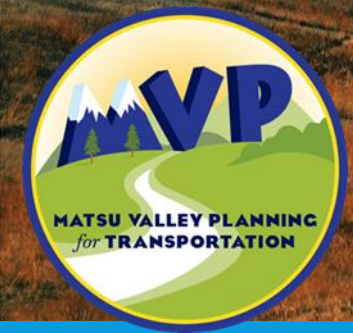
Challenges

- MVP is building its organization and processes.
- Everything is new to the Technical Committee, Policy Board and staff
- MVP's involvement with STIP development has been inconsistent
- Having inconsistent engagement with the Alaska DOT&PF Commissioner's office on STIP development caused the TC and PB confusion about an MPO's purpose and role. We thought we were partners.



Challenges

- Though eligible for funding, MVP does not yet have a MTP or TIP, FHWA suggested MVP develop a Program of Projects to program our funding for FFY24 and FFY25.
- MVP's challenge with the STIP process is that all of MVP's projects are listed in the STIP. We are not clear if our funding is being programmed the way the Policy Board approved.



Questions





THANKS!

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