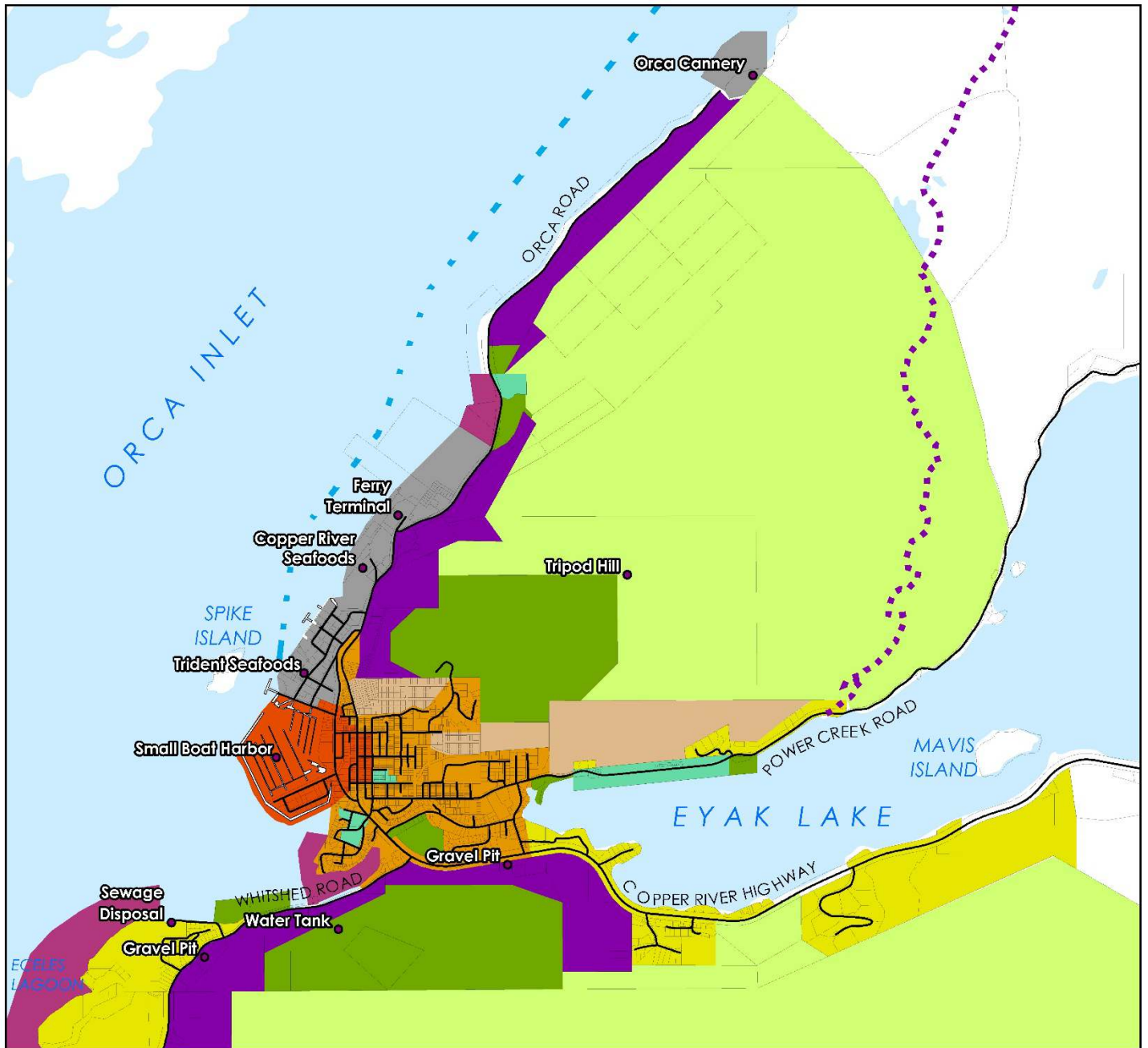


Cordova Comprehensive Plan Update: Future Land Use Maps

Future Land Use Map Categories <i>The general land use categories defined on the map cover areas with different uses, but with similar underlying characteristics. For example, the “Community Core” includes a mix of commercial, industrial and residential uses, but these uses are concentrated in the walkable center of town.</i>		
Land Use Category	Intended Land Uses	Application Area
Community Core	Areas for continuing infill and densification, with a focus on mixed use development, walkability, redevelopment and policies for compatibility between differing uses. This is the primary business district for Cordova.	Historic downtown, harbor, South Fill and waterfront
In-Town Residential	Predominately residential with compatible public, commercial uses; an area for infill and densification, including neighborhoods that currently have public water, sewer, and other utilities.	Neighborhoods within reasonable walking distance (approximately ½ mile) from the Community Core
Outlying Residential	Predominately residential uses although other uses allowed; generally applied in areas with limited public water and sewer service and mixed sewer and septic.	Existing residential and other use properties in areas adjacent to the Community Core and In-Town Residential
Hillside Residential	Undeveloped, physically-constrained property intended for future residential use, in locations requiring rigorous subdivision, road and utility development to respond to the area’s physical constraints.	Properties with significant physical development constraints on predominantly city-owned tracts, in areas adjacent to the Community Core and In-Town Residential
Rural Mixed Use	Variety of uses including residential, commercial, lodging and industrial with minimal rules on allowed uses.	Low density areas outside current/ anticipated utility service areas; generally, in areas on the outskirts of the city such as Whitshed Road, the airport, Six-Mile
In-Town Mixed Use	Areas that require further public engagement to determine best use, which could include residential, commercial or other developed uses.	City-owned and private land, typically in areas with strategic locations but significant physical development challenges

Industrial/ Commercial Waterfront	Industrial and commercial uses that benefit from or require a waterfront location.	Existing and proposed developed waterfront areas
Low Intensity/ Conservation Waterfront	Waterfront areas with identified conservation value, where development will be minimized.	Select locations that adjoin current or anticipated development areas including Shelter Cove, Odiak Slough
Community Facilities	Large parcels used for community and non-profit services and facilities.	Limited to larger tracts of land: community uses on smaller lots are not included
Parks & Developed Open Space	Large parcels used for developed, active recreation.	Ski hill, larger city parks
Watershed, Dispersed Recreation, Open Space	Public lands intended to remain in a largely natural state, providing protection for watersheds, scenic viewsheds and other valuable open space functions; also includes dispersed recreation such as trails and parks and some low-density residential development.	City, state and USFS upland properties

Future Land Use Map for Cordova (Local View)



— Roads - - - Trails ▭ Parcels - - - Marine Highway Water

FUTURE LAND USE

- | | | |
|---|---|--|
| Community Core | In-Town Mixed Use | Community Facilities |
| In-Town Residential | Industrial/Commercial Waterfront | Parks & Developed Open Space |
| Outlying Residential | Low Intensity/Conservation Waterfront | Watershed, Dispersed Recreation & Open Space |
| Hillside Residential | | |
| Rural Mixed Use | | |

Produced for the City of Cordova
by Agnew::Beck and PDC Engineers, 2019

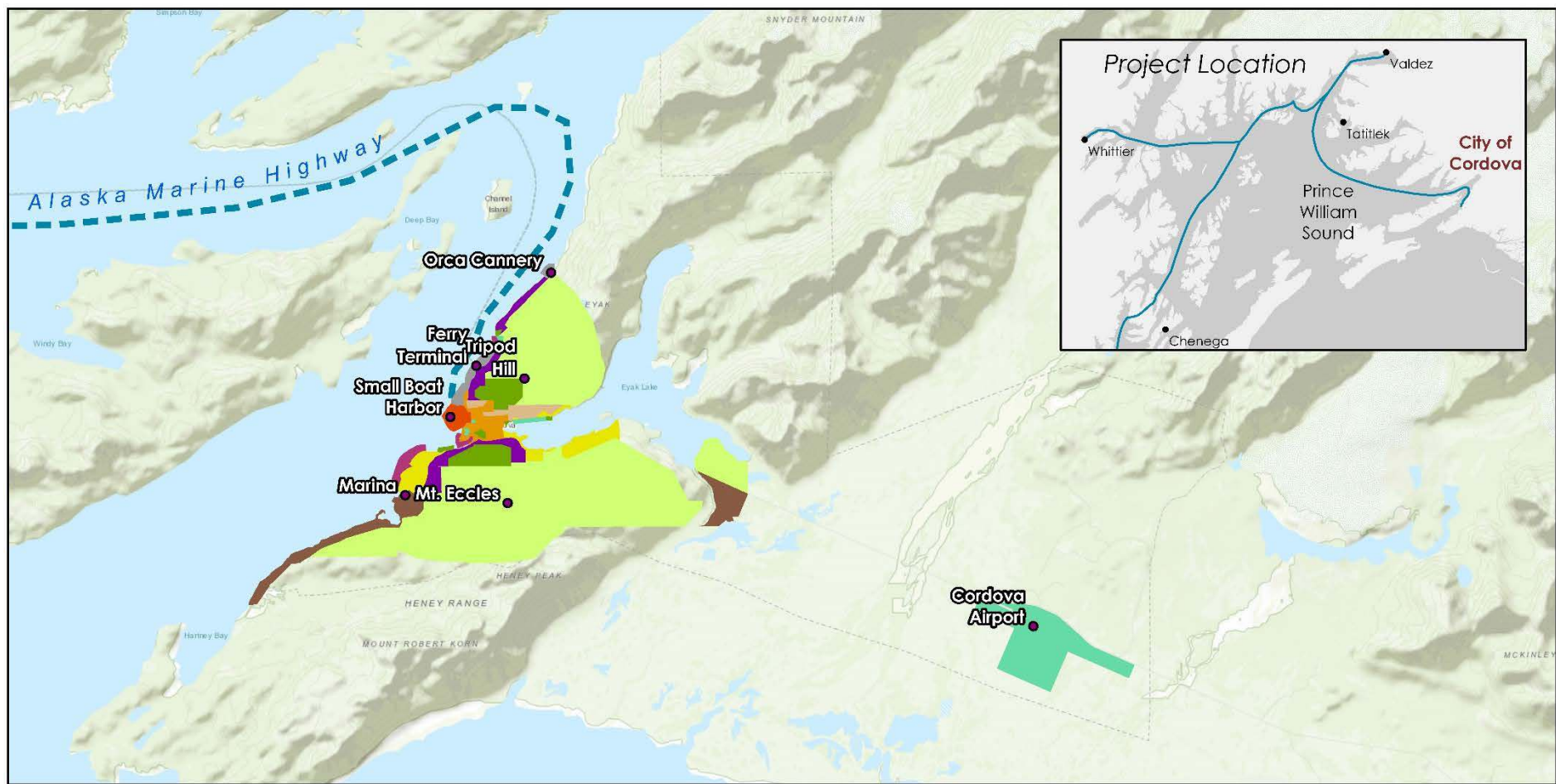
Data Sources: City of Cordova, State of Alaska, USFS



0 1,500 3,000 6,000 Feet

Projection: NAD 1983,
State Plane Alaska 3 FIPS 5003 Feet

Future Land Use Map for Cordova (Full Extent of City of Cordova Boundaries)

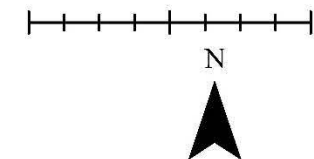


--- City Boundary Marine Highway

FUTURE LAND USE

- | | | |
|----------------------|---------------------------------------|--|
| Community Core | Rural Mixed Use | Community Facilities |
| In-Town Residential | In-Town Mixed Use | Parks & Developed Open Space |
| Outlying Residential | Industrial/Commercial Waterfront | Watershed, Dispersed Recreation & Open Space |
| Hillside Residential | Low Intensity/Conservation Waterfront | |

0 1 2 4 Miles



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Data Sources: City of Cordova, State of Alaska, USFS

Projection: NAD 1983,
State Plane Alaska 3 FIPS 5003 Feet