

## Downtown Anchorage (Area 5)



Downtown Anchorage consists of a mixture of residential, cultural, parks, commercial and business settings. It is considered the central business district for not only the City of Anchorage but also for the State of Alaska. Downtown has many office buildings, cultural points of interest, shopping areas, residential housing units as well as dining and nightlife attractions. Today's Downtown was the original site of the Anchorage Land Auction in 1915, which gave rise to today's present-day grid street pattern. The actual original town site was a tent city located off the banks of Ship Creek, near present-day Government Hill.



Port of Anchorage

Downtown Anchorage is a major employment center, drawing commuters from as far away as the Matanuska-Susitna Borough. Today it is estimated that over 20,000 people are employed in the Downtown area. The largest employers are in the servicing areas, State and Federal government, legal services, oil and gas and retail.<sup>[1]</sup>

Downtown's architecture substantially defines the Anchorage skyline today. The tallest buildings in Alaska are located here, most notably the ConocoPhillips Building and the Atwood Building. Downtown Anchorage is vibrant, and continually reinventing itself for the benefit of those who work and live in the heart of Alaska's largest city.



Ted Stevens International

## Airport

### West Anchorage: (Areas 10, 15, 20)

West Anchorage is interlaced with bike/walking/ski trails, all tied to an extensive park system. The west side of Anchorage backs up to Cook Inlet and the Turnagain Arm. The high school for this area is West High. Located on the west side is the crown jewel of the Anchorage park system –Kincade Park with several fishing lakes, trails and a year around complex used for special events. Intermingled into the west side residential settings are a number of lakes to include Jewel Lake, Sand Lake, Lake Spenard, Connors Lake and Campbell Lake. These lakes offer year around activities to include fishing, boating, bike riding-walking/ski trails and an assorted abundance of general park activities. In short, west Anchorage offers unparalleled outdoor opportunities.

This area of Anchorage enjoys specular views of the Port of Anchorage and down town city lights not to mention spectacular views of the Chugach Mountains, Cook Inlet and Turnagain Arm. The West side of Anchorage also offers breath taking views of the Northern Lights (Aurora Borealis) in the winter months. The west side of Anchorage is boarded by the Cook Inlet to the west, Turnagain Arm to the south, the Seward Hwy to the East and the Ted Stevens International Airport to the north. This area is easily fifteen minutes from anywhere in Anchorage.

The age of the homes in this area tend to be homes built in a time period from the mid 80's to present. Some of the better known subdivisions in this area would include Alaska Landing, Woronzof West, McRae, North Star, West Turnagain, Columbia Park, Highland Park, Sportsmen's Point, Muirwood Park, Village Green and Westpark.



Dimond Center Mall

**South Anchorage: (Areas 20, 25, 30)**

Most of South Anchorage is the area south of Dimond Boulevard and as far east as Lake Otis Parkway. The high schools for this area include Service and South. The predominate setting in this area is residential. The area has a number of quality store outlets, entertainment centers, restaurants, schools and churches. The hub of the commercial activity would be the Dimond Center Mall.

As this residential area relates to the whole of Anchorage, one is just 15 – 20 minutes from anywhere in Anchorage. The age of the homes in this area tend to be homes built in a time period from the mid 80's to present. Some of the better known subdivisions in this area are Kempton Hills, South Port, Discovery Heights, Bayshore and Westpark.



**Providence Alaska Medical Center**



**A Local Resident**

### **East Anchorage: (Areas 40 & 45)**

To the north, this area is bordered by the Fort Richardson Army Base and the Elmendorf Air Force Base – today they are under a joint operations command known as JBER. The New Seward Hwy is roughly its western border and extends south to the Tudor Road. The medical center for the entire state resides here to include Providence Alaska Medical Center, Alaska Regional Hospital and the Alaska Native Medical Center which also includes a teaching center for the University of Washington. The four schools of higher education also are located on the east side of Anchorage which are the University of Alaska Anchorage, Alaska Pacific University, Charter College and Wayland Baptist University.



East Anchorage enjoys being a major part of the Anchorage Parks and Trails System with numerous trails and city parks. Russian Jack Springs Park North is a Diamond in the Anchorage park system and includes a golf course, municipal greenhouse, sledding hill, Girls Scot Day Camp, community meeting rooms, numerous softball-soccer fields, natural springs, a camper park and world class competition ski trails. Homes in this area tend to have been built from the 60's through the 90's. Some of the better known subdivisions in this area are Nunaka Valley, Chester Valley, Country Estates, Chugach Foothills, Peppertree, Baranof Woods, Huntwood Park, The Foothills, Foxhall and Town East. The high schools that service this area are East and Bartlett.

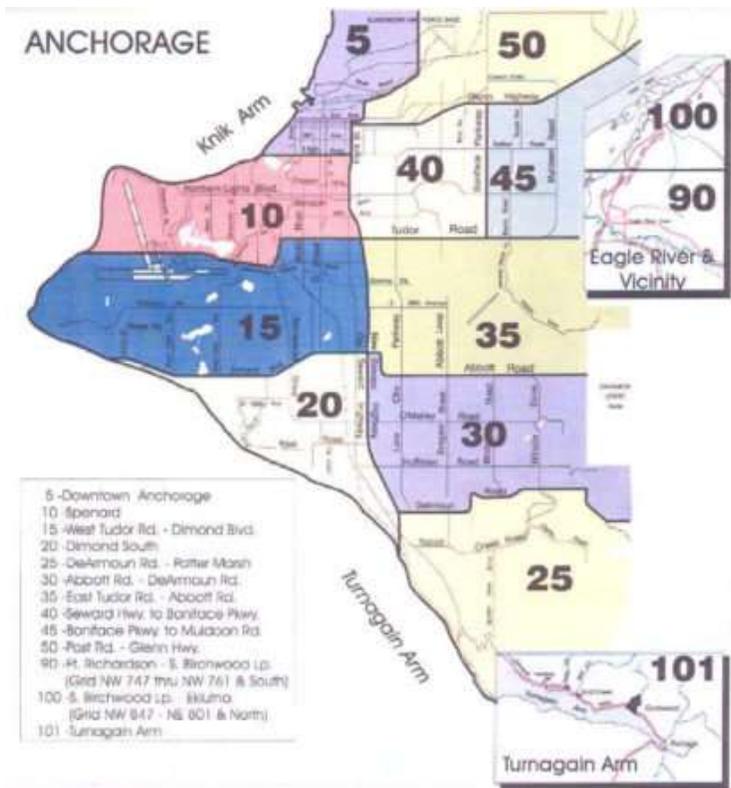


### **Anchorage Hill Side: (Areas 25, 30, 35)**

This area is bordered on the north by Tudor Road and Elmore Road/Lake Otis Parkway on the west. The eastern and southern portion of this area is bordered by the Chugach Mountains and Turnagain Arm. Spectacular views of Cook Inlet/Turnagain Arm and larger home sites define this area. The high schools that serve this area are South and Service. A major portion of the homes in this area are newer homes built in and after the 90's.

A good portion of these homes are on their own private well and septic systems. This area, to the east or mountain side comes into contact with the Chugach State Park System which features many mountain trails and other outdoors activities exclusive to Chugach State Park.

Some of the better known subdivisions in this area are Paradise Valley, South Hill, Bear Valley, Goldenview Park, Viewpoint, Southcreek Estates, Eaglebrook, Southpark, Mountainside Village, Prominence Pointe, Potter View, Cedar Hollow and Whispering Spruce.



Use map to identify areas of interest within the Anchorage Borough. Clicking on the map itself, enlarges the map and related info.

Note: If this article generates additional questions or a need for additional information, the following button will allow you to ask your question(s), request additional information or make comments. It is not my intent to bug you with unwanted phone calls, emails, or text messages! It is my intent to allow you to benefit from my 35+ years real estate activity and to give you a buying experience beyond your expectations!

**Questions / Comments**