



Explanation of Comment Format

To be most successful, the Hillside District Plan needs to reflect the knowledge and preferences of Hillside residents, property owners, and others with a stake in the future of the Hillside. The online comment form presents a place to express and share community views, which will be used to shape the plan and help find common ground.

Because of the complexity of the Hillside District Plan and because a large number of comments are anticipated, there are a variety of ways for people to express their views. One of the most important is the series of public workshops (which began March 26). Another means for those who won't attend the workshops or want to add additional comments is the online comment form, which is designed to efficiently record and use community input.

For each "question" in the online form, there are listed some of the most common responses that have been heard so far. These comments have been compiled from interviewing Citizen Advisory Committee (CAC) members, meeting with Hillside Community Councils, and researching previous issues scoping efforts (e.g. HALO's September 2005 Community Meeting notes). For each statement listed, individuals using the form have the option to check the box next to that statement to add their support (and can check as many boxes as they like). To add to the list or modify a statement on the list, there is a text box provided for each question.

Periodically, the comments submitted through the online form were compiled into this report. Items in bold text with a green background and a number next to them are the already-expressed comments listed on the online form. The number column represents the number of individuals who added their support to that comment.

A paper version of the comment form was created for distribution at the public workshops, and contains only the questions posed in the online form, with space to write comments. Any paper comment forms were entered into the online form. Written statements that were identical to those listed on the online form were recorded as having added support to the statements from the online form. All other statements are listed as additional comments.

As of March 2008, the comment form was modified to become more open-ended. Comments received after that change will be recorded and added to this document in their original text form.

What do you like most about the Hillside?	total agreeing
Large lot living, rural setting 'country road atmosphere'	45
Hillside still allows keeping horses and dog teams	19
Gardening	28
Wildlife wandering through	29
Access to wilderness and natural open spaces	28
Views looking to and from the Hillside	28
lack of uniformity	25
space, feeling that there is elbow room for people	36
Pride of ownership	22
Convenient to downtown	12
Lots of churches	2
Freedom to use property within the allowed framework (business included)	25
Self-reliance for utility services in terms of sewer and water	33
Visual separation from neighbors, privacy, seclusion	44
Consistency of vegetation cover, trees, natural landscaping	26
Quiet, less traffic	33
Exclusivity	6
Darkness, less light pollution	25
Access to trails & Chugach	18
lack of commercial	27
lower cost due to onsite utilities	22
Small roads	24
Absence (until recently) of obscenely huge & decadent housing and gated subdivisions	20
LRSA's	20
In-town but out-of-town feel	29
Enjoyment of private property.	17
Provides a diversity of housing lifestyles to complement the MOA that would otherwise not be available unless you moved out of the MOA.	10
Especially like NO COMMERCIAL. Absolutely do NOT WANT ANY COMMERCIAL or more church schools etc.	13
We moved here specifically for the freedom from excessive regulation and large lot rural/suburban lifestyle.	14
Home choice including neighborhoods where individuals self-determine and there are no Covenants, Codes & Restrictions. This home choice of self-determination must be protected by the HDP. The R-6 Suburban large lot residential district designation.	3
R-6 Suburban Residential District (large lot) zoning. Why was this legal designation from Title 21 excluded from the survey?	6
Other than enforcing/protecting against environmental (not visual) encroachment of one property onto another - prefer less rules, not more.	3
I want as little as possible intrusion from the MOA. NO NEW TAXES!!!!!!!!	5
Buffers of at least 30 feet on side lotlines and 50 feet on front and back lotlines should be maintained. Absolutely no commercial development should be allowed at all. We live close enough to the yuppie coffee houses and stores. Large churches and church schools should also be prohibitive as they are not residential at all. Only private homes on at least 1.25 acres should be permitted to maintain our current Hillside character.	2
Buffers for all properties should be AT LEAST 30 feet for side lotlines and 50 feet for front and rear lotlines. Minimum lot size should be 1.25 acres.	2
Lot size should be 2.5 Acre minimum. Houses on Smaller lots have already drawn down water tabel.	2
Necessary to retain 'rural' lifestyle and open spaces. Low density wanted. Fire danger Increases with more development. Escaping a fire or other natural disaster safely a must. We want large lots only 1.5 + acres. Keep roads like country roads so the	1

What should be the key outcomes of the Hillside District Plan?	total agreeing
Defining the rural/urban boundary for community water & wastewater service	27
Minimal bottlenecks on roads in Hillside - transportation system matches density.	13
Rural residential character of community is maintained and respected.	38
Development of Interconnecting trail system - Hillside, rest of Anchorage & Chugach.	22
No one panics at proposals for development - enough infrastructure, information guidelines, enforcement, expectations for development.	9
Drainage plan developed far enough along that it could be implemented with funds available.	11
Better and more flexible design standards with greater enforcement - better architectural control, better land use planning, better landscaping, more trees, fewer bushes, vegetative retention.	8
Controls on contouring and excess removal of vegetation that results in impacts to other residents (developers only want to cut & fill as much as they have to, but ordinances force them to clear more because of large roadside right-of-way).	19
Every new subdivision has a homeowners association to deal with all of these issues & a plan for those not in homeowners associations.	2
Using parklands for stormwater retention & drainage controls.	10
Public water utility service provision does not force high density development.	16
Coordinated timing and implementation of different processes (e.g. water line development & road construction).	9
Cost of development is borne by developers, not community.	27
Development is determined by the carrying capacity of the land.	22
Plan answers the question of what range of home values should exist in the Hillside - of how 'affordable' housing should be.	6
Architecture is married to site and land use plan.	10
Problems with MUNI are solved to ensure plan is implemented.	9
Answer question about the possibility of allowing a convenience center where you can drive to for bread, milk, etc. to cut down on traffic versus absolutely no commercial development anywhere on the Hillside.	5
Better process for reviewing and permitting development projects.	10
Better enforcement of codes as areas are developed.	15
Update trails plans with major routes/connection across developable land. Maintain and improve trail connectivity and park access.	13
Do not lower present land values by building high density. Some of us sunk everything we had into purchasing our dream.	21
no commercial development	25
Basically - leave the existing areas zoned pretty much as is.	25
keep lighting low as possible.	22
recognize the importance of maintaining water quality, native vegetation, wetlands and open space and *limit* development to accommodate those features *and* to accommodate wildlife use and transportation corridors needed by wildlife.	22
adherence to policies & goals of 2000 plan.	4
Needs to have a forested, quiet, pedestrian-friendly ambience.	17
Lowering building footprints - building basements & up. Limit building size for single resident (we don't need 3000 sq ft + homes!).	4
Protect all natural watershed drainage - creeks with buffers, purchase land + creeks as clean when they leave the Hillside	15

(Cont'd) What should be the key outcomes of the Hillside District Plan?	total agreeing
slow or stop development of high-density/McMansion neighborhoods with monster suburban-type homes.	12
Organized traffic flow - maintain the ambience of Hillside living.	11
maintain existing quality of life on the Hillside, while fixing its few problems	25
Preserve rural character without pricing low & moderate income people out of the ability to live here.	14
Preserve views to and from the Hillside	14
to actually use the Ideas that have come forward	6
Preservation of Rural residential, Wildlife, LRSA's, On-site water/sewer.	21
Ways to develop more residential sustainably and responsibly. It seems as though my subdivision is not being considered in all this talk. What about the poor/rural housing residents (Rabbit Creek Heights subdivision)	1
Clear limits to minimum lot size.	8
Do not exclude possibility of water & sewer for Upper Hillside, even in the distant future	8
Develop safe road system re: fire protection.	6
Traffic calming & traffic flow plan; these are not mutually exclusive.	10
Add some trails specific for horses to reduce conflict with other multiuse trail users.	10
Add some local small commercial.	3
Youth service	1
Development standards to protect rural character, setback, buffers, drainage, trails, light standards, maintain roads.	15
Transportation plan with collectors through developable land	4
We wish to see the density of homes remain LOW!	13
Permanently stop city efforts to put in sewer & water.	11
Homeowners connecting to the proposed water and sewer service should be optional.	2
The boundary for community water and wastewater management should be left just where it is. Our septic/well systems have functioned well for many years and continue to do so with fewer problems with proper maintenance and installation at much less cost than sewer.	14
Title 21 needs to be amended to reflect the presence of thousands of home-based businesses on the Hillside, the majority of which are technically illegal by code.	6
Limit size and scope of churches that mimic/mirror commercial development.	10
Require parking lot setbacks that conform to building setbacks in residential areas.	3
DRAINAGE IS THE BIGGEST ISSUE. PLEASE PLEASE BRING US WATER/SEWER.	2
Maintain the existing rural/urban boundary as it currently exists with the AWWU services boundary. Maintain large-lot single-family residential zoning without high density. Ensure that new development keeps all negative impacts on site. Respect private property.	10
Protect R-6 suburban residential zoning lifestyle, including animals.	8
Permanently prevent the forcing of neighborhoods into homeowners organizations or associations with mandated covenants, codes and restrictions. Allow individual and unique enjoyment of private property. Provide a true public process	3
recognize the need to maintain native vegetative buffers and buffers to existing wells to preserve protect water quality and not waive/conditionally permit facilities that contribute to groundwater problems, eyesores, odors. Horse owners have taken over...	4
Protect R-6 Suburban Residential District zoning designation that is "designed to encourage low-density residential development".	4
Attachment to city S&W should be at developers cost or by super majority of subdivision. Restrictions on development should only be based on area impact. Less neighbor impact (excluding visual), more freedom.	2
Development is not necessary on the Hillside. Ruining a part of Anchorage and the lives of all of those in a particular area is not an ethical thing to do. Allow those who live in the area to come together and decide for ourselves. We chose this area and invested in it years ago. No one should have the right to take this away from us.	2

(Cont'd) What should be the key outcomes of the Hillside District Plan?	total agreeing
There is NO PLACE for high density development east of Lake Otis. There is also NO NEED for municipal sewer and water. Our well and septic work fine...and are VERY AFFORDABLE. Don't allow ANY commercial development or anymore huge churches.	2
Limiting impervious development to no more than 30% of the lot. Maintain the 25' side buffer and 50' front back setbacks for ALL developments, not just residential.	1
Why bother asking-MOA ignores our desires. The Municipality violated our agreement in the Muni Charter when it extended Police protection against our wishes.	1

What are some examples of development done well on the Hillside?	total agreeing
Brookwood Hills	1
Shangri-la - up 162nd, Windsong, Sandpiper	5
Prospect Dr./Prospect Heights - individual lots, developed one at a time.	4
Zodlak Manor	1
Spring Hill	1
Valli Vue	2
Upper O'Malley	4
Rockhill	1
Slalom - original homes	1
older hillside (Mantree/Grover) area (about 2+ acres, homes 1,500 - 2,800 sf)	15
Alpine drive area	1
Upper DeArmoun - all of DeArmoun past the big curve	2
Audobon Hills (Birch Road)	1
South Park off Old Seward Highway.	2
Paradise Valley subdivision - houses are built for the lots, much green space, no street lights	2
I also like Turnagain area character + Airport Heights for diversity	1
Keno Hills	1
The best examples are older neighborhoods, where individual lots were built by individual homeowners. The results reflect unique individual character and personalities.	17
subdivision north of DeArmoun + Floral. R-6 with trail running through it.	1
Goldenvue School (not roads)	3
Placement of schools.	1
I like where there are wild parks, trails, sidewalks, hidden water tanks painted with trees and surrounded with trees.	9
1/2 acre + lots, no smaller; subdivisions that used large lot sizes (2.5 acres)	6
I like Shangri-La Estates Spring Hill, etc but don't like the urban frills that drive the lot cost out of sight.	1
Every self-determining neighborhood.	6
The homes built within R-6 zoning have worked well.	7
Bridgeview, Prominence Point, etc. - Bad examples. Too many large homes on small lots; too close together with all the trees and "natural" aspects of Hillside removed.	3
All lots on the Hillside should be AT LEAST 1.25 acres, but larger would be better to maintain the rural atmosphere. High density housing (anything more than that) is absolutely inappropriate and should not be allowed under any circumstance.	11
Schools should be built on existing major roads and arterials. Placing a school such as South High in the middle of an established residential neighborhood was a poor idea, and those residents who tried to bring common sense to the table learned the futility of their efforts	4
Large lot sizes should be mandatory to maintain the character of the Hillside. Once we take away this rural lifestyle, Anchorage will be just like any other big city. There should be NO commercial development of any kind, lighting should be kept to a minimum and road expansion should not be allowed. Spending our tax money to ruin our lives is just plain wrong. Leave our neighborhoods, well and septic systems and roads as they are. No more clear cutting!	2
All development should be limited to 30% coverage of the lot by impervious surface area in R5, R6, and R7. 40% works in King's County WA but we have a larger snow melt problem.	1
Min Lot size should be 2.5 Acres are Used to be.	1

How can the Hillside District planning process increase community participation and support?	total agreeing
Use aerial photos to discuss areas to see developments in context	22
Reiterate Anchorage 2020 objectives and growth projections	9
Workshops should be widely and extensively advertised for Anchorage, not just for the Hillside	7
Make sure that the work remains technical, objective and free of any undue political influence	26
Education to get citizens & developers to support, understand new approaches to development - give people a chance to warm to ideas	9
Recognize that quality of life and environmental issues are crucial and too many times forced to take a back seat in planning processes	22
Provide good information on new options and strategies to address Hillside issues, e.g. alternative on-site wastewater treatment, examples of Hillside development standards from other communities.	24
Counter fear that MOA will force community water and sewer; partially concern is driven by increased densities, partially by expectation of higher taxes	11
Recognize that developers are prepared to be reasonable; great need for education. 'I don't want people arguing about opinions - we need facts'	4
survey *all* the residents of the Hillside, not just the habitual meeting-goers	18
Serve food	1
Have a contest.	1
Bring the CAC and OC teams + subconsultants on tours of neighborhoods & also talk to people *in their* neighborhoods	5
Teach Public about land use planning and systems of plans, codes, Development controls.	4
More meetings/workshops like workshop 1: public workshops are helpful, ability to contact decisionmakers & know the schedule of when decisions will be made.	9
I liked the mailer	8
Listen to the people who live on the Hillside - show that you really mean to include us and consider our viewpoint	26
Childcare at meetings to allow families to participate.	5
Show/demonstrate best practices from around the world in sub-arctic development.	10
Keep us updated with talks and events like workshop 1.	4
Meetings with/working with community councils & LRSAs.	12
Citizen lead process	12
start spending people's money and they will get involved.	1
You're doing a good job - plenty of opportunity for those among the living.	1
get school kids involved	1
It will help if the data and suggestions provided by previously done studies are considered. Do be advised by input provided by the large HALO meeting.	8
Use the media, especially radio and articles in the Anchorage Daily News.	2
Childcare is a good idea, but the issue is of such importance that food and contests (which cost money and time better used on planning, etc.) should not be needed.	1
Full disclosure on costs to the homeowner associated with proposed city water and sewer upgrades. Tell all Hillside residents what dollar assessment amounts may be charged at the same time the surveys and votes are done.	7
Hillside residents should be allowed to vote on proposed water and sewer options. The costs to homeowners will be well over \$40,000 per lot.	8
Community opinion, needs and priorities must have significant weight over planning concepts and government input.	10

(Cont'd) How can the Hillside District planning process increase community participation and support?	total agreeing
If possible target neighborhoods for surveys in conjunction with aerial photos.	3
Publish a survey created by residents instead of one that appears biased in favor of municipal departments, public services extensions, commercial and high density.	9
Stop trying to force high density housing types on Hillside.	12
Give the residents some reason to believe that this process will actually allow our input. We have little faith in any government-led process, and are used to being ignored.	1
well what if we don't know what R6, CAC, OC and HALO are? Maybe I know some of it. Define these things first. I do not want to pay for water and sewer. Will likely leave the state/area if forced to get it.	1
Support will not occur until we know that R-6 suburban residential lifestyles will be protected.	2
It seems that we are wasting far too much time, effort and money trying to develop the Hillside when our lives are currently just fine. It isn't broke, so don't try to fix it. If you do meddle with it, you will break it so leave it alone and stop spending our money on this project to ruin our homes, investments and lives.	1
Do not allow non-Hillside residents to dictate our living environment. We have established ourselves here and we have a right to maintain our neighborhoods and investments. In turn, we will not interfere with other parts of Anchorage. "Affordable housing" is already present on the Hillside. Don't bring in cheap housing for those not willing to work hard. Keep large lots.	2
Planners seem to have their own pro-development/high density agenda and these public meetings appear to be merely for public show.	2
Yes, we need facts, but we also need opinions with reasonable backup. We want to see learned facts and descriptions of the areas and the technical; we also want interpretations and opinions backed up by serious evaluation. Otherwise all we have are fact	1

Land Use Issues:	total agreeing
Opposition to higher density development under any circumstances - the mere fact of water & sewer extension means more people, more traffic, more kids, more schools, more fire stations, etc.	26
Ask people who were fortunate enough to buy a big lot in the past, if their kids could afford it today. HDP shouldn't create an enclave for the rich.	3
Anchorage is to the point where if it's going to continue to grow, we need higher density and we can't have higher density without services.	1
Affordable housing: there needs to be access to affordable housing on the Hillside	2
Good vegetation cover important for the Hillside	25
Regulatory system is burdensome and expensive to the individual	14
Enforcement of regulations is weak to non-existent. New systems are needed so plan conclusions are carried out in the field	7
Implementation process invites abuse because penalties are trivial	4
Hillside is poster child for bad development	3
How to help keep older residents in their homes even as property values (and taxes) increase?	15
Not much room for increased higher density development	5
Opposition to public open space	1
Need to put up signs on dedicated walkways, trails - 'future walkway to state park'	6
A mix of housing types in the same neighborhood is not appropriate in the Hillside	11
Concern about visual and aesthetic aspects of several developments in the past few years: lack of vegetation and out of scale structures	14
Even small scale mixed use commercial uses is not appropriate for the Hillside - residents deliberately choose to be away from those services	21
Loss of trees, soil	15
Increased density inevitably brings loss of community character	23
Prohibition of development on slopes greater than 30% is a problem. It's possible to have development on steeper slopes, but does require more stringent standards	8
Maintain rural ambience.	26
It is an issue for me that the 'good ole boys' seem to lock up large pieces of property leaving the regular folks to deal with their sludge.	4
I am concerned that high density/low income development will encroach on the neighborhood	12
Water & Sewer vs. my existing well of septic.	19
No commercial above Lake Otis.	20
Concerned that housing development occurs with no regard to existing quality of life.	13
Concerned about more development that destroys habitat, water quality, wetlands	13
drainage done poorly, recontouring of slopes, footprint of houses too large to maintain vegetation & drainage onsite & lack of infrastructure being built before development	9
Lack of proactive master planning for major development; allow Development tolerated by code/assembly - not appreciated by Community	5
We need more heavily-wooded, undeveloped land designated as greenbelts or as wild parks with minimal trails through them for walking. More access to trails into Chugach State Park.	13
Lack of Open Space designations	8
need for more view of Hillside - too many houses built above treeline.	5
Please keep trees! Keep horses, keep lots large. Let smaller more affordable houses be built on expensive lots - diverse neighborhoods are good.	18

(Cont'd) Land Use Issues:	total agreeing
worried that the MOA will allow a 2MG water tank to be installed in the middle of an existing neighborhood (ie placing a tank off Austria Drive - behind Spain Drive)	15
Development of land using outmoded thought process. Anchorage could be a jewel, but is being poorly developed by people who don't care about the area	8
Parks & trails aren't the only 'public facilities' of interest in south Anchorage - what about recreation centers and libraries?	6
I'd like to see some limited commercial nodes added *if done right*	3
Cannot build without septic, cannot get septic without large \$50K+ investment. I want my dream home.	1
Avoid expensive urban frills in new subdivisions like wide streets, sidewalks, paved streets	17
Protect individual choices and private property. These include home-based business, horses and other animals, recreational opportunities.	19
Some of these subdivisions have been allowed where there are no front yards, no parking and the roads are not wide enough for parking or a fire truck to get down with snow berms.	9
Update the road maps - they are terribly inaccurate	4
urban sprawl - too many zoning exceptions reducing lot size	16
Please keep commercial development where it presently is. Those living in the Hillside moved there, purposefully.	10
Green space is lacking between houses, developments, roadside;	3
There is a point where Anchorage will run out of room - we're close. Dividing up larger lots, bulldozing trees and dense-packing housing is not the answer to quality of life. If I wanted to live elbow to elbow I would have kept my place in East Anchorage.	7
Stop the city's repeated attempts to expand sewer & water to the Hillside.	12
There is great value in allowing private property owners to build what they want (including mobile homes on R-6). MOA needs to quit forcing developers to form homeowner's associations and covenants.	8
Accept the fact that steep roads and winter conditions are prohibitive to high density and create public safety hazards. Accept the fact that many areas of the Hillside are inappropriate for high density (Legacy Pointe) and quit trying to force fit the issue.	11
We have enough churches on Hillside. Any other should stopped; they don't pay taxes.	3
Protect private property rights.	12
Anchorage needs diverse neighborhoods, i.e. high & low density housing. Not everyone wants the responsibilities of ownership (like apartments & condos); many want close neighbors, many want larger lots. Housing is not one size fits all.	1
"slow" growth or status quo are NOT negatives. Not all development is positive.	5
Get an accurate count of homes built since 2020's implementation.	2
There is no reason to build high density housing for low income people on the Hillside. The rules are the same for everyone...if you want to build on a large lot, then earn it and do it maintaining the present character of the area. All who meet this criteria are welcome. We will not change for those who don't want to pay for it. They can change to meet the present standards. All housing is affordable. It's just that not everyone chooses to work hard for it. Living on the Hillside (or anywhere else) is NOT an entitlement. It must be earned.	2
Tax church property	2
Admit that the phrase "a variety of housing types" used by HDP planners actually means high density multi family residences. These are not appropriate anywhere on Hillside.	2

Strategies to Address Land Use Issues:	total agreeing
Many parks identified in the Hillside area that are not yet developed for use - ensure that parks are developed to mitigate effects of development	8
Improve access to Chugach State Park	12
Developers should put trail easements through proposed developments (trail easements can even increase the value of property)	10
Identify small-scale, neighborhood serving commercial areas with small shops with coffee, newspaper, dell items to serve the morning commuters Better pedestrian and bike connection to these locations would add to the quality of life on the Hillside	7
Create individualized process to resolve issues between developers and regulators	5
Plans include a lot of great ideas but then they are difficult to implement - there needs to be a knowledgeable person 'at the counter' who has the authority to work out a good solution with the developer to implement the intent of the plan	5
Muni process should rely more on guidelines and less on regulations that try and cover every situation	6
Keep area rural; maintain character	32
Maintain property values - don't want to see developers making a lot of money at expense of people already here whose lives are being changed	15
Develop buffer areas between higher density new subdivisions and older lower density subdivisions	19
Enforce site-development standards, e.g., for vegetation clearing, for building pads, cut and fill	13
Direct growth to other parts of Anchorage with more infrastructure, fewer impacts	16
Focus on lower Hillside for location of most new growth	6
Development standards are fine as long as they don't result in loss of lots. Even one or two lots being lost can make project infeasible. Banks require a certain level of profit.	2
Work with local engineers to 'sell' stronger standards 'if the engineers endorse the policies, then the developers will go along'	1
Open Space subdivisions	4
Require homeowners associations to create and enforce Codes, Covenants and Restrictions	3
Encourage detached trail systems: walkable developments with trails separated from curbside	8
'Construction fencing' - save trees	5
Not necessarily opposed to the reduction of the current 1.25 acre minimum lot size to 1 acre lot size, but would be careful to further push development density	5
Allow no further development until all usable and available land is consumed by low density development	3
Subarea circulation plan.	2
Be as public as possible *without* using the assembly. The assembly is *not* user friendly.	9
Reach consensus that Hillside has unique rural character that should be protected & preserved, and that necessitates *limiting* additional development, period. Set strict performance standards for future development infrastructure put in before development occurs & adequate for needs; large lots - house footprint small to keep drainage on-site.	19
Master Plan 20 Acre + development.	5
Stay off the steep slopes and away from creeks, streams and marshes.	9
Diverse neighborhoods appeal to me - let's keep some of these around + let some more be built. .	14
Diverse neighborhoods appeal to me - let's keep some of these around + let some more be built. .	10
Let the horses stay but accommodate them - mitigate drainage issues and trail issues	10

(Cont'd) Strategies to Address Land Use Issues:	total agreeing
use as few streetlights as possible to keep view of night sky. use downward directed lights when lighting is required.	20
Why not make developers in all new areas of construction, put in sidewalks so people can safely walk in their own neighborhoods?	5
Disturb as little natural vegetation as possible when putting in utilities.	15
maintain low density: Restrict high density development to reduce people, cars, noise, extra light, loss of views as much as possible.	15
Build few houses.	4
Use big lots with lots of uncut wild forest.	8
Update trails plan.	9
develop a plan that supports existing zoning requirements: R6 zoning classification was a very successful classification that captured and maintained the character of the Hillside	17
Stop promoting rampant growth in Anchorage & Alaska.	10
Alternative waste disposal approval procedures.	7
Varied design/density solution to meet the land requirements.	4
When the 4,000 - 6,000 permits for this area are sold the building should stop (new construction on vacant land) till 2021.	6
Preserve and protect historic trails. Help developers utilize their existence to enhance projects.	5
Require and incorporate development that does not alter drainage patterns	2
Stop building wide, flat, fast roads.	9
No new water tanks amid existing neighborhoods. Let neighborhood CCR's be a choice, not mandated by Code.	6
Require CUP for any non-residential primary use.	9
Protect animal owners and animal-related recreational opportunities.	2
Impact fees charged for large subdivisions	1
Cluster housing can possibly accommodate some density if greenspace is maintained. Building must follow natural flow of water. If unable to build with flow, then alter density options.	6
Stop endless efforts by the city and engineering firms and consulting firms and AWWU to make money off Hillside residents by stopping further tax assessments.	8
Once again, keep all commercial establishments off the Hillside. We don't need someplace for somebody to get their yuppie coffee and newspaper while they are "commuting." You can buy that a few miles away already. Absolutely direct growth.	8
no more variances to AWWU when the developer destroys any possibility of septic systems by gravel extraction or other "mismanagement."	7
Percentage of vegetation maintained. No clear cutting,	9
Anchorage 2020 stated that 4,000 to 6,000 new homes would be built in Southeast, defined as above New Seward Hwy, and that 70% would be single family homes. Give us an accurate count of homes built since 2000's 2020 Comp Plan.	5
Allow home choice by not forcing any area into homeowner's organizations with covenants, codes and restrictions. Protect areas where the keeping of animals is an allowed use.	2
building footprint should only be limited by septic or runoff (as appropriate to slope). Fixed arbitrary rules are not in best interest of MOA or owners/developers.	2
All high density housing should be prohibited on the Hillside. Lot minimums should be 1.25 acres but larger lots should be encouraged. At least 70% of each lot should remain without impervious surface area to allow for adequate natural drainage. This would hold costs down for installing drainage systems and would allow for a more natural solution to the drainage issue. We have a large snowmelt area and need large surface area for drainage. Kings County WA (with much less snow) mandates a 40% impervious surface area. This should be incorporated in the new Hillside plan for new development.	1
Honor grandfather rights of homeowners. Back in 1972 Hillside was NOT part of MOA and its odious regulations.	

Drainage Issues:	total agreeing
'Quantity, quality, glaciation' - Roadside ditches aren't enough anymore to handle the volume of water from uphill lots - old water channels have been filled in as development has increased	12
Some residents have basements flooding	3
Problems with drainage come both from development of individual lots and from development of whole subdivisions.	11
clean water	9
too much development on too few acres + without regard to existing drainage patterns, water table, etc.	22
Re- diversion of streams illegally by developers or otherwise get altered, + road destruction due to poor drainage & glaciation	14
Lack of developer controls.	9
Drainage should not be allowed to pollute streams, marshes or Turnagain Arm.	13
falling septic systems that are not enforced. Stormwater directly to Cook Inlet, to creek without treatment. Impervious surfaces uphill create higher and lower run-off downstream.	7
potential for runoff from the street to pool in my driveway + maybe my house.	1
There are major drainage and runoff issues on Golden View Drive which creates hazards in wintertime with freeze-up and thaw. (glaciation)	4
street icing; frozen culverts; people with dirt driveways on the uphill side of Prospect Drive - runoff carries their driveway material onto the pavement, clogging the drainage ditch and creeping out into the roadway.	4
New development impacting existing development: Impact of new homes and where water is diverted or caused to surface due to construction; Digging up ground disturbing subsurface drainage; glaciation on roads & driveways, flooded basements	14
In our neighborhood the roads glaciare regularly (Pennington Park off Goldenview)	2
Ice dams in winter overflow & cover road with ice. Too much water (ground water) during meltoff (curtain drain)	2
My area was remedied about 6 years ago. However, every few years we pay to have a backhoe clean out the slumped dirt that forms the street drainage. Why don't we hydro seed and grow grass in them - they do not erode or slump as fast (hardly at all) and it	2
Drainage right-of-way on south side of property, but culvert under Trails End Rd is located on north side of property. Very little water enters the property from the culvert.	1
Yes, we have major drainage issues. It bothers me that we are continuing to allow paving over of large tracts of land (four acres all along my street are due to be clearcut and paved completely over soon without a drainage plan in place).	3
how can the neighbors drainage plan be approved by the city without identifying my well within 10 feet of their french drain? this drain is supposed to be located 75 feet from wells in state code. How can this be remedied? My water quality is now impaired	1
No more than 30% of the surface area of any lot should be allowed as impervious surface area. Large buildings, parking lots, driveways etc need to be limited to allow for natural drainage surface area. This will also preserve the natural vegetation and the character of the Hillside.	2
Small lot development, e.g. Christopher Hts, has overtaxed the ground water. We have "Water Rights" from the state, but that is meaningless. I have had to redrill once already.	1
drainage from existing sbdivision, Bridgewater (covered bridge area) is creating problems for Little Rabbit Creek. There is Oil in the creek and garbage. Photographs are available. Another problem we have is high winds carry all the silt from winter sanding from Rabbit Creek Road directly onto my house. It is very costly to wash the debris which sticks to my house and has to be powerwashed off every summer. How can we address this issue? Very grimy dirt envelopes us, the roof the wooden siding, the windows. Plus we breathe this stuff in.	1

Strategies to Address Drainage Issues:	total agreeing
Parks are great for drainage and storm water run off - they can actually help lower a developer's costs if they understand how to utilize them	11
Analysis of flow and volume, look at downstream capacity such as in Little Rabbit Creek and area wetlands	13
Need guidelines for development of on-site detention - homeowners can develop retention basins on their lots to slow downstream flow	13
Don't need new rules, already extensive, but do need better enforcement of existing rules + enforcement of development plans	12
Explore options for solutions to glaclating	9
limit development to avoid drainage issues	16
Development permit must address surface + subsurface with no net off-site change in flow. Require Development to consider drainage in their design. leave more natural vegetation on the developed property	12
Pipe It all to a wastewater or sewage treatment area or to separate treatment areas for sewage and runoff water.	1
Developing setbacks to all perennial and non-perennial creeks.	8
encourage homeowners to reduce runoff through landscaping techniques	10
more maintenance on culverts; more aggressive winter thawing	6
Make subdividers/developers responsible for drainage impacts on downstream properties, homes + (existing) roads: pay for solving problems they cause; fix or not create drainage problems to begin with.	22
Don't band-aid it. If it's going to be fixed, do it once.	7
Coordinate LRSA's and other associations to work together re: water issues.	9
Low density development - larger lots so drainage can	16
More culverts, better ditches	4
do not divert streams	14
Map/control impact on subsurface flows	7
Planting vegetation that becomes dandelions during the second season	5
require ROW improvements to be maintained.	5
Any development of any size needs to deal with water and wastewater onsite, and existing problems dealt with by developers.	8
In the upper, steep Hillside, buildings should be carefully regulated to prevent over-clearing and to allow drainage.	3
If development cannot be designed with the natural way the streams flow then planning must consider that the zoning cannot accommodate all the density.	5
Don't build or pave anymore. We are going in the wrong direction.	4
Natural Impervious surfaces, open space retention are necessities. Some areas with 'bad' soils/slopes should not ever be scheduled for development.	8
When natural buffers cannot be used, ensure a PE stamps the engineered wastewater design. The one for the 20 horse barn next to me is not working after 7 yrs.	1
Limit development to single family homes on large lots only. Our well and septic system is working well and we should be allowed to maintain a very good system. Those who don't live on the Hillside should have no say in how we choose to develop or not develop our area.	2
Limit population to available groundwater and enforce grandfathered Water Rights.	1
See other comments: Little Rabbit Creek has surface road oil in it and garbabe: Below Bridgeview.....Where there used to be fish in the creek there are now none.	1

Onsite Systems Issues:	total agreeing
Water supply is not an issue on the Hillside - onsite septic works great in proper conditions - piped water/sewer is not necessarily better	27
550 acres of developable land, much of it could use on-site systems- If there was public water/sewer then property values would increase due to higher densities but then would sacrifice the large lot concept - these lots are always going to be expensive,	2
Wells are deep - some down to bedrock 300' down, some as much as 600'. Lots of separation between wells and septic systems, so tends to be little problem of contamination	7
Promote and protect on-site 'Most people love their wells.'	26
I would like there to be more information on better kinds of wastewater treatment than the traditional septic tank - I know there are some.	13
larger lot sizes to accommodate onsite systems	18
people need to abide by the MOA regs requiring pumping @ 2 yrs & less high tech systems on larger lots to accommodate growth on Hillside	7
Not concerned about expansion of AWWU - just economics as long as land use drives lot size vs using utilities to drive lot size & development standards.	3
They are 30-40 years old and falling - some lot sizes can't accommodate a new system.	4
That increased population doesn't foul up existing septic and well systems	8
maintenance; ground shifting (freeze/thaw??)	1
Ensure that all systems comply with the letter and the spirit of Muni wastewater & water codes. The available technologies are already well understood by engineers and regulators - no need to reinvent the wheel!	15
I love my onsite system	22
they work well so far. *But* am concerned the water quality + availability remains with development	5
We have new well + septic - no problems (for now)	1
Drainage of ground water; Impermeable soil areas for septic; not enough virgin soil depth for septic due to drainage.	2
I will shortly replace the septic tank (leaking). The drainfield is okay. I would have liked to have sewer connection as an option.	1
When MOA code (Title 15) changes, *create* non-conforming properties; 'grandfather' functioning onsite systems! We should not have to 'upgrade' a good working onsite system just to re-finance our (unchanged) home solely because the MOA Code has changed! No illegal 'taking of property'!	8
Affordability. Be clear about the cost to the homeowner. How much will the average homeowner be assessed?	5
Will the homeowners be forced to comply with "city water and sewer services" ? What will the costs be to the homeowners?	5
I love my well (it is clean and tastes good) and really do not want chlorinated, etc. city water. My septic is OK, but requires regular maintenance. The chance to hook up to a sewer line (not city water) has some appeal - but only if lot size remains unchanged.	3

(Cont'd) Onsite Systems Issues:	total agreeing
The real issue seems to be additional revenues for the Muni of Anchorage.	7
Another example of developing beyond the capacity of the land to sustain it. At some point, when the "glass is full," you have to say No More.	6
57% of the United States is served by onsite systems...they are not an interim use but are an accepted alternative to public water and sewer that congregates all MOA septage to a single point...public water and sewer consumes high amounts of funding that could be better utilized elsewhere.	12
Protect large-lot residential zoning.	11
I am a certified installer and regularly maintain my tank and system. It works fine for over 30 years. The problem is there is fractured bedrock on the hillside in this area. There could be leaks from adjacent manure storage systems and bedrock at 8 feet	1
I am satisfied with my well & septic system, but would like to know where to go for not-horribly-expensive periodic water quality testing.	1
A well-planned and maintained well and septic system will continue to work for many, many years (as mine does). Educate the Hillside residents about the costs of municipal sewer and water and then listen to what they have to say about it. I can guarantee that they will want to cling to their present systems even more.	2
Just let us alone.	1
I have my septic pumped once/year and have never had a problem with it. We do not use a garbage disposal, are careful to keep grease, clorox etc out of it and, in general have a "septic care" system we implement.	1

Strategies to Address Onsite Systems Issues:	total agreeing
Hillside can support lower density development with onsite sources	19
Some regulation to ensure safety of water seems necessary	10
pump; keep lots large & use high tech systems.	13
Bring sewer to small lot size developments.	3
maintain large lot restriction; few houses per acre	16
dig it up and fix it	9
These are basically individual, site-specific issues. Nothing much meaningful can be done in the context of a plan such as this.	5
keep up-to-date on what works, regarding new technology (new septic systems)	10
Alternative waste disposal systems (compost toilets, greywater recycling)	7
I fail to understand peoples' objections to sewer systems when so many are having to replace their complete septic systems when they go to sell their homes.	4
For systems with problems, technology has provided excellent, advanced methods.	5
Revise MOA Health Authority Approval (required by lending agency for refinance or sale) so that functioning, well maintained 'grandfathered' onsite systems are approved *without* having to make unnecessary 'upgrades' to meet 'new rules' (i.e., Title 15 rev stds).	10
The sewage treatment plant in Anchorage is already undersized for the population it serves. By pumping more Hillside sewage we are essentially polluting Cook Inlet. Onsite septic at the very least provides some treatment for waste prior to it being pumped in to our sewer system. Alternative graywater treatments and composting toilets should be considered.	9
what I resent is the Muni telling me that I have to use my well to treat the aqifer with a gallon of bleach because the neighbors horses have manure & fecal coliform running off site and in the r/w. I had to leave it for 24 hrs and then pumped it dry...	1
The local waste water Industry has lobbied the MOA to change code such that an individual homeowner cannot repair or replace his own tank or leach field without spending thousands of dollars. This must be fixed. The code must be changed...	2
We already have too much regulation on the Hillside. Don't allow the new Title 21 to make it worse. Allow us our rural space and let those who want "affordable" high density housing live elsewhere. Don't take away what we have worked so hard for.	1
The MOA can not maintain its existing Sewage Plant without EPA waivers to allow pollution of Cook Inlet. Adding input from the Hillside would be folly.	1
again, we maintain our septic system. Our yearly pump-out service hands out a pamphlet on how to keep the system in top shape. We have to educate our guests on this too.	1

Public Water & Sewer Issues:	total agreeing
Number one Issue is AWWU service areas, as it singularly forces higher development densities	13
Many people would want public sewer service, if it doesn't drive dramatic increases in the amount & density of development.	6
I would *love* to have water mains go up the main E-W roads - Abbott, O'Malley, Huffman, DeArmoun to support fire hydrants.	7
(I have private well + septic) and prefer it.	25
It's not cost effective to have public utilities so far from the core center of the city. It is not cost effective & promotes urban sprawl & it is not in compliance with 2000 policies to extend facilities away from core center	16
Cost of access for existing development vs. new development - new development should pay equal or more.	4
I'm satisfied with my public water + sewer	3
I am strongly against installing water tanks in existing neighborhoods where no resident in neighborhood benefits from tank.	21
maintenance of large-lot zoning so onsite systems are still possible.	18
Make sure that any expansion of public water + sewer does not result in zoning lot size reduction	19
don't want to be forced to connect - especially Upper Hillside	22
I'd be happy to connect to community water/sewer if available	7
Disturbance of groundwater flows. Density. Cost.	6
I don't have it and cannot build without it	0
Not knowing enough about what it would mean in terms of *cost* to bring it to my neighborhood. Would it not be worth a feasibility study to evaluate and educate area not served?	9
If people object to public water & sewer because that lets in high density housing, then the appropriate response is to enact minimal lot sizes (e.g. 3/4 acre), not fight against public water & sewer.	8
Please keep Public Water and Sewer lines out of the Hillside.	10
My concerns are: 1. city water doesn't taste as good as my well so I do not want to be forced to hookup if it becomes available. 2. disruption/destruction of property to install utilities (who pays for repairing landscaping, fences etc,?) 3. cost forced on owners (assessments) to bring water, sewage in.	9
The biggest issue is the cost to the homeowners; in the early '80's it cost my family \$48,000 (this was in the Jewel Lake area). HOW MUCH WILL IT BE NOW??	5
Residents of the Hillside need to be told just how much it costs to have community water and wastewater hooked up to their homes. Comparing that to the cost of their onsite systems would certainly be an eyeopener. The question then should be asked how many still want to be hooked up. We are asking questions of people without a full understanding of the facts. Emotional answers won't help here.	8
I would be happy to have city water and sewer but I don't think I can afford the tax increase above the already ridiculous tax rate.	1
Do not force a cost prohibitive unnecessary sewer and water project on many, many people. Please listen to the voices of these people before you ruin their lives. We don't need a dictator forcing more excessive costs on us.	1
DO NOT want public water and sewer. Water quality is poorer than my well and sewer would add MORE pollution to Cook Inlet.	1
Good management of our individual properties, conserving water, power etc should be a goal. There are great examples of large lots, large homes in other states which are wholly self sustained and doing well economically. Over the long run they claim their systems pay for themselves. These are: water, electric, waste, sewer and the like. We know personally of one.	1

Strategies to Address Public Water & Sewer Issues:	total agreeing
Many people who are not enthused about extension of community water might ultimately favor extension of water lines as a fire safety strategy	7
Ensure that extension of community water and sewer does not force high-density development	17
Counter the perception among residents that the Planning department and especially AWWU has a growth agenda that is based on supporting the extension of the public water and sewer systems	6
large lots on Hillside with high-tech systems & pump @ 2 yrs for traditional systems + always search for newer high tech systems	13
Charge 'new development' fees to help cover the cost of redevelopment fees.	4
would it be possible to utilize a public sewer system to deal with waste from lots with livestock (ie horses)?	3
Look into low-cost alternative transport strategies for sewage from areas with soils unsuitable for on-site systems to be pumped to the public sewer system. Change AWWU design standards as necessary to allow this.	3
Alternative wastewater disposal methods.	12
feasibility study to evaluate and educate area not served	4
We don't need feasibility studies; our taxes are already high enough. We study the daylight out of things in this town with little resulting from it. Common sense goes a long way itself.	8
Institute the concept of Concurrency and Impact fees on development to offset negatives that must be dealt with if we continue to overbuild.	1
Protect and preserve large lot R-6 suburban residential zoning district.	4
Permanently define the urban/rural boundary once and for all and stick with it. Do not extend public water and sewer to upper areas of the hillside. Focus instead on redevelopment of areas near proposed town centers.	4
Below ground (freeze protection) water reservoir tanks (~10-50K gallons) could serve fire protection without cost and impact of water lines.	1
Cease all this pre-determined, MOA/Developer pseudo planning and just let us be.	1
Keep development in the high density areas of our town. Leave the rural areas rural. Once you ruin the rural areas, they are gone. Remember, a spruce tree with a 12 inch diameter trunk is 100 years old. It takes only minutes to remove it but takes more than a lifetime to replace it. Think before cutting.	2
There are strong possibilities of redevelopment near proposed town centers and many areas in the bowl other than the Hillside. This a great opportunity that can support good development and a chance for our city to redeem itself..... to create a model development of high density near other dense areas. Again we want development for the people and the city that is feasible, creates a healthy living environment and is in keeping with the area. We highly support the re-development idea near existing high density areas in mid-town, Muldoon etc. This would upgrade these areas, be a desirable place to live (if planned well) and solve many of the development issues asked about in this questionnaire.	1

Transportation Issues:	total agreeing
Traffic congestion - Golden View Road congested at beginning and end of school day, 550 acres waiting to be developed that will increase congestion by dumping traffic onto Golden View and Rabbit Creek	6
Concern about proposed new collector (linking south end of Golden View with Seward Highway) - road is needed, but not as a windy road lined with houses as developers have proposed it; instead this should be a real collector, 'to get us off the hill'	7
Solve 'Infrastructure bottlenecks' (e.g., Rabbit Creek Intersection)	4
Explosive growth of commercial development south of Dimond caused noticeable congestion on the main roads	6
Concerned about road safety - particularly on major east west, high speed roads (consider turning lanes, roadside paths)	7
Roads get some use as walking paths; most walking occurs in Chugach State Park and Far North Bicentennial Park	5
viable bus transportation - no access to PeopleMover, not enough funding + priority to mass transit, especially on Hillside. More transit for high schools - Neighborhoods - Abbott/Dimond Commercial. Provide incentives to promote public transit, although it will always be difficult in an area such as this.	5
Need bike paths.	11
I'd like to be able to access trails/Chugach State Park more easily	10
Trails - access to *West* Anchorage	6
Lack of sidewalks in Lower Huffman, specifically, Legacy Drive.	3
Big roads fast cars - not enough bike/commute lanes & walking trails; pedestrian/bicycle facilities especially needed on main roads	9
My husband would like to bike to work in the summer but is insecure in areas where he has to leave the existing trail system.	2
allow LRSAs to make road improvements	16
No more freeways. Context-sensitive design.	13
need collectors that truly invite people to use & get off Hillside & away from the 3-4 collectors, especially with process to upgrade roads impacted by development maintained by LRSA.	4
When the city asks for input maybe they should use it and not create these grandiose roads with huge cleared right-of-ways. Put a flashing yellow 20mph light at the Huffman/Pintail Intersection with improvements this summer to avoid fatalities.	12
Abbott Loop coming to Hillside - Birch & Abbott rather than direct route to O'Malley.	3
Need to PLAN + build transportation infrastructure along with development - not *after* 500 new houses are built and there are problems! Make developers plan access.	12
No bike/pedestrian on O'Malley - we need this.	15
Worried about too much traffic in an area with very steep and narrow roads. Road safety.	7
upgrade of O'Malley Road with turn lanes at intersections, continuous bike path	10

(Cont'd) Transportation Issues:	total agreeing
LRSA's/capital improvement mechanisms.	12
Unpaved roads.	3
Fix, update the road maps, particularly in the Natrona, Shoshoni, Elmore, Area. Do not even think about running Elmore Road across Rabbit Creek.	5
Leave O'Malley speed at 50mph. Minimize the number of stop lights, for safety issues only. Any lights should be 'demand' rather than timed.	10
the traffic that builds up on the Rabbit Creek exit from the NS Highway.	1
Need public transportation on the Hillside. Currently the PeopleMover does not have any routes up there. Need ways to creatively get around town without cars - bus, bike, or a combination or both. Need bike lanes or routes - especially along O'Malley.	2
We don't want PeopleMover services up here. Cost vs. benefit is not economical. No more stoplights; this only impairs the flow of traffic. Keep O'Malley at 50mph. An added bike path would be helpful but don't expand the road.	9
Not every piece of land on the Hillside needs to be developed. Public transit is not feasible outside of high density employment cores. Local roads should be under LRSA's and should lead to collectors (appropriately developed with traffic calming measures) in appropriate locations, feeding onto arterials. Overdevelop any area and you bring all these new problems that must be addressed.	11
Unpaved roads are slow, safe, welcome roads.	3
Create a true public process for road improvements. Notifying a handful of neighbors about the multiple back-to-back roundabouts scheduled for Huffman is not adequate...	3
Since we like our cars on the hillside we need more creative ways to share rides, like parking at Hillside and Huffman. We regularly smell burnt brakes and sometimes people can't get up that hill to Flattop due to ice. There should be a share a ride parking area	0
Make Bragaw - Abbott Loop - Elmore a major north/south corridor from Tudor to Rabbit Creek	2
Would like to see Elmore connect Dearthmoun and Rabbit Creek to access Goldenview Middle School.	1
Our road system is adequate as it is. Without further development we maintain the character of our neighborhoods and keep taxes lower by not having to expand the road system. We don't want more traffic than we already have. Limit the development (or stop it) and we won't have a road problem.	2
Extend Muldoon Rd at corner to Hillside Dr. forming an eastern path around the city connecting the Glenn Hwy to Seward Hwy	1
Over development will cause the existing roads to have traffic problems. Do not widen or change the roads. We live here remember because we like the Hillside. We do not want a mini turnpike going next to our rural homes.....to create even more development. No. More roads, mean more development and more pollution. Recall, we have to wash the layers of black grime from our house every year due to the road pollution now. And breathing this stuff in exacerbates our lungs. It is a serious health problem. Also keeping roads as country roads helps maintain the character of the Hillside. No thoroughfares. Rabbit Creek Road must stay the way it is in order to retain the Hillside character. People that have built on this road with setbacks taking special care the vegetation would protect them from the road would be horribly compromised. This would be a tragedy an ugly tragedy and a black-eye for city planners and the MOA.	1

Strategies to Address Transportation Issues:	total agreeing
Traffic calming in road design	15
Congestion bad in limited number of areas at certain times of the day - try new technologies like roundabouts, merging lanes,	4
Narrow streets (although codes restrict options)	3
Can't build a new southern extension of Golden View without switchbacks - a straight version of the road is impractical	1
Fund mass transit + build community to use mass transit, not the other way around. Bus service closer to neighborhoods. Add PeopleMover route(s) to South Anchorage. Rt #6 is crummy.	6
Update trails plan.	8
Large lot zoning allow LRSA's to provide capital improvements.	11
To have roads before development.	9
Improve O'Malley Road	9
Build bike/pedestrian path on O'Malley.	16
Connect trail system on O'Malley to the zoo make it safe to bike from Hillside to Midtown (N. Lights, Benson & Seward Hwy)	10
Keep country lane feel to our roads	16
ensure pedestrian facilities	6
have a few more true collectors to get people off Hillside	5
Encourage carpooling	5
Encourage use of fuel-efficient vehicles	4
Do not need roundabouts at Huffman or DeArmour, the traffic doesn't warrant it. Just put in tree-lined pathways alongside roads that go to Huffman Business Park.	14
build bike routes, encourage biking with additional trails for non-commuters. Spend less in maintenance (it keeps cars slow) more on trails + transit to encourage fewer single car transit. Save money.	5
No roundabouts!	10
Continue to add trails along roadways (separated, if possible) to permit biking and walking.	4
Quit designing roads that are overbuilt and more expensive than need be...and quit throwing 'the book says' at us; use the community's knowledge.	8
Bike lanes on all major roads and/or separated pedestrian paths. O'Malley and Rabbit Creek need pedestrian and bike facilities. Master plan Potter Marsh area and Old Seward Hwy behind the marsh. Install pedestrian/bike facilities.	3
Charge a significant fee for high school parking passes that will encourage students to use existing taxpayer-funded bus systems.	8
Listen to the residents when improving roads instead of Muni employees educated elsewhere.	12
Build narrower roads with less right-of-way to reduce speeds. Do not allow any more autobahns like Elmore Road. Existing Birch Road is a good example of a nice, slow, safe road.	2
Last count, years ago, eight deaths on O'Malley because of no separate pedestrian paths. We need Minnesota speed limit increased. Why is it still 55?	1
Make the developers pay for new road proposals, particularly those that affect surrounding properties.	1
Make Bragaw - Abbott Loop - Elmore a major north/south corridor from Tudor to Rabbit Creek	1
I do not support roundabouts; anchorage residents don't use them correctly and they are dangerous.	2
We do not need mass transit on the Hillside. It would be underused and too expensive. Our taxes are already too high.	2
Collecting all these opinions just to ignore them in favor of your pre-established objectives is the epitome of NON-planning. (A Senior Planner)	2
Have you ever biked or walked along a road with a great deal of cars, busses and trucks? This is not a healthy option to breathe the fumes generated as such. In fact, it creates serious long term health problems.	1