

MUNICIPALITY OF ANCHORAGE

PLANNING AND ZONING COMMISSION RESOLUTION NO. 2009-047

A RESOLUTION RECOMMENDING APPROVAL OF THE HILLSIDE DISTRICT PLAN AS AN ELEMENT OF THE ANCHORAGE BOWL COMPREHENSIVE PLAN.

(Case 2009-090)

WHEREAS, the Hillside District Plan, once adopted by the Anchorage Assembly as an element of the comprehensive plan, is a significant implementation action of Anchorage 2020—Anchorage Bowl Comprehensive Plan (*Anchorage 2020*). Development on the Hillside was identified as one of the seven key planning issues that influence future growth and development. *Anchorage 2020* mandates that the Hillside District Plan cover a wide range of issues, such as levels of public services, wastewater disposal and water supply, roads and drainage, land use, open space and trail connections, environmental issues, wildlife and recreation corridors, delineation of the urban rural boundary and maintain rural character; and

WHEREAS, the Hillside District Plan, once adopted, replaces the Hillside Wastewater Management Plan and updates the Maximum Perimeter of Public Sewerage; and

WHEREAS, the Hillside District Plan updates the Hillside portion of the Areawide Trails Plan map and adopts recommendations for connections to Chugach State Park; and

WHEREAS, the Hillside District Plan adopts the official Land Use Plan Map for the Hillside, which provides greater specificity than the *Anchorage 2020* Land Use Concept Plan and replaces the 1982 Generalized Land Use Plan. The Hillside Land Use Plan Map will be incorporated into the Anchorage Bowl Land Use Plan Map to be adopted in 2010; and

WHEREAS, the Hillside District Plan adopts recommendations and policies in areas of drainage, roads, on-site systems, zoning and subdivision standards, and funding and management of public services; and

WHEREAS, the Hillside District Plan recommends the establishment of a Hillside management and funding entity to oversee a district-wide infrastructure funding and management of services for drainage, roads, built-green infrastructure, watershed protection and aquifer recharge, and trails; and

WHEREAS, the Hillside District Plan recommends extending the boundaries of the Municipal Building Safety Service Area and the Parks and Recreation Service Area to cover the entire Hillside; and

WHEREAS, the Hillside District Plan recommends a plan to improve functioning of on-site water and wastewater systems and recommends the creation of a Well-Water Protection Program; and

WHEREAS, the Hillside District Plan sets goals, policies, and objectives that maintain the Hillside's existing rural residential character; and

WHEREAS, the Hillside District Plan calls for new procedures and standards to guide future development, including development standards for subdivisions in upper elevations or steeper slopes; and

WHEREAS, the municipal Planning Department undertook a public involvement process, including three formal public workshop sessions, a mail survey of the entire community, and conducted stakeholder interviews to assess community sentiment about the Plan and current conditions in the planning area; and

WHEREAS, two committees provided direction to the Project Manager: the Policy Committee consisted of the Mayor, Municipal Manager, Executive Director for the Office of Economic and Community Development, PM&E; AWWU General Manager, and the Project Manager (ex officio); and the Oversight Committee, which also served as the RFP review committee for selection of a Lead Consultant, included representatives of the Administration, Planning, Transportation, PM&E, On-Site Services, and AWWU, as well as three Community Representatives from the Citizens Advisory Committee (CAC); and

WHEREAS, the Citizen Advisory Committee, appointed by the Hillside Assembly members, consisted of 12 to 15 residents of the Hillside community. Members attended over thirty meetings, participated in three series of workshops, provided outreach to the Hillside community and valuable input and direction to the consultant and municipal staff in preparation of the Hillside District Plan; and

WHEREAS, the public hearing draft of the Hillside District Plan was released for review and comment on May 7, 2009, and

WHEREAS, a notice was published and a public hearing was held on the draft Hillside District Plan before the Planning and Zoning Commission on June 15, 2009; and

WHEREAS, the Planning and Zoning Commission directed Planning staff to provide an Issue-Response that evaluated comments, provided answers to questions, and presented plan modifications for the Commission's consideration at the August 31, 2009 special meeting; and

WHEREAS, at the August 31, 2009 meeting, the Planning and Zoning Commission approved a portion of the Issue-Response recommendations and appointed a subcommittee, consisting of three commissioners and staff members from various departments, to work together to address remaining issues of concern and questions, and present modifications for its consideration at the October 12, 2009 meeting; and

WHEREAS, at the October 12, 2009 meeting, the Planning and Zoning Commission took action on the remainder of the issues and approved the Plan with recommendations for amendments; and

WHEREAS, following the compilation of the Planning and Zoning Commission recommendations and drafting of the resolution by staff, staff and the subcommittee made final edits and changes to clarify the Commission's findings and recommendations.

NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
1. The Plan with amendments is in conformance with the *Anchorage 2020–Anchorage Bowl Comprehensive Plan* policies listed by staff in the memorandum dated June 15, 2009: #1, #2, #3, #4, #7, #8, #13, #16, #25, #30, #34, #38, #46, #50, #54, #55, #63, #65, #66, #67, #68, and #98.
 2. The draft Hillside District Plan, with revisions, responds well to some very specific and well-informed public comments:
 - a. Neighborhood commercial in the Upper Hillside. Neighborhood Commercial is a strategy in *Anchorage 2020*. The community found it unnecessary and out-of-character with the area. The Plan reflects the community's desire for no new commercial development on the Hillside.
 - b. Lower Rabbit Creek commercial. Early drafts showed a substantial area on both sides of Rabbit Creek Road designated commercial that was scaled back to the existing commercially zoned lots after public input.
 - c. Furrow Creek Transition Area increased density. With PUDs allowed for parcels five acres or more in existing code, the Hillside District Plan recommendations set a higher standard to increase the density to the allowed maximum. The threshold increased significantly due to public comments on earlier drafts. The BLM lot area south of DeArmoun Road was taken out of the increased density recommendation in response to public comments.
 3. The Hillside could meet the *Anchorage 2020* goals for housing if there were complete build-out under the current zoning. However, the land capacity to provide housing must be greater than the number of actual housing units needed by the projection date. The Commission supports a process to build at an increased density in the "Furrow Creek Transition Area" to meet 2020 housing goals for Southeast Anchorage. Every part of Anchorage is sharing the burden of greater density to accommodate population increase.

The Commission created a high bar for developing at a higher density by requiring development standards and determining appropriate densities. The Furrow Creek Transition Area conservation subdivisions must have real *public* benefits. Design standards for the Furrow Creek Transition Area will be developed working with the community.

4. The Commission has heard resistance to increased density. The current supply of land for new single-family homes in the Anchorage Bowl is limited. As the Anchorage Bowl grows, there will be a need for additional homes to meet the demand. *Anchorage 2020* sets distribution quotas for residential growth for all parts of the Anchorage Bowl.
5. The Hillside District Plan provides strong support for the continued use of on-site septic systems. The Plan presents a positive history of use, gives great details on the high cost of public utilities and presents a Well Water Protection Plan to maintain support of the systems for the future. This is a major Hillside issue (Survey Report, p. 29, Table 34, Satisfaction with water and wastewater systems mention clearly the message that households with on-site systems are as satisfied as those with Anchorage Wastewater Utility service).
6. The proposed changes to the road, trail and drainage maintenance regime was heavily debated. The Hillside District Plan recommendations are in direct response to public input. Numerous road changes were made over the course of the Plan directly in response to community input. There is no direct requirement for paving and changing existing neighborhood roads to “urban standards.”
7. Early drafts did not include drainage pipes as part of the drainage plan; those were included in response to public input.
8. Chugach State Park access creates difficulties for on some neighborhoods in the short term, but responds to the broader public demand. The goal of having many access points will in the long run lessen the impact on any one neighborhood.
9. There is clear acknowledgement that the count of the total possible build-out of homes meets *Anchorage 2020* goals for the Hillside under current zoning; this tally was heavily debated and reflects the input from the public.
10. The Commission gave a strong statement of support to actively begin acquiring missing pieces of the parks and greenbelt system and called for a variety of strategies and cooperation among agencies to get a greenbelt acquisition program underway.

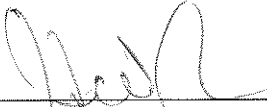
11. The trails map was changed in response to public input. Trails designated on private land were a concern of landowners. The HDP has been very selective in identifying trails on private land, limiting these to provide the most critical routes linking existing and future residential areas to schools, providing connections between neighborhoods, and providing access to Chugach State Park. There is a flexible range of options to provide trails, including use of sidewalks, routes set back from streets, and routes entirely separated from roads. Likewise there is great flexibility in routing; the only obligation for land owners is to identify a practical route connecting “point A to point B,” so that trails are connected to the Hillside trail system. The conservation subdivision process establishes incentives for land owners to provide more expansive trails than is required under MOA minimum standards. The “built/green infrastructure” system ensures that trails are connected between subdivisions, to maximize the value of trails to residents and developers. Trails, like roads and drainage, are a basic element of public health safety and welfare in Anchorage.
12. The AWWU maximum perimeter of public sewer has been extended slightly in the lower Hillside and pulled back in the upper Hillside. In this lengthy comprehensive review of this significant change, there is an expectation that this will put an end to ad hoc extensions in the future.
13. Some of the implementation measures described in the HDP is already included in the provisionally approved Title 21 Rewrite and updates to the Design Criteria Manual. These relate particularly to the steep slope development standards and requirements for drainage. The Plan refers to those other documents with the expectation that they will change little from their status in August 2009.
14. There is public support and need for a well water protection program that will protect the Hillside and will be beneficial if implemented citywide.
15. The Plan supports new standards for on-site septic systems and found the standards would be beneficial citywide. The recommended changes to traditional on-site systems were changed substantially in response to public input and the HDP recommends the On-Site Board consider them.
16. The public stated support and noted the importance for habitat for wildlife movement. “Fragmented habitat is one of the worst things that can be done for wildlife” (June 15, 2009 minutes, p.16). Support and a process for obtaining continuous wildlife habitat are included in the Plan.

17. The Commission and staff crafted comprehensive standards for the Furrow Creek Transition Area for a cautious attempt at conservation subdivision development. The change in residential intensity for the Furrow Creek area took into consideration access to major transportation corridors and commercial areas. It also adjoins higher density residential areas. It is within ARDSA and the certified water service area and all will be within the maximum sewer perimeter. In addition, there are a number of lots with institutional type uses, such as a church and a school on holding tanks. There are areas where soils are limited for on-site wastewater systems, and there are large parcels that can be developed with this greater intensity, and well buffered to be made compatible with the larger lots surrounding them.
18. This plan approves policies and priorities for infrastructure that will support infill and safety needs and connectivity, but in a phased development approach that will respect neighborhood character and will achieve an efficient, incremental growth pattern.

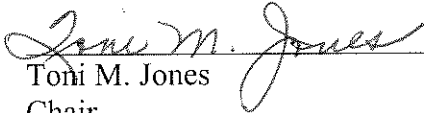
- B. The Planning and Zoning Commission forwards a recommendation of approval of the Hillside District Plan to the Anchorage Assembly with the staff and commission recommendations listed in *Attachment A*.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission the 12th day of October 2009.

ADOPTED by the Anchorage Planning and Zoning Commission this 7th day of December 2009.



Jerry T. Weaver, Jr.
Acting Secretary



Toni M. Jones
Chair

Attachment: A. Revisions Approved by the Planning and Zoning Commission
(Attachment A includes Attachments 1-8)

**ATTACHMENT A
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2009-047**

HILLSIDE DISTRICT PLAN

(CASE NO. 2009-090)

REVISIONS

As Approved by the Planning and Zoning Commission

Preface: Add Preface (Attachment 1) at the beginning of the Plan.

Study area boundary: Southern boundary is inconsistent on maps in HDP. Remove NW ¼, Sec. 24, T11N, R3W, S.M. from all maps in HDP. This is the southernmost “square” that shows on some maps and not others, and is now a part of Chugach State Park. Also, ensure that all maps consistently show the correct HDP boundary, particularly in SW (Potter Marsh) area.

CHAPTER 1 - GENERAL/ INTRO

1. Page 1-3, Map 1.1 (Issue G7a): Change the colors in the map key – (the green for Park and Open Space and the green for the background area that isn’t within the HDP boundary are too similar).
2. Page 1-4, Map 1.2 (Issue G7b): Adjust the key and map to collapse categories and produce a more legible map.
3. Page 1-7 (Issue G5a): Add the following text after first paragraph:

“All background documents prepared as part of the HDP process and occasionally referenced in this report (including the Hillside District Plan Whitepapers, the Hillside District Plan Issues, Goals and Choices Report, Hillside District Plan Alternatives – A Framework for Public Discussion, and the Public Review Draft of the Hillside District Plan) do not establish policies for the Hillside District. They are available for background on how the HDP policies evolved, technical references, etc., but only the Public Hearing Draft of the Hillside District Plan will be adopted by the Anchorage Assembly and become an official municipal policy document.”
4. Page 1-10, Map 1.5 (Issue G7d): Drop unneeded or incorrect lines (some of the watersheds have internal lines that need to be dropped or explained). Insert a label for Potter Marsh.
5. Page 1-11 (Issue G-6e): (*Also D-15*) Change the last complete paragraph to read:

“Potter Marsh, located between the Old and New Seward Highways, is one of the most distinctive natural features of the Hillside. Like Westchester Lagoon, this area was “created” when the railroad was constructed, creating a berm that captured freshwater runoff and transformed tidal flats into an area of marshes and shallow ponds. Potter Marsh is part of the Anchorage Coastal Wildlife Refuge (ACWR) and was established in 1988 to protect waterfowl, shorebirds, salmon and other fish and wildlife species and their habitat. The refuge is managed cooperatively by ADF&G and the Department of Natural Resources. Today Potter Marsh is framed to the north and east by a wooded slope of spruce, cottonwoods, and alders that reaches up the hill to low-density residential development. To the south and west, the railroad embankment separates the marsh from Turnagain Arm, although several culverts

through the embankment allow exchange of water between Turnagain Arm and the marsh. In addition to the boardwalk at the northern end, two highway pullouts at the southern end of the marsh allow for viewing and photography. Several watersheds within the Hillside District (Rabbit, Elmore, Little Rabbit, Little Survival and Potter Creek watersheds) are important water sources for this freshwater marsh, making maintaining water quantity and quality important to maintaining the marsh itself.

6. Page 1-13 (Issue G-6a): Figure 1.6, Change explanatory text in diagram:
“The adopted Anchorage 2020 Land Use plan is based on a blend of this and the Urban Transition scenario, which shows less density for the Hillside area.
Delete photos and “transect” diagram at bottom of page, as well as text references to the diagram.
7. Page 1-21 (Issue G-4): Change title of summary section 2 to: “Maintain and Improve Functioning of...”
8. Page 1-21 (Issue G-6d): Delete the sidebar.

CHAPTER 2 - LAND USE

1. Pages 2-5 and 2-6, (Issue LU-26b): Switch Titles of Goal 3 and 4. (Goal 3 talks about infrastructure and efficiency, which is the title of Goal 4, and Goal 4 talks about public facilities, which is the title of Goal 3).
2. Page 2-5, 2-32 (Issue LU-26k): Revise Goal 3 to read: “Plan land use, transportation infrastructure, and other infrastructure to serve anticipated growth to be efficient in terms of public expense, energy use, and other resources.”
3. Page 2-6 (Issue LU-26c): Policy 5-B—change wording from: “establish” to “implement”
4. Page 2-6: Add, amend, or delete policies (1E, 1F, 2E, 4A, 5C, 6A, 6B) as described below, to table.
5. Page 2-6 (Issue LU-26d): Policy 7-A—Clarify language, consistent with full goal statement on page 2-43: “Overall strategy – Maintain and protect views through protection of natural vegetation, drainage corridors, significant natural features, and topography at the scale of watersheds, subdivisions and individual lots.”
6. Page 2-6, Goal 4, (ASD comments): Change wording for Schools under “Primary Policy” heading to read: Add Policy 4A: The Municipality of Anchorage and the Anchorage School District will continue joint effort to identify school sites on the Hillside to accommodate future growth. Delete wording under Implementation to read: Yearly review of ASD monitoring of demographic trends and population growth as part of ten-year C.I.P.
7. Page 2-7, Map 2.1: Delete map; instead rely on the text in the plan that describes the location and nature of three broad sub-districts. Use lowercase letters throughout plan when referring to the lower Hillside, central Hillside, and southeast Hillside.

8. Page 2-9 (Issue LU 29): Replace LUPM with revised map (Attachment 5). Update Appendix C to incorporate changes to LUPM narrative.
9. Page 2-13, Policy 1-D: Change to: Change land use designation for the Furrow Creek area (generally west of Elmore) and designate ~~create an overlay district a transition area~~ to allow residential densities to increase from current densities of roughly one dwelling unit per acre (DUA) to up to two DUA for tracts of ~~7.5~~ eight acres or larger, and to three ~~to four~~ dwelling units per acre for tracts of ~~10~~ twelve acres or more.
10. Page 2-14: Revise Policy 1-E to reflect recommended change of the Maximum Perimeter of Public Sewerage (change does not quite match ARDSA): Shift the current boundary of the Maximum Perimeter of Public Sewerage (see Map X.Y) eastward to Elmore Road. ~~To match the current ARDSA boundary.~~
11. Page 2-14: Update Map 2.4 to accurately reflect pre-plan Maximum Perimeter of Public Sewerage (should include R-1SL area).
12. Page 2-14 (Issue LU-3): Revise the language describing the lower Hillside (Policy 1-E) to read as follows: The lower Hillside contains the greatest mix of residential densities of any part of the Hillside. This includes large areas of larger lot, low density residential areas served by onsite water and septic as well as substantial areas of moderate density residential development served by public water and sewer. This portion of the Hillside is also closer to concentrations of commercial services and major transportation corridors than any other portion of the Hillside.
13. Page 2-16 (Issue LU-4): Delete language calling for revisiting residential densities on BLM lots. Specifically, change the language on page 2-16 as follows: “On balance, however, because the BLM area does not have the history of poorly performing on-site wastewater systems found in portions of the Furrow Creek area, and because the BLM lots area is not as close to commercial areas, existing density in the area is not changed by this plan. This conclusion is expected to be re-examined in the next update of the Hillside District Plan, when changes in demand for residential land in the greater Anchorage area as well as the interests of affected residents will be considered.”
14. Page 2-17: Delete Policy 1-F (plan does not recommend Potter Marsh neighborhood commercial)
15. Page 2-17: Add new Policy 1-F:
Adopt the official Land Use Plan Map for the Hillside, which provides greater specificity than the Anchorage 2020 Land Use Concept Plan and replaces the 1982 Generalized Land Use Plan.
Under Background section, move Appendix C narrative that describes the Land Use Plan Map.
16. Page 2-18 (Issue LU-26g): *In the caption*, clarify the language to read “to investigate the potential for Neighborhood Commercial Centers.”
17. Page 2-18, Map 2.5 (Issue LU-27) modify map to correct locations of commercial centers, use improved base map, and delete Proposed Neighborhood Commercial “dot.”

18. Page 2-19: Remove “Potter Marsh Commercial District” aerial and language referring to the district under Neighborhood Commercial Center section.
19. Page 2-20 (Issue LU-26i): Change text on par. 2, line 5 to read: “ ~~Rabbit Creek~~ Bear Valley Fire Station
20. Page 2-20 (Issue LU-10): Drop language calling for revisiting issue of neighborhood commercial uses.

“In light of these strong public views, the plan does not call for any new areas to be designated for commercial use. only The plan notes that one small area adjoining Potter Marsh currently has several parcels zoned for commercial use (see below). is designated for neighborhood commercial. ~~This issue is expected to be re-examined in the next update of the Hillside District Plan, when responses to possible changes in future conditions on the Hillside will be considered. These could include changing views on the Hillside regarding the benefit of neighborhood commercial uses, additional growth on the Hillside, continued increases in gas prices, and wider agreement on the need to reduce driving to reduce greenhouse gas emissions.”~~
21. Pages 2-20 and 2-21, beginning at the bottom of page 2-20 (Issue LU-11): Continue after paragraph beginning “In light of these strong public views” as described above (LU-10) to read:

Over the course of this planning process, a number of individuals and a local non-profit organization (Friends of Potter Marsh) have expressed support for neighborhood limited commercial uses on the existing commercially-zoned properties, with a focus on commercial activities associated with recreational uses at Potter Marsh. This plan supports this concept, but does not establish any new regulatory framework for this existing commercial land, as there are already regulatory controls built into the zoning special limitations for two of the three parcels in this area. ~~, and also identifies the lots between the Rabbit Creek intersection and the existing commercial uses as possibilities for commercial use. See Policy 2-E for design guidelines for this use.~~ One parcel zoned PLI SL (AO 2003-156) requires that prior to issuance of a site grading and excavation permit for any development that a site plan meeting the general standards of AMC 21.50.200; design standards from AO82-52; neighborhood buffer landscaping and transition standards space; Potters Marsh Natural Vegetation buffer and Trail Connection; prohibits outdoor storage; addresses trash receptacles; signage; parking lot illumination and compatible scale. The B-1A special limitations also have regulatory controls limiting uses and structures sizes, requirement for a site plan review, which addresses design standards, access, circulation, buffering and landscaping, tree retention; site obscuring fence, drainage, and limits hours of operation.
22. Page 2-21, Map 2.7: Remove outline for expanded commercial district. Re-title to “Potter Marsh Commercial Zoning” and delete text below map.
23. Page 2-24 (Issue LU-26l): *Figure 2.8* Change text on page 2-24: “~~(JW — We could nt remove the blue line.)~~”

24. Page 2-25, under definitions #3: Change to (e.g., 15 percent more). Change “Furrow Creek Open Space Subdivision” to “Furrow Creek Transition Area”; and “Hillside Open Space Subdivision” to “Hillside Conservation Subdivision.”

25. Page 2-26, beginning with “Objectives” through the end of Policy 2-C, re-work as follows:

A “Hillside Conservation Subdivision” ordinance will allow for reduced lot sizes and modest density bonus (e.g., 15 percent) in exchange for the permanent conservation of open space, protection of key environmental features or establishment of expanded recreational access, any of which must secure permanent substantial public benefits. General policy direction is established in Chapter 6 under Policy 14-L; implementation requires an ordinance amending Title 21 following HDP plan adoption.

26. Pages 2-26 through 2-27 (Issue LU-6) Furrow Creek. Change the current Policy 2-D language to the following:

Policy 2-D

As part of the change in residential intensity in the Furrow Creek area, establish a new “Furrow Creek Transition Area” policy that allows residential density to increase from current standards (roughly one unit per acre) up to two units per acre where a tract is at least [7.5] eight acres in size, and three [to four] dwelling units per acre for tracts of twelve acres or more.

Background

The Furrow Creek Transition Area follows the same general approach as the Hillside Conservation Subdivision. What distinguishes this specific use of the conservation subdivision concept is that allowed density is tied to specific tract sizes.

The change in residential intensity is recommended for the following combination of reasons:

- In contrast to the remainder of the Hillside, the area is located next to existing areas of higher density residential that are already areas served by public water and sewer
- Compared to the rest of the Hillside, the area has ready access to major transportation corridors and commercial areas located just northwest of the area.
- The area is within the Anchorage Roads and Drainage Service Area (ARDSA) and the certificated water service area. The public hearing draft calls for shifting the maximum perimeter of public sewerage to Elmore, to correspond with these two boundaries.
- The area includes a number of larger vacant parcels where development is constrained by soils that are not well suited for on-site wastewater systems. In addition, the area includes a number of lots with a history of poorly performing on-site wastewater systems, as well as a church and school currently relying on holding tanks.
- This is a desirable place to live, and new homes in this area, if well designed, would be highly sought after because the Anchorage Bowl has limited opportunities for new, moderate density, residential development, close to jobs and services.

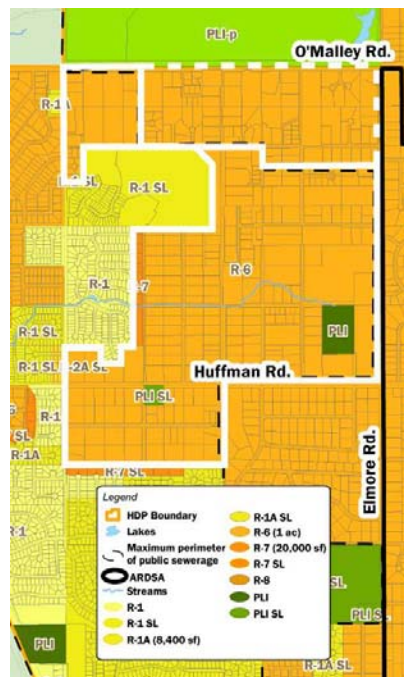
Objectives for the Furrow Creek Transition Area are listed below. The graphic on Page 2-29 provides examples of how these standards might be applied.

- Designate the area as “Furrow Creek Transition Area” on the Land Use Plan Map. Applications for rezonings in the area shall be consistent with the recommendations outlined in the plan, and refined below.
 - Tracts would be required to assemble contiguous parcels of 8 acres to develop at up to 2 dua and 12 acres to develop at up to 3 dua (existing area is R-6 zoning, which is generally 1 dua).
 - The area is to be included in the Maximum Perimeter of Public Sewerage.
 - Higher density development (from R-6 to either 2 or 3 dua) would be required to use a conservation subdivision approach, generally consistent with the provisions in 21.08.070 of the Title 21 Rewrite. Lots encouraged to be small (8,000 to 15,000 s.f.) with remaining acreage tracted out and preserved as open space. Common open space shall be no less than 30% of the overall property and shall meet the quality standards proposed in Policy 14L (on page 6-34) for Hillside Conservation Subdivision regulations such as may be adopted in the final HDP.
 - Subdivision design and requirements
 - Landscaped or natural vegetation buffer along lot lines bordering other development
 - Perimeter of new development to provide visual landscape buffer. The buffer shall be at least 25 feet deep when abutting or across the street from residential lots of 40,000 s.f. or greater.
 - Retention or replanting of natural vegetation
 - Public connections for pedestrians and vehicles to surrounding areas
 - Stream setbacks required to be 50 feet from each bank
 - No linear placement of utilities in buffers
 - Circulation plan for area required to provide connectivity for roads and pedestrians, drainage-ways, creeks and trails, with connectivity and “dead worm” subdivisions to be avoided.
 - No commercial uses are permitted (other than home-based businesses currently allowed by code).
 - Allowed increases in density differ in various areas of Furrow Creek. As Map 2.10 shows, potential density is higher in the western and southern portions of the area, adjacent to existing medium-density neighborhoods served by public water and sewer.
27. Pages 2-27 (Issue LU-11). Drop the entirety of Policy 2-E up to “Home Based Businesses” on page 2-31. Label section “Commercial Uses on the Hillside”
28. Page 2-28 Map 2.10 (Issue LU-6) Modify Map 2.10 and associated text to be consistent with the above language and intent as shown in the table below, i.e., change 2 dua with an 8-acre parcel or 3 dua with 12-acre parcel and change 10 to 12 acres.

| <i>In Current Draft</i> | | <i>Proposed Revision</i> | |
|-------------------------|---------------------|--------------------------|---------------------|
| Minimum parcel size | Maximum parcel size | Minimum parcel size | Maximum parcel size |
| 7.5 acre parcel | 2 units/acre | 8 acre parcel | 2 units/acre |
| 10 acre parcel | 3-4 units/acre | 12 acre parcel | 3 units/acre |

Remove highlight of BLM lots and remove the following language: ~~Possible area for future increased residential density; expected to be re-examined when the Hillside District Plan is updated.~~

Change map in Furrow Creek area to reflect the modified boundary below:



29. Page 2-29 Figure 2.11. Modify Figure 2.11 to be consistent with above language and intent under Background and as reflected in the above table.
30. Pages 2-5. and 2-32 (Issue LU-26k): Revise Goal 3 to read: “Plan land use, transportation infrastructure, and other infrastructure to serve anticipated growth to be efficient in terms of public expense, energy use, and other resources.”
31. Page 2-33 Goal 4, (ASD comments) Background “Schools” heading: Delete wording under this heading and replace with the following text:

The School District and Municipality have identified need for additional Hillside school sites since at least 2002, have carried out site investigations, and have been considering options for adjusting school site selection criteria to fit Hillside conditions. The 2003-2009 Six-Year Capital Improvement Plan identified site selections for “Golden View Elementary School” and “South Anchorage Middle School”. In October 2005, the School District issued a Request for Proposals to perform “Southeast Hillside Elementary School Site Evaluation”. The selected consultant, R&M Consultants, performed preliminary site investigations on three Southeast Hillside Elementary School sites. No suitable sites were found. In 2007, Planning staff concluded, “A thorough review of the site options, based on school site criteria, finds that none of the sites are environmentally ideal and are too expensive to develop.” Planning staff discussed possible alternative options to consider:

- revise the standard 15-, 30-, 50-acre site criteria for elementary, middle and high schools to expand site options;
- reduce minimum acreage requirements for schools;
- review parking requirements and parking lot locations;
- review standard site plan elements that may increase amount of space needed, such as retention basins, open space, non-useable areas;
- review potential for combining outdoor athletic facilities;
- use alternate site search process, such as “turnkey”;
- consider renovation or expansion of existing sites;
- require schools be located in areas designated for growth that already have sufficient existing infrastructure to support school facilities;
- increase busing to utilize existing school facilities;
- adjust school boundaries; and
- vegetative buffers, setbacks and other constraints required under Title 21..

32. Page 2-33 (Issue LU-16-C), Goal 4 – Infrastructure and Efficient Growth Patterns, add following wording: “Retain land to serve anticipated needs for public facilities and public use areas such as schools, drainage-related facilities, fire stations, parks, greenbelts, or other natural resource conservation areas.”

33. Page 2-33 Background: Change first sentence to read: One function of a district plan can be to identify current and future needs for public facilities and public use areas such as schools, drainage-related facilities, [OR] fire stations, parks, and greenbelts or other natural resource conservation areas.

34. Page 2-33 bottom of page, add fourth bullet:

Parks, greenbelts, and natural resource conservation areas –

The need to acquire and enhance the system of parks, greenbelts or other natural open space and conserve wildlife habitat areas on the Hillside is recognized in the 2020 Comprehensive Plan and the 2006 Anchorage Bowl Park, Natural Resource and Recreation Facility Plan. The Parks Plan notes that “planning and securing specific critical elements” in a physical

framework of parks, open spaces, and greenbelts “should be a key priority before growth limits the options.”

35. Page 2-34, Goal 5 (LU-17): Amend Goal 5 to read: “Protect environmental quality on the Hillside, including: providing corridors for drainage; [AND] protecting natural systems such as aquifer recharge areas [,] and stream [AND WILDLIFE] corridors, protecting wildlife travel corridors and habitat, and providing open space for views and recreation.

36. Page 2-34 and 2-35 (Issue LU-16-D and LU-16-A): Change wording as follows:

Environmental and recreational goals are [ALREADY] important components of [SEVERAL BOWL-WIDE PLANS] Anchorage Bowl comprehensive plan and other studies, including Anchorage 2020, the Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan, and the Anchorage Trails Plan, the Living with Wildlife Plan, the Anchorage Coastal Management Plan and the Anchorage Wetlands Management Plan. State and federal agencies also have existing regulatory authority over specific environmental issues, including wastewater systems and wetlands.

The Anchorage Wetlands Management Plan is the planning document that identifies wetlands and their relative functional values (including habitat values) and provides site specific management strategies for each wetland. Management strategies are implemented via environmental permitting and relevant Title 21 regulations (e.g., platting).

The Anchorage Coastal Management Plan is a policy document that defines issues of local concern and guides the development needs of residents, businesses, and landowners within the Anchorage coastal zone boundary. It includes a description of Anchorage’s coastal resources and an analysis of the impacts from uses and activities. It describes the enforceable policies that are to be used to implement the goals and objectives and provides standards for uses and activities within the designated area.

Anchorage 2020 sets Bowl-wide policies related to a broad range of park, open space, and natural resource planning. Policies include the identification and conservation of open spaces, enhanced access to these areas, and protection and restoration of Anchorage aquatic resources. Anchorage 2020 promotes a number of implementation strategies for these policies, including an update to the Parks Plan and development of programs like the Greenbelt Acquisition Program and Natural Open Space Acquisition. Parks, trails, open space, and habitat protection will be addressed in more detail in on-going and/or upcoming plans, including [THE SOUTHEAST PARKS PLAN AND] the Section 36 Master Plan by the MOA Parks and Recreation Department and the Chugach Access Plan by the State of Alaska Department of Natural Resources.

The 2006 Parks Plan supports acquisition and development of greenbelts along all major Hillside creeks, as well as two additional community scale parks and recreation access to Chugach State Park and Potter Marsh. Consistent with Anchorage 2020, the Parks Plan and HDP objectives, future parks planning on the Hillside should include consideration of the need for and best way to create greenbelts, new parks, improvements to existing parks, improved parks management, provisions for habitat and water resources protection, and improved access and trail connection from Hillside neighborhoods. Improvements to the system of parks and open spaces can happen in a variety of ways including land trades,

acquisition, and dedication of property through the subdivision process. Regarding greenbelts, the HDP endorses the extension and protection of greenbelts along major Hillside streams. Implementing this broad objective requires detailed assessment of land ownership, physical characteristics, and other details of these corridors beyond the scope of this plan.

Previous planning efforts have identified a number of specific areas for acquisition of land or easements for public recreation or natural resource conservation. Advancement of these projects will occur incrementally, thus it is important to not foreclose on opportunities even if full implementation is not mapped out. Subdivision approvals, road extensions, bond propositions, and other municipal and inter-agency actions should be monitored for opportunities related to the following:

- Access points for Chugach State Park, and connections among MOA parks, trails, and greenbelts to CSP where possible.
- Greenbelts along Rabbit Creek, Potter Creek, Little Survival Creek, Little Rabbit Creek, and Little Campbell Creek.
- Completion of Rabbit Creek Trail connecting the Seward Highway to CSP.
- Enhancement of access to Potter Marsh Watershed.
- Protection of key drainages to Potter Marsh Watershed.
- Development of new neighborhood parks to serve Potter Creek area and areas of Huffman/O'Malley, Rabbit Creek, and mid-Hillside.
- Acquisition and development of community use parks in Lake Otis area between O'Malley and DeArmoun, as well as O'Malley and Elmore Road area.

Hillside District Plan environmental protection strategies . . .

37. Page 2-35 at the end of Paragraph 1, after mention of standards for steep slopes and upper elevations (ISSUE LU-19) add wording: Topics addressed include retention of natural vegetation, setbacks from waterbodies, and improved runoff controls. There is a measure of public support for Hillside-wide standards to protect visual and environmental quality, particularly regarding impervious surface and retention of natural vegetation.
38. Page 2-35 Modify section (under “Policies and Development Standards for Subdivisions”) to read:

To address the unique conditions on the Hillside, the plan develops Hillside-specific standards concerning subdivision layout options and submittal requirements. Objectives for these new standards are introduced under Goal 2, Policies 2-C and 2-D of this chapter and the Drainage and Implementation chapters. Topics addressed include changes in the subdivision submittal requirements, and policies for Hillside-specific conservation subdivisions to provide greater flexibility and incentives for developers to protect open space, habitat and recreational values within subdivisions. Fragmentation of habitat is to be avoided since it decreases wildlife movement and important supporting ranges.
39. Page 2-36: Amend as follows: - Encourages development to keep natural wildlife corridors and drainage systems in tact and functional. Fragmentation of habitat is to be avoided since it decreases wildlife movement and important supporting ranges.

40. Page 2-39: (Issue D-23) Add note to legend of Map 2-13: “Municipal wetlands data is updated periodically based on Corps of Engineers delineations and Municipality of Anchorage field work.”
41. Page 2-41 (Issue LU-16-F): Add a new Policy 5-C:
Policy 5-C. Create a Riparian Greenbelt Acquisition Program. The acquisition of greenbelts on major streams in the Municipality has been a long-standing “priority” goal but implementation has stalled in the Hillside area. The benefits of greenbelts on major stream extend to all residents of the Bowl and include water resources protection, connectivity of habitats, connectivity of neighborhoods, and recreation. This goal should be implemented pro-actively, drawing on diverse resources such as wetlands mitigation funds, private land trust efforts, and HLB-initiated land trades. It should not be left to the plat approval stage or to the local resources of a future Hillside infrastructure authority.
41. Page 2-34 (LU-16-G): Minor revision to Goal 6 -- Parks, Open Spaces
Maintain [AND IMPROVE], supplement, and enhance a system for parks, trails, open spaces, and other active and passive recreation areas.
42. Pages 2-38 through 2-42 (LU-12): Incorporate the following bullets identifying specific layers on Figure 2.14.
Describe the layers that comprise the Built/Green Infrastructure map, they can be further defined as follows:
- MOA Parks
 - Primary/Secondary Roads (as described in Chapter 4)
 - Primary/Secondary Trails (as described in Chapter 4)
 - Primary Trailheads (as described in Chapter 4)
 - “Classified MOA Wetlands”: The Municipality of Anchorage Physical Planning Division maps and maintains a data base of wetlands based on fieldwork, photo interpretation, soils information, and delineations conducted by themselves and others. Classified MOA wetlands are included in the Anchorage Wetlands Management Plan.
 - “Potential Wetlands – require field delineation”: Potential wetlands are those not yet included in the wetlands management plan and that require further field verification. Wetlands shown on Map 2-13 are current as of December 2007.
 - “Wetland Detention” areas and “Proposed Stream Protection Zones” are described on page 3-12. These areas will generally be designated based on watershed drainage plans. The areas shown on Map 2-13 are derived from the Pilot Watershed Drainage Plan for Little Rabbit Creek and Little Survival Creek Watersheds
 - “Streams (Dec. 07)”: The Municipality of Anchorage Watershed Management Services field maps and maintains a data base of streams as defined in municipal code. The database is continuously updated based on new information. Streams shown on Map 2-13 are current as of December 2007, with 50-foot setbacks as described on page 6-29.

- “Drainageways” (as defined on page 3-14) Like streams, these are continuously updated based on new information. Drainageways shown on Map 2-13 are current as of December 2007, with 10-foot setbacks as described on page 6-29.
43. Page 2-39 Revise Map 2.13 (Issue LU 2-27): Revise map for clarity in distinguishing between the watercourses and the buffered watercourses and in general make map more legible. Provide better contrast. Fix legend: the color for roads appears to have been used for the non-buffered streams; also, contents of legend should reflect the layers described in revised Figure 2.14 (see above).
 44. Page 2-41 Figure 2.14 (Issue LU 12): Add the paragraph below to clarify updates to Map 2.13 to section on page 2-41.

The Built-Green Infrastructure map data layers are updated on an ongoing basis. Planning, PM&E, and Transportation Planning will need a memorandum of understanding to establish how and when the various layers are updated. At a minimum, the Built-Green Infrastructure map should be updated annually. For example, it has been suggested that additional open space and wildlife corridors be shown on the map. Once identified, they could be included. Ongoing refinements to the map can be carried out administratively, for example refinements of drainage master plans or wetland boundaries. Addition of entire new layers to the map, such as a major open space or habitat area, would require separate approvals and an HDP amendment.
 45. Page 2-41 (Issue LU-16-H): Add New Policy 6A to add to page 2-41 and summary table in App. B:

Establish priorities and implementation methods to meet deficiencies in neighborhood and community parks, develop natural resource and greenbelt acquisition programs and funding, conduct additional greenbelt and natural resource inventory planning, and enhance Built-Green Infrastructure system.
 46. Page 2-41 (Issue LU-16-B): New Policy 6B to add to page 2-41 and summary table in App. B, page 5: Parks development should be phased and scaled to fit the level of road service, the limitations of onsite water and septic systems, and the rural character of the neighborhood. The design shall consider user and neighborhood safety and security and minimize overall impacts on the surrounding neighborhood.
 47. Page 2-43 (Issue LU-25) Amend the first bullet: “Avoid construction of homes, towers or other developed features directly on the top of ridgelines.

CHAPTER 3 - WATERSHED MANAGEMENT AND DRAINAGE ISSUES

1. Page 3-2 (Issue D-2): Add background information indicating that drainage issues also include concerns for aquifer recharge. Add the following sentence on page 3-2 at the end of the first paragraph under Hillside Watershed Basics: “Solving drainage problems by allowing all runoff to flow offsite decreases the amount of water that formerly was taken up by plants, evaporated, or infiltrated to recharge aquifers. Lack of aquifer recharge in specific areas may cause localized problems.”

2. Pages 3-4 and 3-5 (Issue D-10 & D-24a): Remove sidebar on page 3-4 and move LRSA sidebar from page 3-5 to page 3-4.
3. Page 3-4 (Issue D-10 & D-24b) Revise text under Lack of Management Authority: "...a patchwork of Limited Road Service Areas, homeowners associations, or informal neighborhood maintenance groups, who generally do not have the authority to solve drainage issues (see LRSA sidebar on Page 3-5 and Map 6.1)."
4. Page 3-4 (Issue D-10) Change text: "This has resulted in disjointed and inadequate drainage systems, and inefficient use of funds being spent on repeat maintenance efforts and overall higher maintenance costs."
5. Page 3-4 (Issue D-10 & D-24b) Change text: "...leading to an impasse on resolution of problems (~~see sidebar re: drainage issues on page 3-13~~) or a situation where one entity works at cross-purpose to another."
6. Page 3-6 (Issue D-8): Add a new Policy 8-E to the table, first box: "No net increase in runoff beyond existing peak flows for up to the 10-year event from development will be permitted unless regional facilities are in place and are adequate to accept the drainage."; second box leave blank; and third box: Cooperative effort of MOA Planning and PM&E.
7. Page 3-6 through 3-7 (Issue D-14): Goal 8, change fourth bullet in top box: "Protect existing stream and wetland functions by maintaining the natural quantity, quality, and periodicity of recharge to natural waterbodies and wetlands."
8. Page 3-6, Policy 8-A, page 3-7, first sentence, and Appendix B page 6, Policy 8-A, change text to read: "For steep areas, areas above timberline, lots with disproportionate an unusually high percentage amounts of developed impervious area, and important recharge areas, develop standards to reduce runoff from individual parcels and subdivisions."
9. Page 3-6, Policy 8-D, page 3-7 and Appendix B, page 6, Policy 8-D: Change text to read "Establish a new Hillside drainage management entity to help fund and manage needed drainage improvements for existing and future development and watershed protection and aquifer recharge efforts."
10. Page 3-9, Map 3.2 (Issue D-6) Add the following text to the caption:
"The pilot watershed drainage plan prioritizes upgrades to deficient structures to guide phased implementation and recommends that future drainage infrastructure and controls be implemented as development occurs."
11. Page 3-12: Change the "Wetlands" bullet to "Wetland Detention Areas."
12. Page 3-12 (Issue D-13): Last bullet, change text:
 "Designate areas with shallow groundwater, a dense system of streams, or other factors that make them unsuitable for regional detention ponds or other controls as stream protection zones. Avoid developing in these areas. If avoidance cannot be achieved, require development located in these areas to provide onsite controls to limit runoff to existing peak flows for up to

the 10-year event or require lower density development than otherwise required by prevailing zoning.”

13. Page 3-13, (Issue D-15): Policy 8-C, Background, add the following sentence right after the **Background** header: “The Hillside District encompasses developed, upper reaches of a number of watersheds and does not receive runoff from any upstream development. However, three watersheds (Potter, Little Campbell/Craig, and Furrow) are tributary to areas served by ARDSA. Runoff and associated problems from above are passed downstream and do not respect the boundaries of the Hillside District.”
14. Page 3-13 (Issue D-20): “Watercourses” bullet, add the following sentence: “The land immediately adjacent to watercourses (the riparian area) has the greatest potential to modify the character of storm water and shallow ground water flows before they enter receiving waters. A naturally vegetated riparian area detains storm water, buffers the steam from extreme flows, protects water quality by capturing and filtering pollutants, and aids in flood control and stream bank stabilization.”
15. Page 3-14 Add new text: “**Policy 8-E. No net increase in runoff up to the 10-year event. No net increase in runoff beyond existing peak flows for up to the 10-year event from development will be permitted unless regional facilities are in place and are adequate to accept the drainage.**”
16. Page 3-14 (Issue D-8):_Add Background section for Policy 8-E that is parallel in structure to other policies:

Background

This policy provides a quantitative target for the development standards called for in Policies 8-A, 14-I, and 14-J. Limiting peak flows to existing levels for up to the 10-year event:
 - Provides an equitable standard for development that reduces the need for enlarging downstream conveyance ditches
 - Potentially reduces the maintenance requirements of downstream conveyance ditches
 - Generates opportunities for control measures that maintain or enhance ground water recharge
 - Limits increases in the number of runoff events that lead to stream instability and stream changes, such as widening, bank erosion, and stream steepening
 - Reduces degradation of aquatic habitat in receiving waters
17. Page 3-14 (Issue D-17 A): Sidebar on page 3-14, add to end of first paragraph under Easements and Setbacks: “Setback standards adopted through this plan will be established in Title 21 of the Municipal code. When that is done, any legally existing structures, disturbances, or uses that would be in violation of the new setback would be considered legally nonconforming (“grandfathered”) as of the date of the setback ordinance and would have rights to exist into the future in their existing condition.”

CHAPTER 4 - TRANSPORTATION

1. Page 4-2 (Issue R-2): Golden View Drive at Rabbit Creek Road -- include table and map of projected congestion for the Hillside District.
2. Page 4-3, Paragraph 1, (Issue T-21a): Change title-- “Trails and Transit”
3. Page 4-3, (Issue R-1) Road and Trail Management & Maintenance: Add after current paragraph:

The concept of coordinating Municipal road improvements and land use goals with DOTPF improvements is important to safety, travel efficiency, and land use efficiency. The DOTPF owns and maintains the arterial roads on the Hillside. These roads have a strong impact on land use and transportation patterns. Some of the proposed changes to Municipal roads will increase traffic along DOTPF roads and intersections, including currently-hazardous intersections on Rabbit Creek Road, and along the severely-substandard Old Seward Highway south of Rabbit Creek Road.

The Old Seward Highway from Rabbit Creek south to Potter Creek forms a corridor largely within a natural setting, connecting several large tracts of parkland and natural open space land, as well as a limited number of residential lots. The community has identified this roadway and the lands along it as very important to the community for their wildlife viewing and habitat values, nature appreciation, public recreation, and scenic qualities. This plan supports a context-sensitive design for the future upgrade of this stretch of the Old Seward Highway to retain the highway’s rural and recreational character and to integrate natural landscape features, natural resource values, and recreational uses into the road design. The plan supports a byway character with moderated speeds and recreational access features, rather than a typical arterial design.

4. Page 4-4 (Issue R-3): Add 5th bullet to road Goal and to road goals repeated on page 4-6: Align and design roads with regard for natural setting and neighborhood character by minimizing cut-and-fill, preserving views and landmark natural features, controlling traffic speeds, and modifying lighting.
5. Page 4-4, 4th bullet (Issue R-3): Make following modifications to road standards:
Modifying 4th bullet of road goal on page 4-6: [DEFINE] Identify and [IMPROVE] design collector and arterial roads to avoid excessive and high-speed traffic in residential neighborhoods. The collector street system should be designed to discourage through traffic and to discourage continuous links between arterials.
6. Page 4-4, (Issue R-3B): Change Policy 9-B to reflect that some new standards for roads on the Hillside are proposed:
Policy 9-B: Apply recently adopted Municipal road standards, and amend as appropriate, to accommodate challenging site conditions and rural character including bedrock, steep slopes, and sub-alpine and alpine elevations with the purpose of minimizing cut-and-fill, disruption

to natural drainage, and visual impacts. New standard to include use of gravel roads in limited circumstances.

Under Background, refer to Policies 14-M and 14-N

7. Page 4-4 (Issue R-1): Add a new policy 9-D to Goal and Policy Summary Number 9 on page 4-4, to narrative on Page 4-14, and Appendix B pg. 7 based on the following language (staff will modify to create a succinct policy with background information): Policy 9-D: Upgrade Old Seward Highway to multi-modal facility while retaining rural and recreational character. The Old Seward Highway should be upgraded through a context-sensitive design to retain the highway's rural and recreational character and to integrate natural landscape features, resource values, and recreational uses with the road corridor improvements. The design should ensure safe multi-modal connectivity between parks and open space areas along this route, including: MOA parkland at both Rabbit Creek and Little Rabbit Creek; the Bird Treatment and Learning Center; trails and other open space features shown in the Hillside District Plan and HLB Potter Valley Land use analysis; Potter Marsh (Coastal Wildlife Refuge); and destinations of Chugach State Park (Potter Valley greenbelt, historic Potter Station, and Turnagain View trailhead.

Responsible agencies: MOA Parks MOA Traffic, and Transportation Planning's Non-motorized Coordinator to coordinate with DOTPF, CSP, and ADFG.

8. Page 4-4, Goal 9 (Issue R-8, R-9): Add Policy 9-E on page 4-4, to narrative on Page 4-14, and Appendix B, based on the following language (staff will modify to create a succinct policy with background information): Policy 9-E: Prior to establishment of Hillside Road Management Entity, avoid new public projects that increase problems on substandard parts of the existing road system.
Because there are large undeveloped tracts and many substandard roads in the Hillside District, proposed road upgrades and extensions have the potential to spur traffic increases on substandard roads well outside the extension areas. The roads management entity locally controlled by Hillside residents will have the responsibility to track and coordinate with plans by the Alaska Department of Transportation and MOA Traffic Department, including prioritizing future funding requests. Such coordination and funding will not occur until Policy 12-A to form the management entity is implemented. Until the management entity is in place to coordinate the phasing of major road upgrades, there is a general intent to avoid new public projects that increase problems on substandard parts of the road system. This does not impede private funding of road extensions.

9. Page 4-4, Goal 9: Add Policy 9-F on page 4-4, to narrative on page 4-14, and Appendix B, based on the following (staff will modify to create a succinct policy with background information):

Policy 9-F: The traffic impacts caused by growth in the Furrow Creek currently allowed by existing zoning will be a priority issue for the roads management entity proposed in Policy 12-A.

10. Page 4-6 (Issue R-4) Clarify by deletion of first bullet under Goal 9

11. Page 4-7. (Issue R-1) Add the following text changes and letter reference, which match bubble references noted as: A, B, C, and D on the roads map. Place before Evaluation of Proposed Road Network:

Furthermore, the following issues have been identified for the four special study areas noted on Map 4.1. Scoping may raise further issues.

- A. North-south connections between DeArmoun and Rabbit Creek Road in the area from Elmore to Evergreen Street. Connections in this area will need to resolve the most practical creek crossings, traffic control through the neighborhoods; and intersections with Rabbit Creek Road in light of its predicted LOS F traffic. Challenges along the Elmore alignment include grades and sightlines; particularly at the Rabbit Creek Road intersection; grades down to Elmore Creek, the valley at Rabbit Creek; the natural gas line; and the water utility line.
 - B. East-west connection of Jamie Road or Shangri La area to 152nd. This east-west connection must be phased after connections to Mountain Air Drive are in place and improvements have relieved congestion along Golden View Drive from 152nd to Rabbit Creek Road in order to avoid further impacts to the Rabbit Creek/Golden View intersection. Grades and soils are further concerns.
 - C. North-south road connection from Bainbridge to DeArmoun. The construction of a road intersection at the curve on lower DeArmoun Road is not desirable until the realignment of DeArmoun road is complete or further safety improvements are made on DeArmoun Road at the Bainbridge alignment.
 - D. East-west connection from south Golden View to lower Potter Valley Road. The road will need to be designed to serve as a collector for new development in the existing "Legacy Pointe" area as well as carry traffic from the upper Hillside, as an alternate route to Golden View Drive. The alignment and design must consider grades, wetlands, streams, traffic volumes, and the amount of cut and fill. The new collector must be phased with improvements to the lowest curve on Potter Valley Road and the intersections of the Old and New Seward Highways as traffic volumes increase.
12. Page 4-9 (Issue R-1, Part A): See attached updated Map 4.1 that reflects Commission modifications. Map 4.1 shows road areas requiring special attention and using the Context Sensitive Solution in the review process in gray bubble areas.

Add the following text to map:

Special Study Area: Indicates intention to conduct further studies for a range of alternatives. Existing connectivity is inadequate but exact alignment, road function, and phasing requires additional analysis to address challenging site conditions, need for phasing, impacts to the surrounding road system, and impacts to surrounding neighborhoods. Analysis will be conducted in manner consistent with MOA's Context Sensitive Design policy and involve public in project scoping and design.

13. Page 4.7 (Issue R 3G): Include Traffic projections with a map for the Hillside segments and intersections that will be over capacity.

14. Page 4-7, paragraph 4 (Issue R-12): Modify last sentence to read: **However, design and permitting requirements, and input from the neighboring/affected communities and community council are likely to change some of the routes.**
15. Page 4-9, Map 4.1 (Issue R-11): Proposed roadways connection map has been amended, see attached map.
16. Page 4-11 (Issue R-3E): Add to last bullet on page 4-11 under “Impact on Neighborhood Character”: new paragraph: **Key concerns of cut-through traffic and high-speed traffic in neighborhoods should be mitigated through road design. Some connections may have emergency-only gates (e.g. Luna Street at Prominence Pointe) to avoid funneling traffic off primary local roads onto neighborhood streets.**
17. Page 4-11; caption (Issue R-10): Correct caption to read that lower part of Rabbit Creek Road is difficult for winter driving.
18. Page 4-12, Figure 4.2(Issue 18): Change the road section in Figure 4.2 on page 4-12 to show a rural road standard.
19. Page 4-13 (Issues R-15 and R-16): Show following modifications to tables:

Table 4.3 General Standards for New Roads

| Setting (related to Land Use Map) | Average Daily Traffic (ADT) Greater than ADT >2,000 | ADT 2000 – 500 | ADT 500 to 100 | ADT less than 100 |
|--|---|---|---|---|
| Areas Greater than 3 DUA or Greater: Residential Commercial Park and Natural Resources Community Facility in areas generally | <ul style="list-style-type: none"> • Surface paved (with curbs and gutter) • Min. Surface Width :24” • Max Slope :8% | <ul style="list-style-type: none"> • Surface paved (with curbs and gutter) • Min. Surface Width :24” • Max Slope :8% | <ul style="list-style-type: none"> • Surface: strip paved • Surface width : 20’ • Max Slope: 10%. Option for 12% with variance | <ul style="list-style-type: none"> • Surface: strip paved • Surface width : 20’ • Max Slope: 10%. Option for 12% with variance |
| Areas Less than 3 DUA: Residential And Park and Natural Resources Community Facility | <ul style="list-style-type: none"> • Surface paved (with curbs and gutter) • Min. Surface Width :24” • Max Slope :8% | <ul style="list-style-type: none"> • Surface: strip-paved • Surface width: 24’ • Max Slope: 10% | <ul style="list-style-type: none"> • Surface: strip paved • Surface width : 20’ • Max Slope: 10%. Option for 12% with variance | <ul style="list-style-type: none"> • Surface: gravel or strip paved • Surface width : 20’ • Max Slope: 10%. Option for 12% with variance |
| | | | <p>Note: The variance is a solution as a last resort; it is not to be used as a standard practice or considered the minimum acceptable design to work from. See Page 6-38.</p> | |

20. Page 4-13 (Issue R-19): Change text on page 4-13: “As Table 4.3 shows the standards for new roads. ~~±~~ The standards allow for narrower rights-of-way in low traffic volume roads in rural settings. Rural streets are strip-paved (paved streets without curb and gutter or sidewalks), with shoulders wide enough to accommodate pedestrians, drainage ditches, and low ambient light levels (see the Design Standards section of Chapter 6).”
21. Page 4-14 (Issue R-3F): Add to page 4-14 under discussion of paving: Increased paving may result in higher speed traffic unless adequate traffic calming measures are taken. The survey conducted for the HDP showed that the majority of Hillside residents living on large lots consider unpaved roads as an integral part of their rural lifestyle.

22. Page 4-14 (Issue I-1): Change Policy 9-C, page 4-14, Summary Table and Appendix B to read:
- Prioritize maintenance and upgrades on primary and secondary roads, placing emphasis on projects that address existing safety and efficiency concerns, with optimum use of existing infrastructure and supporting efficient growth patterns.
- Under background, add as last sentence: “In support of infill, redevelopment, and transportation efficiency policies of Anchorage 2020, it is not a priority to publicly fund Hillside road or drainage extensions that primarily serve undeveloped residential land (i.e. fix existing problems before funding new projects).
23. Page 4-14 (Issue I-1): Add final sentence to background on page 4-14:
Road, drainage, and utility extensions that primarily serve undeveloped residential lands shall remain the responsibility of the proposed development.
24. Page 4-16 (Issue T-2, T-21d): Revise the central section of the first paragraph under the background section of policy 10-A as follows:
- “Similar to the roadway plan, trails are categorized as primary (regional access) or secondary (local district access), as illustrated in Map 4.4 Existing and Proposed Trail Routes.”
- (add a new sentence at the end of this paragraph) “Also similar to the approach to roads, while the HDP trails map identifies all the priority regional and district trails in Hillside, it is clear there are local trails that may be needed within or between adjoining neighborhoods, not shown on the trails map. Such trails, which serve a more localized function than either regional or district trails, may be identified at the time of development. The plan acknowledges that there are some important, long established trails on private land not shown on the trails map. While these can’t be required to be protected in future developments, reservation of these trails for public use is nonetheless desirable, if means are available.
25. Page 4-17, Policy 10-B, last paragraph (Issue T-15): Add the following to the last paragraph at the bottom of the page: There is a clear and growing need for access to McHugh Peak complex, including access from the Bear Valley area, and there are few easy, obvious ways to respond to this demand. Possible alternatives include: HLB land on ridge (site identified in the draft plan); lower elevation sites in the Section 36 parcel; acquisition of private land in the upper Bear Valley area; access at Brewster’s, and expansion of the existing Honey Bear site.
- The MOA will work with CSP, local landowners, future service areas to further explore options and determine what site best meets the interests of local residents and the trail users.
26. Page 4-18, 2nd bullet (Issues T-11 and T-13): Add language on Page 4.18: Neighborhood Access Points: These locations would provide local trailheads and limited parking spaces approximately every ¼ mile or as recommended in the Chugach State Park Access Plan
27. Page 4-19 (Issue T-12): Add language on Page 4.19. Auto access trailheads approximately every mile along Chugach State Park border on public lands or as recommended in the Chugach State Park Access Plan.

28. Page 4-19, Paragraph 4 (Issue T-14): Change paragraph as shown below:
- Given the typical slope, wetland, and other development constraints, some land trading and/or acquisition may be required to create workable sites large enough to accommodate at least 30 but potentially up to 150 cars. Parking areas adjoining residential areas should include a substantial natural perimeter buffer to screen parking from adjoining uses. Wherever possible, this should be a 100' vegetated buffer, but site constraints may not always allow a buffer of this size.
29. Pages 4-20 and 4-21 (Issue T-21c): Change text on page 4-20:
- “The Brewster ~~Homesite~~ Homestead at the top of Bear Valley is a key component to a successful access system.”
- “Recognizing this, the Municipality should work with the Brewster ~~Homesite~~ Homestead landowners and through local nonprofit organizations to acquire a site for parking and trail access to the park boundary in this area.”
- Change text on page 4-21: “Similar to the Brewster ~~Homesite~~ Homestead, the Stewart Homestead should also be considered as a component of the network of public access points to Chugach State Park...”
30. Page 4-21, Policy 10-C, Background, first line: error correction “The Hillside District Plan [~~recommends~~] applies different trail standards in different areas, as outlined below.”
31. Page 4-21: (Issue T-8): Add current graphics depicting relevant Muni-wide trail standards.
32. Page 4-21, last paragraph and continue at top of Page 4-25, (Issue T-8): Expand the paragraph under the background section of Policy 10-C, as follows:
- Trails subject to new Title 21 Subdivision Standards in Section 21.08.040.D Chugach State Park, Community Use Areas, and Natural Resource Use Areas will follow easement provisions required by that Municipal Code language. Portions of the Hillside present particular challenges to develop trails that are safe, attractive and have minimal environmental impact. Hillside trails will be designed to maintain and protect Hillside natural setting and rural character. General objectives for trail design are presented below, recognizing that these objectives do not apply in all situations and that flexibility is needed to respond to the unique conditions of individual settings. Because of Hillside-specific slope and erosion considerations, some natural setting trail segments may require a wider than typical easement, or necessitate use of retaining walls to ensure safe and reasonable trail development. Where trails are constructed, cut or fill slopes associated with development are recommended not to exceed a ratio of 2 feet horizontal to one vertical foot (2H:1V) to minimize sloughing and support slope re-vegetation. In lower traffic and alpine areas, the use of stabilized single track trails that follow slope contours is recommended. These minimize the disturbance footprint, protect scenic and natural setting values, and will allow greater opportunities for including trails on constrained sites. All natural setting trails are recommended to be developed to a grade of 20% or less.
- Where possible separate roadside trails from roads. This can provide a more enjoyable trail experience, and reduce problems of winter snow being stored on pathways. Avoid use of

overly steep terrain, including section lines that may provide legal access but are too steep for sustainable use. Where possible, avoid use of utility easements and avoid locating trails in creek setbacks. For trails in particularly complex, steep terrain consult a professional trail designer.

33. Page 4-23, Map 4.4 (Issue T-15): Change the map to add a new symbol for trailhead options.

34. Page 4-23, Map 4.4 (Issue T-20): The Trails Map will be updated to reflect approved modifications.

Prepare an improved trails map, showing more details in the base map, so users can more readily orient themselves and understand the location of trails and trail heads (map will be available prior to the Aug 31st PNZ meeting). Specific changes on the map will include:

- Correct specific trails as called for in issue T-3 above
- Correction specific trailheads as called for above (e.g., Grandview/Stolle)
- Distinguish existing trailheads from proposed
- Place a note on the map: Not all neighborhood access points to trail systems, greenbelts or CSP are shown on the map; refer to Hillside District Plan text.
- Place a note on the map: The proposed vehicle trailhead locations are preferred access sites unless more suitable sites are acquired in public ownership.
- Add note that all *routes* shown are preliminary. While the connections shown are required, the exact route will be subject to refinement as development occurs, and more site-specific information becomes available
- Identify Glen Alps and Prospect Heights as existing trailheads.
- Change: width/weight of blue lines need to be heavier to distinguish between secondary trails and road lines.

35. Page 4-23, Map 4.4 (Issue T-4) Rabbit Creek Greenbelt: Remove the segment of the Rabbit Creek Greenbelt Trail west (downstream) from Buffalo to Elmore.

36. Page 4-23, Map 4.4 The trail shown along the southern end of the HDP area within the state park is not already in an existing plan (mislabeled on the trails map). Remove “Previously Adopted/Planned Trail” designation. Furthermore, CSP classifies this trail as a route rather than a trail. Confirm alignment with CSP and designate this trail with a separate symbol as a route.

37. Page 4-25 (Issue T-10): Add a paragraph under the background section of policy 10-C, to follow the paragraph at the top of page 4-25, to include the following:

Where possible, it is preferable to have public trails on public land. This is more important as the level of use increases. For regional and district trails, the strong preference is for land in public ownership or reserved through public easements; local trails should be on public land where possible, but can also be on land held by homeowners associations.

38. Page 4-26 (Issue T-6) Miller Property: Add the following language to page 4-26:

Because of the terrain near the Chugach State Park boundary in the southern Hillside, this plan proposes several access points to Chugach State Park by development of parking lots that will be on public land near the park boundary, with a primary trail connecting to the park itself. These “walk-in” connections from parking lots are in lieu of road access and may receive heavy use; therefore, they must [SHOULD] provide at least an 8-foot-wide gravel surface and a vegetative buffer in any section of the trail connection that may be routed through a subdivision. This requires a 30-foot-wide public easement for these trails to allow for these conditions: adjustments in alignment and construction due to topography and other site constraints; adequate step-aside room for trail users to avoid wildlife; and vegetative buffers to allow a continual natural setting for trail users and privacy for adjoining properties.

39. Page 4-26 (Issue R-12): Show existing transit routes as background to Transit section.
40. Page 4-27 (Issue R-20): Change text on page 4-27: “Other factors that increase the viability of transit service are characteristics such as a major destination or attractions like shopping centers or employment concentrations ~~are~~.”
41. Page 4-27 (Issue R-20): Change text on page 4-27: “Increasing housing densities ~~increase~~ in this area, as is permitted in this plan, along with improvements to the proposed road network...”

No page reference: (Issue R-4): The reference to the municipal context sensitive solution purpose and approaches will be added to the transportation chapter.

(Issue R-17): Correct references to only LRSAs where the intent is to refer to the existing road maintenance regime which includes LLRSA, RRSAs and independent entities. This affects more than one page; change throughout the document (see Example on Page 4-3, 2nd par. last sentence should read: “The Limited Road Service Areas (LRSAs), the Rural Road Service Areas (RRSAs), and the Independent entities generally provide . . .”

CHAPTER 5 - WATER AND WASTEWATER ISSUES

1. Page 5-1, Item 5 (Issue W-6): Insert wording at the bottom of page 5-1 that states: “The Maximum Perimeter of Public Sewerage boundary within the Furrow Creek area, as identified in this section of the plan, is not intended to drive land use decision making. Decisions involving higher levels of residential development (1 to 3 du) are to be based on land use, environmental, and other considerations pertinent to a decision to increase residential densities beyond those allowed by the underlying zoning.”
2. Page 5-1 and throughout Chapter 5 (Issue W-16b): Change “Water Well Protection Program” to “Well Water Protection Program.”
3. Page 5-1 Change text: “~~Water Well~~ Well Water Protection Program: This research...”
4. Page 5-3 Last paragraph (Issue I-18p): Change text: “requirements in ~~affect~~ effect at the time of platting...”Page 5-4 Change text: “An improved, more current and comprehensive well

water database is needed, drawing from several sources of testing information and using a more structured testing protocol (see the ~~Water-Well~~ Well Water Protection Program for details).”

5. Page 5-7, Map 5.3 (Issue W-2): Revise Map 5.3 to replace the boundaries of the AWWU water service and on-site septic with different shaded areas for AWWU water and wastewater service. Place a wide, clearly visible border along the outside perimeter of area of AWWU wastewater service and label it “Maximum Perimeter of Public Sewerage” with the footnote: “As set out in the 1982 Hillside Wastewater Management Plan and subsequent amendments”. Delete from the legend “septic on-site area” and edit the legend to describe the different shaded areas. Delete the box symbols indicating planned water reservoir sites. Change “Water Service Area” to “Area Served by Public Water Utilities”, Change “2006 Wastewater Master Plan” to “Planned Wastewater Pipe” and “2005 Water Master Plan” to “Planned Water Pipe.”
6. Page 5-14 (Issue W-1 and W-5): Replace the existing policy statement for Policy 13-B with the following:

Allow on-site cluster systems within the HDP area after policies 13C-H and 13-K are implemented.

Within the AWWU perimeter of public sewerage, a proposal for any on-site cluster systems would be subject to a determination, through a site plan review, that the sewer extension would pose greater disturbances to terrain, wetlands, or bedrock than the cluster system. A maximum system of (10) units may be established by the municipal oversight authority. Any on-site cluster septic system would be subject to proper regulatory standards and environmental review.
7. Page 5-19, Map 5.6 (Issue W-9): Retain map 5.6 but remove the subdivisions and change the title to “Soils Types in Relation to Location of On-Site Area Boundary.” Delete the first two paragraphs on page 5-19 under the heading “Background” and delete the heading. Add these two sentences to the beginning of the third paragraph: “Some property owners in the Hillside District have been challenged to build and operate an on-site wastewater system in an effective manner due to one or more of a variety of causes – poor soils, shallow groundwater, shallow bedrock, and older septic tanks not meeting current standards. The lots are located in a variety of subdivisions, and not all lots in these subdivisions have problems with on-site wastewater systems.
8. Page 5-23 Change text: “Prepare an annual Hillside ~~Water-Well~~ Well Water Protection Program report of relevant findings, trends, and study results.”
9. Page 5-24 Policy 13-J, 2nd bullet (Issue I-18r): Change text: “...Engage other key stakeholders for participation, including the State of Alaska, Anchorage Water and Wastewater Utility (AWWU), Community Councils, the Alaska Horse Council, the ~~Home and Land Owners association for the Hillside~~ Hillside Area Landowners Organization, Inc. (HALO), Anchorage Waterways Council and homeowners associations.”

10. Page 5-25 (Issues W-10 and W-11): Change Policy 13L Background 2nd sentence (p.5-25) to read: “This plan recommends the On-Site Board process consider the following when reviewing code changes to Title 15”
11. Page 5-25 Change text: “A rough order-of-magnitude estimate places the ongoing cost to the Municipality for an effective ~~Water-Well~~ Well Water Protection Program at \$300,000 annually.”
12. Page 5-25 Change text on: “...it is recommended that Hillside residents and property owners, the greater Anchorage community, municipal departments and state agencies share the Hillside ~~Water-Well~~ Quality Well Water Protection Program costs.”
13. Page 5-29, Map 5.7: Replace Map 5.7 to show HDP recommended Maximum Perimeter of Public Sewerage that also reflects change in boundary from Public Hearing Draft, and provides clearer delineation of recommendation (see attached map).

CHAPTER 6 - IMPLEMENTATION

1. Page 6-5, Map 6.1 (Issue I-15): Amend map to show South Golden View area as RRSA. Rename “service area” “Independent Road Service Area.” Change the color of the ‘service area’ legend to match the light green color of the independent service areas. Correct ARDSA boundaries, if necessary.
2. Page 6-7 (Issue I-3): Goal and Policy Summary: Part 1 Goal 14 page 6-7. Add to Implementation column that change in service area requires a vote of the service area.
3. Page 6-7 (Issue LU-16-I):Add to 14A: ...Hillside District Funding and Management Entity to manage and help to finance roads, drainage, Built-Green infrastructure, and trails...
4. Page 6-7 (Issue I-18m): Change text: “...create an equitable system, so that local costs are charged to those that create them.” In some instances state or federal funds are available to supplement local funding.
5. Page 6-8 (Issue I-18b): delete sidebar from the final approved version of the plan.
6. Page 6-8, Policy 14-A and Appendix B page 9 Policy 14-A: change text to “Establish a new Hillside ~~drainage~~-management entity to manage and help to finance roads, drainage, built-green infrastructure, watershed protection and aquifer recharge; and trails at a watershed and/or community-wide scale.”

7. Page 6-11, Table 6.2 (Issue I-18h): Correct mil rate to items in “Areas not in service areas (ad hoc)” row:

| | Existing Mil Rate | Number of Parcels | Taxable Value* | Mil Rate Option (1.00) | Mil Rate Option (1.78) | Mil Rate Option (1.85) | LRSA Mil Rate Options (2.5) | Mil Rate Required to Generate ~\$1,000,000 Hillside-wide |
|-------------------------------------|-------------------|-------------------|----------------|-----------------------------------|------------------------------------|------------------------------------|------------------------------------|--|
| ... | ... | ... | ... | ... | ... | ... | ... | ... |
| Areas not in service areas (ad hoc) | 1.0 | 3,321 | \$940,910,838 | \$970,910 \$940,911 | \$36,160 \$1,674,821 | \$37,678 \$1,740,685 | \$50,915 \$2,352,277 | 0.46 |

8. Page 6-14, Map 6.4 (Issue I-16): Amend map to show proposed new park boundary.
9. Page 6-17 (Issue I-4): Revise text to say, “This plan recommends that these fees be augmented by additional fees of about \$25 charged annually in the entire municipality to owners of on-site systems and dischargers to neighborhood systems to recover the estimated 300,000 increase in annual cost to the Onsite Services Department.”
10. Page 6-17 (Issue I-18o): Change text: “The estimated cost to the Municipality for the On-site Services Department management of the ~~water well protection program~~ Well Water Protection Program and oversight of the design, construction, and operation of neighborhood sewer systems is around \$300,000 annually..”
11. Page 6-20 (Issue I-18c): Change text: “...the Hillside District Plan will be implemented by amendments to Title 21,~~and inserted into 21.05.~~”
12. Page 6-25 (Issue I-7): Add the following statement to the list of objectives for standards on page 6-25: “Establish clear, enforceable penalties for violation of adopted standards to ensure compliance.”
13. Page 6-27 (Issue I-18l) Add the following to the list of new submittal requirements on page 6-27; “New requirements
- Shallow bedrock
 - Groundwater recharge zones
 - Groundwater discharge zones...”

14. Page 6-29 (Issue D- 18): Rearrange the “Protection of watercourses” bullets to read (and retain the last 2 sub-bullets):
- Protection of watercourses. Natural watercourses are the backbone of the Hillside drainage system. Actions are needed to maximize the protection of this important function, for drainage and recharge as well as other environmental goals. Wherever possible and practicable, stream corridors shall be further protected to ensure natural function and contribution to the Hillside drainage and recharge system. Methods of protection are outlined below, in order of most protected to least.
 - Permanent retention in public ownership: Wherever possible, stream corridors will be protected through retention of tracts of land in public [OR HOMEOWNER ASSOCIATION] ownership in conservation status to improve monitoring and enforcement of setbacks, improve long-term, consistent maintenance of natural conditions, and allow an approval process for site-sensitive access and use of stream corridors.
 - Placement in Homeowner Association: Stream corridors can also be protected through placement in separate tract of land held by the Homeowner Association. In addition to the separate tract, the dedication of a protection and maintenance easement (per AMC 21.80.040) should be required.
 - Setbacks - Minimum setbacks for watercourses identified on contemporary Municipality of Anchorage mapping shall be a fifty feet horizontally from the ordinary high-water mark on each side of streams; and ten feet horizontally from the edge of each side of drainageways. Protection and maintenance easements can also be applied in this situation.
 - Per the Wetlands Management Plan, the requirement for a 65’ creek setback comes from the wetlands designation and is still required if the stream runs through a wetlands. If it does not run through wetlands, then the 50’ setback would be applicable.
15. Page 6-29 (Issue I-18d): Change text: “...as near perpendicular (75 degrees or greater) as possible.”
16. Page 6-29 (Issue I-18e): Change text: “Map ~~2~~ 2.13 presents the HDP built/green infrastructure map...”
17. Page 6-31, Policy 14-J background section (Issue I-13): Change text (second full bullet):
“Establish ~~and require compliance with~~ standards and guidelines to minimize impervious areas, such as the use permeable materials for low-traffic surfaces, such as driveways and vehicle storage; consider use of vegetative cover for parking areas and roofs.”
18. Page 6-28, *Policy 14-I background* (Issue I-12): : Change text: “Vegetation – Minimize disruption of natural vegetation; where vegetation must be altered, for example in road cuts, replant disturbed areas with native vegetation meeting Firewise guidelines.”

19. Page 6-33 through 6-36 (Issue LU-14):

Policy 14-L – Conservation Subdivisions

Establish development standards for a Hillside Conservation Subdivision[s]

Background

As outlined in the Land Use Chapter, Title 21 [currently includes a section allowing for conservation subdivisions] establishes a conservation subdivision process; this plan establishes two additional variations on this policy. One version applies in the Furrow Creek Transition area and is outlined in Chapter 2; the other version, described here, applies throughout the Hillside district.

Rules for the Hillside Conservation Subdivision build from Title 21 conservation subdivision regulations. Like the Title 21 conservation subdivision, the Hillside Conservation Subdivision allows for flexibility in lot layout and a reduction in individual lot size. This approach encourages clustering of residential development to provide for greater protection of open space and to provide for public recreation and improved recreation opportunities. The general policy direction for this new development tool is outlined below, but implementation will require follow-up codification.

- Parcel Size – The minimum parcel size for the use of Hillside Conservation Subdivision is [20] 10 acres.
- In order to qualify for a density bonus, the Hillside Conservation Subdivision requires a minimum of 50% of the overall land to be set aside as permanent open space
- Individual Lot Size – The Hillside conservation subdivision process, allows lots to be smaller than would be possible under baseline zoning. The minimum lot size [permitted is] may range from 25,000 s.f. to 15,000 square feet, provided that adequate buffering of homesite areas are provided. Lots must still meet MOA requirements for water and wastewater, so for lots less than 40,000 will require use of neighborhood wastewater systems or some other alternative to traditional on-site wells and septic systems.
- The Hillside Conservation Subdivision allows for a modest increase [~~up to 15 percent~~] in the number of allowed lots otherwise allowed. To be considered for a possible increase in the number of units (“bonus units”) requires an initial determination of lots that would be allowed under the baseline zoning, considering site-specific constraints that would reduce the hypothetical maximum number of lots. Exceeding this otherwise applicable maximum will be possible only if the developer demonstrates that the subdivision goes beyond otherwise applicable open space and environmental standards and provide substantive public benefits, as outlined below.
 - Preserve extra open space (e.g., stream or trail corridors - that exceed standard widths, or that convey land to public use vs. simply relying on development setbacks)
 - Preserve extra natural drainage features, (e.g., protection - of buffer areas around a wetland, or a wider than required stream corridor).

- Preserve more valuable open space; (e.g., open space of - particular value for recreation use, or extra protection of wetlands, natural vegetation, or wildlife habitat).
- Provide open space that goes beyond normal standards - for the connectivity of built/green infrastructure (e.g., connectivity of stream channels, trails, or wildlife movement).
- Provide for public recreational use; e.g., dedicating land - versus merely using development setbacks, or providing space for public trailhead parking.
- Preservation of significant trees and habitat, wildlife corridors, and distinctive natural features.
- Preservation of steep hillsides with objective of locating homesites and roads in ways that mitigate disturbance to the terrain and natural vegetation, and visibility from surrounding neighborhoods and public streets.
- Open space should be open to the general public where the area is part of or connects to a regional/sub-regional greenbelt. Where the intent is purely for use by the immediate neighborhood, access can be held by the homeowners association, but to qualify for a density bonus the proposal must provide some demonstrable benefit to the broader community such as permanent viewshed preservation, or public access such as a neighborhood trail link.
- Number of “Bonus Lots” - Provision of bonus lots should be on a “sliding scale” ranging from 5 to 20% density increase above what base zoning and site constraints would allow. The bonus will be proportional to the quality and quantity of open space in the conservation subdivision, and particularly whether there are broad and permanent public benefits. [The possibility and number of bonus lots” increases proportionately with the amount and quality of land dedicated as open space.] Standard required dedications and setbacks do not count as the bonus-yielding open space.
- Require open space buffer and screening landscaping (such as 100 feet deep) along perimeter of development, especially when abutting a large lot residential neighborhood. If high elevation or other site conditions preclude vegetative buffers from achieving the vegetative buffer intent, additional setbacks or larger lots will be required, and limits to building heights, bulk, and placement of homes will be made to avoid the impact to abutting and adjacent lots.
- Utilization of land form to produce cut and fill slopes compatible with existing land character, use of terrain-adaptive architecture.
- Connectivity - Open space shall provide continuity and link to open space area(s) of adjoining subdivisions and public open space, when feasible.
- Identification and Reservation of Open Space - Open space area shall be delineated and identified on the plat. Open space, as dedicated in the Hillside open space subdivision, is defined as areas preserved in their natural state, with the exception of trails, trailheads and small scale recreational improvements such as a bench or viewing area. Open space established through this process shall be preserved from development in perpetuity through the use of deed restriction or easement, and shall

be conveyed to a property owner's association, the Municipality, or another organization with a stated mission to permanently preserve open space.

- Recreation Uses - Where the primary intent of the open space is for public recreation, particularly for trails, the means to protect open space shall be a public easement, or dedication to the municipality or a third party that of the land will permit public use. This area shall be legally publicly accessible, or attached to an existing open space or greenbelt with public access. If attachment to an existing open space or greenbelt is proposed, it must be in an area feasible for the intended use. While Homeowners Associations often own land crossed by a public trail easements; trailhead public parking areas will generally occur on public land.
- Size & Uses of Open Space
 - The minimum size of any single open space parcel is one - acre other than for linear features such as trails. No portion of the land preserved as common open space may be less than 100 feet in its smallest dimension. Exceptions to this 100 foot minimum width may be allowed for linear features such as stream and trail corridors that extend over the length of the property, and which may be as narrow as 30 feet.
 - Community wells and community septic systems shall not be allowed within areas identified as conservation open space.
 - No portion of the land preserved as common open space may be located within the boundaries of an individual lot for residential development, or in a road right-of-way.
- Approval Process - The platting process will be used to review and approve Hillside conservation subdivisions. In R-10 districts, where slope determines density, two conceptual plats will be required, one traditional R-10 subdivision and the proposed conservation subdivision. The conceptual plats determine the base density. [submittals will be required: One traditional plat to serve as a baseline and calculate base density, and one SE Hillside open space subdivision plat.]

20. Page 4-29 (Issue R-3B): Amend Policy 14-M to read as follows: Policy 14-M. Develop Hillside road standards for challenging site conditions and rural character including bedrock, steep slopes, and sub-alpine and alpine elevations with the purpose of minimizing cut-and-fill, disruption to natural drainage, and visual impacts.

21. Page 4-29 (Issue R-3C): Add Policy 14-N. "Develop standards for use of gravel roads in limited circumstances: for new or existing roads that are unlikely to have further future connections, have design speeds of 25 mph or less, and will have no more than 100 ADT at full build-out.

22. Page 6-28 (Issue I-18j): Change text to read:

“. . . following plan adoption to formalize these standards.

- Vegetation – Minimize disruption . . .

- Grading – No mass grading . . .

- Utilities – Place utilities near front lot lines to minimize the additional grading needed to install them in the rear of lots.
 - Connectivity – Reserve . . .”
23. Policies 14-M and 14-N are stated on page-6-35, and Background section covers information on both. In addition, add the following to Background:
 Page 6-36, add first bullet to Road Development Standards, as follows: “Hillside road standards will address corridor width, grades, reducing impacts to viewshed, lighting, and minimizing disturbance to natural drainage.”
 Add updated table 4.3 to also become Table 6.7, page 6-37.
24. Page 6-35, Paragraph 3 (Issue I-18f): Change text: “...as narrow as ~~50~~ 30 feet...”
25. Page 6-35, second bullet, (Issue I-14): Replace language in draft plan with the following: “two conceptual plats will be required, one traditional R-10 subdivision and the proposed conservation subdivision. The conceptual plats determine the base density.” Delete language replaced with above.
25. Page 6-38, Renumber Policy 14-N Policy 14-O and Policy 14-O
26. Page 6-38, last line (Issue I-18g): Delete text: ~~“Get help with this from Planning — Dave Tremont~~

- Attachments:
1. Preface
 2. Revised Appendix B, Summary of HDP Implementation Actions
 3. Revised Appendix C, HDP Land Use Plan Map Information
 4. Revised Map 2.2 Hillside Land Use Plan
 5. Revised Map 4.1 Roadway Connections
 6. Revised Map 4.4 Existing/Proposed Trail Routes
 7. Map 5.6 Wastewater Soil Types
 8. Map 5.7 Revised Sewer Perimeter Boundary

Hillside District Plan

Preface

The *Hillside District Plan* (HDP):

- Is adopted as an element of the comprehensive plan, which sets the goals, objectives, and policies governing future land use and development;
- Implements an important *Anchorage 2020* strategy;
- Replaces the *Hillside Wastewater Management Plan* and updates the Maximum Perimeter of Public Sewerage;
- Adopts the official Land Use Plan Map for the Hillside, which provides greater specificity than the *Anchorage 2020* Land Use Concept Plan and replaces the 1982 Generalized Land Use Plan. The Hillside Land Use Plan Map will be incorporated into the Anchorage Bowl Land Use Plan Map to be adopted in 2010;
- Updates the Hillside portion of the *Areawide Trails Plan* map and adopts recommendations for connections to Chugach State Park; and
- Adopts recommendations and policies in areas of drainage, roads, on-site systems, zoning and subdivision standards, and funding and management of public services.

The Municipality of Anchorage comprehensive plan consists of a range of elements, from the most general (*Anchorage 2020—Anchorage Bowl Comprehensive Plan*) to specific (*Anchorage Downtown Comprehensive Plan*), recognizing that functional plans like the *Areawide Trails Plan* overlap in study area with these other plans. The current code states that “if elements of the comprehensive plan conflict, the element most recently adopted shall govern.” This is important guidance, especially given that the establishment of the trail network, for example, may change over time.

The HDP, once adopted by the Anchorage Assembly as an element of the comprehensive plan, is a significant implementation action of *Anchorage 2020*. Development on the Hillside was identified as one of the seven key planning issues that influence future growth. *Anchorage 2020* mandates that the HDP cover a wide range of issues, including levels of public services, wastewater disposal and water supply, drainage, land use, and delineation of the urban rural boundary. As a subarea plan, the HDP is consistent and in accordance with *Anchorage 2020* but provides more specificity and a greater level of analysis than *Anchorage 2020*. The HDP implements and provides further clarity and refinement on a number of *Anchorage 2020* policies.

The HDP replaces the *Hillside Wastewater Management Plan*, and updates the maximum perimeter of public sewerage. While the HDP provides transportation recommendations, it is not intended to and does not officially amend either the *Long-Range Transportation Plan* or the *Official Streets & Highways Plan*.

The HDP is able to focus on the Hillside in greater detail than *Anchorage 2020*. It also implements *Anchorage 2020* by examining the Hillside land use and development issues identified in *Anchorage 2020* for future planning. Finally, once adopted in 2010, it will be more recent than *Anchorage 2020*. As such, while both the HDP and *Anchorage 2020* will guide future development decisions on the Hillside, it is generally expected that the details provided in the HDP will provide the majority of guidance on decisions about land use, transportation, and other public issues. The Land Use Plan Map in the HDP will replace both the 1982 map and the Land Use Policy Map in *Anchorage 2020* for the Hillside.

It is usual for a comprehensive plan to lay the foundation to make changes in the code, whether for a specific area or more broadly. *Anchorage 2020* provides the basis for the full revision to Anchorage's zoning code, and the HDP adopts policies specific to the Hillside that require additional changes to municipal code to take effect. These code amendments should be consistent with general policy intent of the HDP, but must go through additional public review and adoption through the Planning and Zoning Commission and Anchorage Assembly. These subsequent steps are necessary to refine the specifics of the amendments.

Similarly, the HDP makes recommendations that direct the MOA to adopt standards that are contained in policy documents rather than code. Under Assembly adoption and plan direction, portions of the Design Criteria Manual will be developed or refined to establish criteria consistent with plan-recommended standards. HDP recommendations that require additional implementation steps are to be interpreted as clear intent of the MOA to follow through on these changes to municipal policy.

Appendix B in the HDP provides a summary of plan implementation actions. The table lists all plan recommendations, assigns responsible parties to carry out the action, and provides an approximate time frame.

Appendix B.

Summary of HDP Implementation Actions

The chart below summarizes major implementation actions associated with the Hillside District Plan. As the plan is reviewed, revised and finalized, it is likely that the scheduled dates for carrying out this work, as well as the specific responsibilities, will be further refined. Policy numbers are the same as those in the plan; only polices requiring an explicit implementation action are included.

KEY:

Near-term = 1-3 years

Mid-term = 4-6 years

Long-term = > than 6 years

| Action | Responsibility | Time Frame |
|---|---|------------------|
| LAND USE & ENVIRONMENT | | |
| Goal 1 – Location, Intensity of Development | | |
| <i>SE Hillside Residential</i> | | |
| 1-B. Shift the current boundary of the Maximum Perimeter of Public Sewerage in the Upper Potter Valley area west to Finland Road. | Boundary changed with adoption of HDP | At plan adoption |
| <i>Lower Hillside Residential</i> | | |
| 1-D. Designate the Furrow Creek area the “Furrow Creek Transition Area” to allow residential densities to increase from one dwelling unit per acre (DUA) up to two DUA for tracts of 8 acres or larger, and three DUA for tracts of 12 acres or more, and sets standards for the site plans of such subdivisions. | Standards established in Plan. MOA Planning and Platting Board to review proposals for consistency. | At plan adoption |
| 1-E. Shift the current boundary of the Maximum Perimeter of Public Sewerage eastward generally toward Elmore Road. | Boundary changed with adoption of HDP | At plan adoption |

| Action | Responsibility | Time Frame |
|--|--|--------------------|
| 1-F. Adopt the Land Use Plan Map for the Hillside, which provides greater specificity than the <i>Anchorage 2020</i> Land Use Concept Plan, replaces the 1982 Generalized Land Use Plan | The Hillside Land Use Plan Map will be incorporated into the Anchorage Bowl Land Use Plan Map to be adopted in 2010. | At plan adoption |
| Goal 2 – Character of Development | | |
| 2-A. Establish new standards for development, addressing drainage, grading, and retention of vegetation, to apply in the upper elevation and steeply sloping areas of the Hillside | Objectives established by the HDP; codification by MOA through Title 21, other actions | Near-term |
| 2-B. Revise the current subdivision approval process to require submittal and approval of site environmental information at the pre-application meeting | Objective established by the HDP; MOA Planning | Near-term |
| 2-C. Establish a new “Hillside Conservation Subdivision” ordinance allowing flexibility in subdivision layout to better protect environmental and neighborhood character | Objective established by the HDP; MOA Planning to make revisions to Conservation Ordinance | Near-term |
| Goal 4 - Retain land to serve anticipated needs for public facilities and public use areas such as schools, drainage-related facilities, fire stations, parks, greenbelts, or other natural resource conservation areas | | |
| 4-A. Schools –The Municipality of Anchorage and the Anchorage School District will continue joint effort to identify school sites on the Hillside to accommodate future growth | Yearly review of ASD monitoring of demographic trends and population growths as part of ten-year C.I.P. | Near- to Long-term |
| Goal 5 - Protect environmental quality on the Hillside, including: providing corridors for drainage; protecting natural systems such as aquifer recharge areas and stream corridors, protecting wildlife travel corridors and habitat, and providing open space for views and recreation. | | |
| 5-B. Working at the watershed scale, establish a mapped overlay of “built/green infrastructure” and use this information to guide the layout of future subdivisions. | Built/green infrastructure map approved with adoption of HDP; Planning, PM&E apply this overlay to specific projects | Near-term |

| Action | Responsibility | Time Frame |
|--|---|--------------------|
| 5-C. Create a Riparian Greenbelt Acquisition Program. | HLB, Planning, Parks, State, Federal, Private Partnerships, and Hillside Management Entity | Near- to Long-term |
| Goal 6 - Parks and Open Spaces; Maintain and improve system of parks and open spaces | | |
| 6-A. Establish priorities and implementation methods to meet deficiencies in neighborhood and community parks, develop natural resources and greenbelt acquisition programs and funding, conduct additional greenbelt and natural resource inventory planning, and enhance Built-Green infrastructure system. | HLB, Planning, Parks and Recreation, PM&E Watershed Management in consultation with the Alaska Dept. of Fish & Game or other natural resource specialists | Mid-term |
| 6-B. Establish an implementation method to ensure that Parks development is phased and scaled to fit: the level of road service, the limitations of on-site water and septic systems, and the rural character of the neighborhood. The design shall consider user and neighborhood safety and security and minimize overall impacts on the surrounding neighborhood. | Parks and Recreation, review agencies and boards | Near- to Long-term |
| Goal 7 - Visual Quality | | |
| 7-B. Establish new standards to reduce the visual impact of development on select, identified prominent ridgelines | Objective established by an overlay district; MOA | Near-term |
| DRAINAGE | | |
| Goal 8 - Develop a functional, watershed-based drainage management system for the Hillside District (PM&E) | | |
| 8-A. For steep areas and areas above timberline, lots with an unusually high percentage of developed impervious area, and important recharge areas, develop standards to reduce runoff from individual parcels and subdivisions. | Objectives established by the HDP; codification by MOA Planning & PM&E | Near-term |

| Action | Responsibility | Time Frame |
|---|---|--------------------|
| 8-B. Manage runoff on a watershed basis. Define an integrated system of drainage features at the watershed scale (“built/green infrastructure”) by preparing and following drainage plans for all Hillside watersheds. | Watershed drainage plans prepared by the Watershed Management Services section of MOA Project Management & Engineering (PM&E) | Near- and Mid-term |
| 8-C. Develop Hillside and Bowl-wide background material to enhance watershed drainage planning and built-green infrastructure mapping, including a natural resource inventory and prioritization program. In particular develop and implement the Hillside Area Natural Resources Protection Plan and include aquifer recharge areas and wildlife movement corridors connecting Chugach State Park to Alaska Coastal Wildlife Refuge | Cooperative effort of MOA Parks and Recreation and PM&E, in consultation with the Alaska Department of Fish & Game or other habitat specialists | Near- and Mid-term |
| 8-D. Establish a new Hillside drainage management entity to help fund and manage needed drainage improvements for existing and future development and watershed protection and aquifer recharge efforts. | See chapter 6 | |
| 8-E. No net increase in runoff beyond existing peak flows for up to the 10-year event from development will be permitted unless regional facilities are in place and are adequate to accept the drainage. | PM&E and Development Services | Near- and Mid-term |
| TRANSPORTATION | | |
| Goal 9 – Road System | | |
| 9-A. Identify proposed future road connections to improve the system of primary and secondary roads within the Hillside District | Map approved with adoption of HDP; improvements follow as determined by Hillside Management Entity & available funding | Near- to Long-term |

| Action | Responsibility | Time Frame |
|---|---|--------------------|
| 9-B. Apply recently adopted Municipal road standards, and amend as appropriate, to accommodate challenging site conditions and rural character including bedrock, steep slopes, and sub-alpine and alpine elevations with the purpose of minimizing cut-and-fill, disruption to natural drainage, and visual impacts. New standard to include use of gravel roads in limited circumstances. | See Chapter 6. | |
| 9-C. Prioritize maintenance and upgrades on primary and secondary roads, placing emphasis on projects that address existing safety and efficiency concerns, including making optimum use of existing infrastructure and supporting efficient growth patterns. | General intent established in HDP; implementation by road management entity | Near- to Long-term |
| 9-D. Upgrade Old Seward Highway to multi-modal facility while retaining rural and recreational character. | Responsible agencies pending funding: MOA Parks MOA Traffic, and Transportation Planning's Non-motorized Coordinator to coordinate with DOTPF, CSP, and ADFG. | Mid- to Long-term |
| 9-E. Prior to establishment of Hillside Road Management Entity, avoid new public projects that increase problems on substandard parts of the existing road system. | PM&E, Planning and Zoning Commission as guidance to CIP | Near- to Mid-term |
| 9-F. The traffic impacts caused by growth in the Furrow Creek currently allowed by existing zoning will be a priority issue for the roads management entity proposed in Policy 12-A. | Hillside Management Entity | Mid- to Long-term |

| Action | Responsibility | Time Frame |
|--|--|--------------------|
| Goal 10 – Trails | | |
| 10-A. Trail Network Map– Identify proposed trails and trailheads to improve the system of trails within the Hillside District and provide access to Chugach State Park. | Map approved with adoption of HDP and supersedes the existing Anchorage Trails Plan (for the Hillside study area); means to obtain trails & trailheads include the subdivision process, purchases, land trades and donations | Near- to Long-term |
| 10-B. Provide a range of trailheads and parking areas to Chugach State Park, including neighborhood and auto-access trailheads | Trails and trailhead policy approved with adoption of HDP – specific location and implementation by MOA Parks, Chugach State Park & Planning; and planning resources need to be identified. | Near- to Long-term |
| Goal 11 – Transit | | |
| 11-A. Future route structuring by People Mover should consider service to the University/ Medical area from the lower Hillside. | MOA Public Transportation (as they carry out service evaluations) | Near- to Long-term |
| 11-B. Create park-n-ride lots in the Hillside District. Priority is on the lower Hillside in the area between Huffman and Rabbit Creek near the Seward Hwy | MOA Public Transportation (as they carry out service evaluations) | Long-term |
| Goal 12 – Funding, Maintenance Operations | | |
| Policy 12-A Establish a new Hillside Management Entity to manage and finance roads, drainage, built-green infrastructure watershed protection and aquifer recharge; and trails at a watershed and/or community-wide scale. | See Chapter 6 Assembly, MOA PM&E, and vote of Hillside residents in new Service Area | |
| Policy 12-B see Policy 14-B | | |
| Policy 12-C see Policy 14-C | | |

| Action | Responsibility | Time Frame |
|--|--|--------------------|
| WATER AND WASTEWATER | | |
| Goal 13 - Provide a combination of On-site, neighborhood and public water and wastewater services in a manner that protects public health, ensures environmental quality, provides cost-effective installation and operation, and meets resident and landowner needs. Preserve the viability of On-site water and wastewater systems and the quality of domestic water supplies. | | |
| <i>Neighborhood Systems</i> | | |
| 13-C. Transfer regulatory and enforcement responsibilities for oversight of neighborhood wastewater treatment systems from the State DEC, to the MOA On-site Services Section, provided that the Municipality dedicates the resources necessary to successfully undertake its responsibilities assumed with this new authority | MOA On-site Services Section | Mid-term |
| 13-D. Adopt (through Municipal Code) appropriate policies for ownership and operation of neighborhood systems | Contingent on 13-C; MOA On-site Service Section | Mid-term |
| 13-E. Contract the boundary of the AWWU certificated service area in the Hillside District to match the Maximum Perimeter of Public Sewerage | AWWU | Mid-term |
| <i>On-site Wastewater Problem lots</i> | | |
| 13-F. Develop solutions to wastewater problem lots on a case-by-case basis | MOA On-site Services Section, working with other landowners, MOA Departments and/or AWWU | Near- to Long-term |
| <i>Well Water Protection Program</i> | | |
| 13-G. Develop and implement a Hillside Well Water Protection Program | See Chapter 6 | |
| 13-H. Develop and implement a comprehensive program to improve understanding of aquifer system conditions | MOA On-site Services Section | Mid-term |

| Action | Responsibility | Time Frame |
|--|---|------------------------------|
| 13-I. Develop and implement a program to protect water wells through actions of individual property owners | MOA On-site Services Section | Mid-term |
| 13-J. Develop and implement a program to protect water wells through community owner actions | MOA On-site Services Section | Mid-term |
| 13-K. Amend the Municipality of Anchorage Wastewater Disposal Regulations (chapter 15.65) as described in Section E below | MOA Assembly & On-site Services Section | Mid-term |
| <i>On-site Standards</i> | | |
| 13-L. Revise the existing Wastewater Disposal section of the Anchorage Municipal Code to improve the construction and operation of On-site wastewater systems | MOA Assembly & On-site Services Section | Mid-term |
| <i>“Maximum Perimeter of Public Sewerage”</i> | | |
| 13-M. Change the “Maximum Perimeter of Public Sewerage” | Change made with the adoption of the Hillside District Plan | |
| IMPLEMENTATION: FUNDING & MANAGING INFRASTRUCTURE; DEVELOPMENT STANDARDS | | |
| <i>Part 1: Funding & Managing Infrastructure</i> | | |
| 14-A. Establish a new Hillside Management Entity to manage and finance roads, drainage, built-green infrastructure watershed protection and aquifer recharge; and trails at a watershed and/or community-wide scale. | Assembly, MOA PM&E, and requires vote of Hillside residents in new Service Area | Near-term – highest priority |
| 14-B. Extend the Hillside Park Service Area boundary to cover the full Hillside and also takes in the initial mile of Chugach State Park | Assembly, MOA Parks, Legal, and Planning. A change in service area requires a vote of the service area. | Mid-term |

| Action | Responsibility | Time Frame |
|--|--|------------|
| 14-C. Create a new funding and management program targeted on improving Chugach State Park access with trailhead and parking facilities | Assembly, MOA Parks, Legal, and Planning | Mid-term |
| 14-D. Establish a Hillside “Well Water Protection Program” and new programs and standards for managing neighborhood wastewater systems | Assembly, Hillside residents, MOA On-site Services | Mid-term |
| 14-E. Modify the boundaries of the existing AWWU state certificated wastewater treatment area | Assembly, AWWU and DHHS | Mid-term |
| 14-F. Extend the MOA Building Safety Service Area and, with this, the requirement for building permits, to the entire Hillside | Assembly, MOA; A change in service area requires a vote of the service area. | Mid-term |
| <i>Part 2: Development Standards and Procedures</i> | | |
| 14-G. Modify submittal and review requirements for subdivisions in the Hillside | Objective established by the HDP; codification by MOA Planning and PM&E | Near-term |
| 14-H. Clearing, grading and other site modifications will not be permitted prior to the approval of a preliminary plat, building permit or land use permit | Objective established by the HDP; Development Services, Watershed Management | Near-term |
| 14-I. Establish a new set of development standards for subdivisions in upper elevation or steeper slope areas of the Hillside | Objective established by the HDP; codification by MOA Planning and PM&E | Near-term |
| 14-J. Establish a new set of development standards for individual lots or parcels in upper elevation or steeper slope areas of the Hillside. | Objective established by the HDP; codification by MOA Planning and PM&E | Near-term |
| 14-K. Acquire, where existing drainage systems are discontinuous, necessary drainage easements required to solve drainage problems, preferably through voluntary sales, or as a last resort, through eminent domain. | Objective established by the HDP; Development Services, Watershed Management | Near-term |

| Action | Responsibility | Time Frame |
|--|--|------------|
| 14-L. Establish development standards for Hillside conservation subdivisions. | Objective established by the HDP; MOA Planning | Near-term |
| 14-M. Develop Hillside road standards for challenging site conditions and rural character including bedrock, steep slopes, and sub-alpine and alpine elevations with the purpose of minimizing cut-and-fill, disruption to natural drainage, and visual impacts. | Traffic, PM&E | Near-term |
| 14-N. Develop standards for use of gravel roads in limited circumstances: for new or existing roads that are unlikely to have further connections, have design speeds of 25 mph or less, and will have no more than 100 ADT at full build-out. | Traffic, PM&E | Near-term |
| 14-O. Lighting Standards | Planning | Mid-term |
| 14-P. Ridgetop Development | Planning | Near-term |

Appendix C

Hillside Land Use Plan Map

(In final document, Land Use Plan Map will be inserted at the end of Goal I Section for new Policy 1F.)

Once adopted, the Hillside District Plan will update the Municipality of Anchorage Comprehensive Plan. The Hillside District Plan Land Use Plan map is a policy document designed to guide future development decisions in the Hillside area, generally located south of Abbott Road and east of the Seward Highway. As such, it provides a broad plan for the overall pattern and distribution of future growth in the Hillside. The Hillside Land Use Plan map, once adopted, updates the 1982 Generalized Land Use Plan and Residential Intensity Plan for the study area.

The Land Use Plan map provides a visual representation of long-term policies; it is not a detailed blueprint for future development, nor is it a zoning map which establishes specific land uses on a lot by lot basis. Rather, it is, in conjunction with the Hillside District Plan, a policy guide and legal basis for future zoning changes and other development decisions.

The Municipality's Title 21 Land Use Regulations establish rules regarding development. These regulations are applied as zoning districts on the Official Zoning Map, which delineates zoning district boundaries in the Hillside Area. Future amendments to Title 21 regulations, zoning changes and other land use decisions are intended to conform to the Comprehensive Plan, which includes the Hillside District Plan and Land Use Plan map.

AMENDMENTS TO THE LAND USE PLAN

The Land Use Plan map is a framework for future growth through the year 2029 and beyond. This framework provides a district-specific context for coordinating decisions regarding the development and redevelopment of various areas. The Land Use Plan map is not intended as a fixed predetermination of land use through 2029. It can be updated and amended, just like other parts of the Comprehensive Plan. As the community continues to grow and change, it is anticipated that the Land Use Plan map will also change.

Proposed Land Use Plan map amendments may be reviewed concurrently with other development proposals. For instance, if a proposed rezoning is demonstrated to have community-wide benefits and responds to new issues, needs or opportunities not addressed in the Hillside District Plan or other elements of the Comprehensive Plan, an amendment to the Land Use Plan map may be appropriate. Conflicts between a development proposal and the Land Use Plan map should be resolved using the guidance of Comprehensive Plan and Hillside District Plan policies.

The implications of proposed amendments to the Land Use Plan map that would result in significant land use changes should be considered and analyzed on a community-wide basis. Changes to the Land Use Plan map constitute an amendment to the Comprehensive Plan. A proposed amendment should be demonstrated to be consistent with the Hillside District Plan, the Comprehensive Plan, and the overall Anchorage Bowl Land Use Plan map framework for locating future population and employment, and the community-wide allocation of sufficient lands to meet forecasted growth.

LAND USE PLAN CLASSIFICATIONS

The Land Use Plan map identifies different Land Use Classifications to illustrate the location and extent of categories of land in the Hillside Area. The classifications define the building intensity and density for each area.

The pages that follow define the Land Use Classifications. The description of each classification includes a generalized description of predominant uses, intensity of use and essential physical characteristics of development. The classifications are consistent with those utilized for the Anchorage-Bowl Land Use Plan Map, though in some cases they have been altered specifically for the Hillside. Most classifications conclude with a set of bulleted location criteria. These provide the rationale for where each use is recommended to be located. The location criteria for each classification apply in combination rather than individually. However, it is not necessary that all criteria be achieved in every location.

RESIDENTIAL CLASSIFICATIONS

The Residential Classifications identify areas substantially developed for residential purposes that are expected to remain residential. They also identify vacant lands best suited for residential development.

In addition to the residential characteristics described below, other uses such as schools, churches, parks, child care facilities, and other public or institutional uses may be allowed in residential areas, if determined to be compatible with and oriented toward the needs of the immediate neighborhood.

The residential density ranges are generalized descriptions of the type of development considered appropriate for a broadly defined area. The measure of housing units per gross acre is based on areawide densities rather than specific densities for individual parcels. This allows the Land Use Plan map to indicate the intended overall distribution of population and housing units for entire contiguous geographic areas of the Hillside community.

The measure of housing units per gross acre includes streets, open spaces, leftover or unusable lands and small non-residential uses within a residentially designated area on the Land Use Plan map. It is not intended to be applied directly as the measure of how many housing units may be allowed on each lot or development site. The Title 21 Land Use Regulations and Official Zoning Map will determine how many housing units may be allowed on each lot or development site.

Limited Intensity Residential < 1 – 1 dwelling units/acre

Intent: The Limited Intensity Residential classification provides for large-lot, single-family residences in a rural environment, much of which is served by private wells and septic systems.

Description: The predominant land use consists of detached houses on lots one acre or larger in size. The intended overall density for new development is less than one housing unit per gross acre. This type of development results from a combination of preferred lifestyles, a lack of public infrastructure,

remoteness and environmental constraints. Lot size, setbacks, the variety of custom housing designs and the presence of natural vegetation help retain the rural and natural environment. This designation is implemented by the R-6, R-8, R-9 and R-10 zones.

Location Criteria: As with all other Land Use Classifications, these apply in combination rather than individually. However, it is not necessary that all be achievable in every location:

- Areas with an established large-lot, rural development pattern;
- Areas outside of the water / wastewater service boundaries;
- Areas furthest from employment and services, where higher density development would impact traffic congestion on local roads and generate higher vehicle mileage city-wide. and;
- Areas constrained by limited road access and environment.

Low Intensity Residential, 1 – 3 dwelling units/acre

Intent: Low Intensity Residential classification provides for neighborhoods with a semi-rural atmosphere and consisting generally of single-family homes on half acre or larger sized lots with flexibility for a slightly smaller size lot when utilizing a clustered type development with applicable open space standards.

Description: This classification is generally implemented by the R-7 zoning district. The intended overall density for new development is one to two housing units per gross acre, but provides flexibility for a slightly higher density for new development using Hillside conservation subdivision or Planned Unit Development (PUD). Building scale and landscaped setbacks of new development, as well as low traffic volumes on local streets, contribute to a low intensity living environment.

Location Criteria: As with all other Land Use Classifications, these apply in combination rather than individually. However, it is not necessary that all be achievable in every location:

- Areas with established half acre single-family semi-rural development pattern;
- Areas served with public sewer and/or water service boundaries;
- Areas not severely impacted by land uses of incompatible scale or intensity; and
- Areas not subjected to high volumes of through traffic.

Low Intensity Residential, 3 – 5 dwelling units/ acre

Description: The predominant land use consists of conventional single-family detached houses on individual lots generally 6,000 to 8,400 square feet or more in size. The intended density range is 3 and up to 5 housing units per gross acre. Detached houses, building scale, landscaped setbacks and low traffic volumes on local streets contribute to a low intensity living environment. This designation is implemented by the R-1 and R-1A zones. This designation generally reflects existing development in R-1 and R-1A zone districts.

Location Criteria: As with all other Land Use Classifications, these apply in combination rather than individually. However, it is not necessary that all be achievable in every location:

- Areas with an established single-family detached development pattern;
- Areas served by public sewer and water;

- Areas not severely impacted by land uses of incompatible scale or intensity; and
- Areas not subjected to high volumes of through traffic.

Medium Intensity Residential >

Intent: The Medium Intensity Residential designation provides for a compatible mix of multi-family and attached housing choices and an efficient use of residential land near community services and Commercial/Mixed-use Centers. It is also intended to provide for an attractive, high-quality living environment with design amenities for residents.

Description: Predominant land uses consist of 2 to 4 story multi-family complexes and townhouses at an intended overall density of greater than 15 and up to 35 housing units per gross acre. A critical mass of housing at this density threshold supports a diversity of housing choices, efficient provision of public infrastructure and more frequent transit service. New development provides design amenities such as private open space and recreation areas. It also provides transitions and buffering between lower and higher density residential areas.

This designation may accommodate additional density of up to 40 housing units per gross acre adjacent to designated *Commercial/Mixed-use Centers* except for those at the neighborhood scale. Qualifying projects should provide “town center” oriented urban design features as defined in the land use regulations. This designation is implemented primarily by the R-3 zone.

Location Criteria:

- Areas with an established multi-family housing development pattern;
- Areas of transition between intense uses or high traffic volumes and lower density Residential designations;
- Areas accessible to arterials without the need to travel through less intensive uses;
- Areas within walking distance of parks, schools and other community facilities, transit routes, shopping and employment;
- Areas that can provide housing density in transit-supportive development corridors or near *Commercial / Mixed-use Centers*;
- Areas once designated for lower density residential that are well positioned for redevelopment and designated by an adopted plan for more intensive use;
- Areas formerly designated for non-residential use that are underutilized and well-positioned for residential redevelopment.

COMMERCIAL DESIGNATIONS

Commercial Corridor

Intent: *The Commercial Corridor designation provides for local and regional retail sales and services on major street corridors which are already developed for commercial purposes.*

Description: Some *Commercial Corridors* are automobile dependent, characterized by individual low-rise, single-use retail buildings or strip malls with multiple tenants. Predominant land uses include a range of retail sales and service uses as well as similar commercial uses such as fast food, vehicle services and entertainment uses that generate customer vehicle traffic. It is important that site development be situated to have minimal impact on residential areas.

Other *Commercial Corridors* may be designated for transit-oriented development. These areas often feature older, smaller lot development patterns, frequent transit service, and are well-positioned for intensive, pedestrian-friendly redevelopment.

This designation is implemented by the B-3 zone in automobile dependent corridors. It is implemented by the NMU and CMU zones in transit-supportive development corridors. NMU and CMU are designations used in the Title 21 rewrite.

Locational Criteria:

- Linear street corridors with single-use retail sites or multi-tenant strip malls;
- Existing commercial corridors designated by an adopted plan for transit oriented (re)development.

Not intended for significant geographic expansion at the expense of *Residential* or *Industrial* designated areas.

Limited Commercial

The Limited Commercial designation refers to the existing commercially zoned parcels at Potter's Marsh. (

Description: limited commercial I use area utilizing the existing regulatory controls built into the existing zoning, including special limitations in AO82-52 and AO2003-156 on the existing commercially-zoned properties, with a focus on commercial activities associated with recreational uses at Potter Marsh; however, the Plan does not establish any new regulatory framework beyond the existing regulatory controls built into the zoning special limitations.*

*One parcel zoned PLI SL (AO 2003-156) requires that prior to issuance of a site grading and excavation permit for any development that a site plan meeting the general standards of AMC 21.50.200; design standards from AO82-52; neighborhood buffer landscaping and transition standards space; Potters Marsh Natural Vegetation buffer and Trail Connection; prohibits outdoor storage; addresses trash receptacles; signage; parking lot illumination and compatible scale. The B-1A special limitations also have regulatory controls limiting uses and structures sizes, requirement for a site plan review, which addresses design standards, access, circulation, buffering and landscaping, tree retention; site obscuring fence, drainage, and limits hours of operation.

Location Criteria:

- Existing B-1A and B-1 commercially zoned lots and PLI zoned lot at Potter's Marsh --

PARK AND NATURAL RESOURCE DESIGNATIONS

Park and natural resource use areas designated on the Land Use Plan map are generally either existing or known planned areas. The Land Use Plan map is intended to be updated as new park lands are acquired or other changes occur.

Park and Natural Resource

Intent: *Park and Natural Resource designation provides for active and passive outdoor recreation, conservation of natural areas and trail corridors connecting neighborhoods.*

Description: Uses include neighborhood, community, and natural resource use area parks, special use parks, golf courses, greenbelts, and other municipal open spaces that are dedicated or designated by an adopted plan for parkland or natural conservation. Other municipal lands of high natural value that are environmentally unsuitable for development are also included.

Special purpose facilities such as sports complexes or interpretive centers that support park, recreation and natural resource functions may be allowed subject to special reviews defined in the *Title 21 Land Use Regulations*. This designation is implemented by the PR and PLI zones. Most other zones may also be compatible implementation zones for non-dedicated park and recreation lands.

Other Areas that Function as Park or Natural Resource

Intent: *This designation applies to non-municipal lands that, by adopted plan, formal agreement, subdivision or easement, function as part of the community system of parks, outdoor recreational facilities or natural preservation areas.*

Description: This designation comprises several kinds of non-municipal lands. First, it includes state or federal lands designated by an adopted plan as park or natural resource use, or that are environmentally unsuitable for development.

Finally, this designation also includes private lands that, by easement, subdivision, agreement, commercial activity or severe environmental constraints function as park, outdoor recreation or natural resource areas.

Some natural open spaces or buffer areas in this designation are not intended to provide public recreation access. This designation is implemented by the PLI or other zones or subdivisions depending on the location.

COMMUNITY FACILITY DESIGNATIONS

Designated public facilities and institutions are generally existing or known planned facilities. The Land Use Plan Map is intended to be updated as new facilities are planned and public facility site selections made.

School and Community Institutional

Intent: *The School and Community Institutional designation provides for small to medium scale institutions that can integrate into the scale of the local neighborhood and provide a community service or focus for the surrounding area.*

Description: The most common use consists of public and large private schools with outdoor campus recreation facilities, including primary and secondary schools. Religious campuses ten acres or larger in size and/or containing large school functions also fall within this designation. Other community institutions include such uses as community centers, museums, cemeteries and public libraries that serve the immediate area or that are similar to neighborhood serving institutions in terms of physical

scale and external impacts. This designation also allows for not-for-profit administrative offices uses. This designation is implemented by the PLI zone.

Public Utility / Facility

Intent: *The Public Utility/Facility designation provides for public facilities and infrastructure that are industrial in character.*

Description: Predominant land uses consist of public utilities: sewer and water treatment plants, power generation plants, industrial yards, water tank reservoirs, pump stations and facilities for maintenance or fleet services. The designation also applies to facilities such as fire stations not oriented to on-site customer service. This designation is implemented by the PLI zones. Some utility facilities may be appropriate in residential areas with adequate review taking into consideration surrounding development.

Residential / Access Reserve

Intent: *The Residential Access Reserve designation is for land set aside that could be made available for roadway access or disposed of in the future.*

Description: An area that follows the contour of a steeper slope section of the south end of HLB Parcel 2-136. This status places an approximately 8-acre triangular section in a reserve that could be made available or disposed of in the future for residential development and/or for utility and roadway access to future up slope residential development in the to the east. Reserving this portion as a combination residential/access tract might facilitate future residential expansion and associated infrastructure in an area with otherwise considerable physical constraints. The southern portion of HLB Parcel 2-135 is reserved for future right-of-way expansion, as is appropriate and required, for redesign of the adjacent switchback in the Potter Valley Road as described in the *Potter Valley Land Use Analysis*.

Land Use / Zoning Consistency Table

| Generalized Land Use Plan Map Designations | Specific Land Use Designations (residential density in <i>housing units per gross acre</i>) | Corresponding Implementation Zoning ¹ |
|--|---|---|
| Residential | <ul style="list-style-type: none"> Limited Intensity (<1 - 1) Low Intensity, Detached Houses (1 - 3) and (3-5) Medium Intensity (15.1-35) | R-6, R-8, R-9, R-10 R-1, R-1A, R-2A, R-7 R-3 |
| Commercial | <ul style="list-style-type: none"> Commercial Corridor | B-3, NMU, CMU |
| Commercial | <ul style="list-style-type: none"> Limited Commercial | B-1A, B-1 & PLI currently existing in Potter Marsh area |
| Park and Natural Resource | <ul style="list-style-type: none"> Park and Natural Resource Other Areas that Function as Park or Natural Resource | PR, PLI, PLI-p, and most other zones PLI, and most other zones |
| Community Facility | <ul style="list-style-type: none"> School and Community Institutional Public Utility / Facility | PLI PLI, AF* |

*Community facilities may be appropriate in residential areas with adequate review.

The Municipality’s *Land Use Regulations (Title 21* of the municipal code) is the primary tool for implementing the *Comprehensive Plan*. *Title 21* establishes rules regarding the use of property and site development standards, providing detailed guidance for development based on the policies of the *Comprehensive Plan*.

The Land Use Plan Map use designations do not affect current zoning boundaries on the Zoning Map. Only *future* changes to zoning and other land use decisions will conform to the Land Use Plan Map. The Land Use Plan Map is, in conjunction with *Comprehensive Plan* policies, the official guide for future development decisions, and is implemented through zoning and development review.

Note: The table refers to the zoning districts in Title 21 Rewrite Public Hearing Draft

¹ In addition to the zoning districts that appear in the table, the PR, PLI and PCD zones may be used to implement most Land Use Designations.