

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