

## 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.