



## Hillside District Plan Summary of Stakeholder Meetings

Anchorage Fire Department

**Date:** November 20, 2006

**Phone Conversation:** Chris Beck, Sue Barkwood (Forester, AFD)

**Summary:** Sue is preparing a “Community Wildfire Protection Plan.” They have previously “done all the science” but now are required by feds to bring project back out to public for review. Intent is to focus involvement on community councils. Schedule is a draft plan by late spring, final plan by end of 2007. We agreed there is little overlap in the two projects, but a need to stay informed of one another’s work. She’ll prepare a summary to be distributed at the Dec 5 Oversight Committee. We should provide info to her so she understands products and schedules of HDP. Overlap between the two planning projects? Not a lot, but some issues to consider:

- MOA recently passed an ordinance requiring 17% of lot be retained in Native vegetation; this can conflict with “firewise” guidelines
- As densities increase risk of building to building fires grow
- People using onsite wells need to have pumps sized for fire fighting
- All subdivisions need to have two ways in and out
- Emergency vehicle standards require roads of minimum widths (which can conflict with other goals affecting neighborhood character)

Rabbit Creek Community Council

**Date:** January 11, 2007

**Attending:** Chris Beck, Heather Stewart, members of the Rabbit Creek Community Council

**Summary:** Planning Team members presented to the Rabbit Creek Community Council on the schedule and purpose of the Hillside District Plan. No additional notes on concerns raised during meeting.

Great Land Trust

**Date:** January 16, 2006

**Phone Conversation:** Chris Beck, David Mitchell (Great Land Trust)

**Summary:** GLT is engaged in multi-year Chugach Access planning process – “Pathways to the Chugach”. Focus is currently in upper Potter Creek/Bear Creek area, but they ultimately are working from Girdwood to Eklutna. Focus of work is on land acquisition for trailheads at the edge of the park. Starting point is the inventory of Chugach Park access needs (see website below). They are also interested in the idea of conservation subdivisions, including open space corridors and trails. GLT has prepared a number of maps that depict potential access points, trails, land ownership, roads, etc. (PDF coming from Dave). Conservation Fund has now purchased all Rabbit Creek valley inholdings

#### Mid-Hillside and Hillside East Community Councils

**Date:** January 18, 2007

**Attending:** Chris Beck, Heather Stewart, members of the Mid-Hillside and Hillside East Community Councils

**Summary:** Planning Team members presented to the Mid-Hillside and Hillside East Community Councils on the schedule and purpose of the Hillside District Plan. No additional notes on concerns raised during meeting.

#### Hillside School District Principals

**Date:** February 14, 2007

**Attending:** Heather Stewart, Chris Beck, Patrick Freeman (Trailside Elementary), Mary Gilbert (Huffman Elementary), Leslie Walker (O'Malley Elementary), Mary Johnstone (Rabbit Creek Elementary), Linda Carlson (Bear Valley Elementary), Julie Maker (Goldenview Middle), Sherry Ellers (Hanshew Middle), Darrell Vincek (Bowman Elementary)

**Summary:** Planning Team members presented to the Hillside School District Principals on the schedule and purpose of the Hillside District Plan.

#### Issues for Schools:

- Sewer & Water big issue for Huffman – impacts to water table (please call Mary Gilbert to discuss further)
- O'Malley is on septic
- Bear Valley – transportation; snow problems; fire station on Mountain Air Drive. Road plowed by ASD, means ASD also plows for fire station? Can't ensure consistency and immediacy of plowing; financial burden on ASD. Did not have enough access for both vehicles.
- Rabbit Creek Road is so steep and straight it's dangerous;
  - can't stop to turn on Goldenview;
  - no capacity for growth;
  - buses can't get up hills;
  - no way for people to get off road
- Suggestion: do survey before workshop so that people know about the workshop
- Schools can help distribute information: Michelle Egan (public relations)
  - Contact ASD media department with a proposal of what we want sent out; they approve, then kids can take home
  - PTSA council
- Transportation to/from schools – many areas not served by buses;
  - parents have to drive their own kids;
  - maps are not always correct (roads don't actually connect);
  - boundaries redrawn because of bussing
- Need bus stop areas
- Reflective tape given out every winter
- Goldenview/Rabbit Creek – lots of growth to occur, traffic congestion
- Bowman – population all over the place;
  - 10 buses at school
  - have street that empties into one-way parking lot;
  - issues keeping streets plowed and maintained
  - More busing in the future
  - How traffic flows
  - Which programs at which schools

- Roadways too narrow (get narrower)
- Rabbit Creek – historically kids walk, but now parents are driving because of child safety concerns (winter weather, moose)
  - 380 kids – half in cars
- Traffic issues at all Hillside schools
  - Traffic too fast
  - Need signage
  - Lighting on roads – lots of dark spots, moose collisions
- Major traffic entry/exit from schools just 15 minutes, twice a day
- Trailside – utility road to Trailside and Service; too much traffic
  - No speed reduction on Abbott
  - Many accidents because of school entry/exit
- Have expressed concerns to Steve Kalmes (ASD Transportation Director), but haven't had a forum at ASD.
- Parking a problem – cars parked in fire lane on a daily basis
  - Fire Departments don't enforce traffic (APD); APD won't come to schools because there are only two officers on Hillside (not a priority)
- Small window. Nothing happens until someone gets hurt.
- Trails and sidewalks are worthless unless someone can maintain them. Only used in summer. Piles of snow in winter (MUNI doesn't have the money to maintain them). Rabbit Creek trails are more used and maintained (overlap with Nordic Skiers).
- Kids crossing in high traffic area without sidewalks near Bowman.
- Sidewalks are berms in winter; kids can't see over them.
- Rural – most cell phones don't work; kids walk along dark roads
- ASD demographer – Ophelia Dargon-Stead
  - Boundary Hearings, Spring 2006
- Enrollment growing by bubbles
- Kids zone exempted out to programs at other schools (charter schools, private, etc.)
- Look at zoning in Bear Valley – limited road access as is, valley area, mother-in-law apartments/shacks; some dangerous-seeming places
- Rate of growth – variability
- Lots of zone exemptions
- Access from East side of town as Abbott Road is punched through will change things
- Public Safety – 56 burglaries in 2 months between Rabbit Creek and DeArmoun every spring (and fall?). Many ASD employees hit (between 10am-4pm)
- ASD cant respond because they're all busy.
- Transportation – bus stop areas where kids queue up needs to be well lit
  - Lighting at schools at night – lights don't stay on at night unless someone's there. Not as safe.

Huffman O'Malley Community Council

**Date:** February 15, 2007

**Attending:** Heather Stewart, Tanya Iden, members of the Huffman O'Malley Community Council

**Summary:** Planning Team members presented to the Huffman O'Malley Community Council on the schedule and purpose of the Hillside District Plan.

**Concerns brought up:**

- Is there any need for water and sewer lines to be expanded? A::B responded that this is what the Plan will help to determine
- Inquiry into who is paying for the Plan. A::B responded the MUNI.
- Inquiry regarding what portion specifically Koonce Pfeffer Bettis is completing. A::B responded Land Use Analysis in conjunction w/ A::B.
- Is the State DOT coordinating with this effort?
- There was a lot of interest in the Survey –
  - what kind of questions?,
  - will it delineate respondents into on-site sewer and city service,
  - will the survey be focus-group tested before it goes out?,
  - Look at the survey results from Chugiak Eagle River – so interesting
  - Survey is so critical
  - We don't want to see a "push poll"
- There was some confusion about issues scoping vs. developing scopes of work. A::B clarified that the scopes of work for the various contractors have been completed. A::B is working on scoping the issues with the public/community.
- Inquiry regarding whether HALO information and planning/visioning done in fall 2006 will be incorporated into the HDP.
- Discussion regarding the 2020 plan and the 6000 planned residential units – Question regarding how many of those 6000 units have been built or permitted. People want this information.
- Another information request – Traffic Counts, HOCC continuously asks for these from various people, consultants, etc.
- Final issue discussed was the HDP boundary...How did it get chosen? The HOCC feels that the western boundary should have stopped at Lake Otis and the northern boundary should have incorporated Stuckagain Heights.
- CC wants Planning Team to come back – potentially in May.

## Abbott Loop Community Council

**Date:** February 22, 2007**Attending:** Heather Stewart, Tanya Iden, members of the Abbott Loop Community Council**Summary:** Planning Team members presented to the Abbott Loop Community Council on the schedule and purpose of the Hillside District Plan. No additional notes on concerns raised during meeting.

## Bear Valley Community Council

**Date:** March 14, 2007**Attending:** Heather Stewart, Tanya Iden, members of the Bear Valley Community Council**Summary:** Planning Team members presented to the Bear Valley Community Council on the schedule and purpose of the Hillside District Plan. No additional notes on concerns raised during meeting.

Friends of the Anchorage Coastal Wildlife Refuge

**Date:** December 7, 2007

**Attending:** Heather Stewart, Joe Meehan (ADF&G), Kimberly Klein (ADF&G), Elizabeth Manning (ADF&G), Dianne Holmes (RCCC), Maureen deZeeuw (USFWS), Robert Shipley (Anc. Waterways Council), Carl Ekstrom (SHARP), David Mitchell (Great Land Trust), Rachael Morse (Bird TLC)

**Summary:** Heather discussed the status of the Hillside District Plan and concerns of the Friends of the Coastal Wildlife Refuge. See attached letter from the Friends of the Coastal Wildlife Refuge for full description of concerns.

Landowner Working Group

**Date:** January 17, 2008

**Attending:** Dave Mattison, Chuck LeKites, David D'Amato, Ron Wiggans, Otto Poehling, Joe Burnham, Dee High, Chris Beck, Tomas Jensen, Sara Wilson Doyle, John McPherson.

**Summary:** Overview of the project presented to large Rabbit Creek landowners and input given. Curious why they had been brought into process at such a late date. Question necessity of so many trails. Agree in concept on creating network of drainage and roads.

Landowner Working Group

**Date:** January 21, 2008

**Attending:** Connie Yoshimura, Dave Grenier, Bob Miller, Victor Mollozzi, Chris Beck, Tomas Jensen, Sara Wilson Doyle.

**Summary:** Overview of the project presented to several Potter Valley landowners and input given. The input of the development community has been unrepresentative to this point. If the development community is treated fairly by the city in the future this will go a long way in repairing relationship and trust.

Anchorage Waterways Council Annual Meeting

**Date:** February 5, 2008

**Attending:** John Weddleton, Dave Black, AWC members and interested public.

**Summary:** John Weddleton provided an overview of the HDP with a focus on issues impacting Potter's Marsh particularly drainage problems and alternative solutions.

Landowner Working Group

**Date:** February 7, 2008

**Attending:** Tomas Jensen, Sara Wilson Doyle, Kevin Doyle, John McPherson, Lori Schanche, Bob Peterson, Chris Beck, Joe Burnham, Otto Poehling, David D'Amato, Chuck LeKites, Marc Eid, Ron Wiggans, Bob Miller, Kurt Bauer, Mel Langdon.

**Summary:** An overview of the schedule was presented. A draft of the drainage project in Rabbit Creek was presented and discussed. Trails were also discussed and the amount of use questioned on several local trails. The creation of creating new trailheads was resisted given the current problems with trailheads (e.g. noise, crime, litter and trespass) and access points wanted on existing municipal lands.

HALO

**Date:** February 7, 2008

**Attending:** CAC members Chris Hamre, John Weddleton, Wayne Westberg and HALO

**Summary:** Planning Team members presented to HALO on the status of the Hillside District Plan and reviewed ideas to be presented in the Hillside District Plan Alternatives: A Framework for Public Discussion.

Bear Valley Community Council

**Date:** February 13, 2008

**Attending:** Kristi Bischofberger

**Summary:** Kristi Bischofberger presented to the Bear Valley Community Council on the status of the Hillside District Plan and reviewed ideas to be presented in the Hillside District Plan Alternatives: A Framework for Public Discussion.

Rabbit Creek Community Council

**Date:** February 14, 2008

**Attending:** Tanya Iden, John McPherson

**Summary:** Planning Team members presented to the Rabbit Creek Community Council on the status of the Hillside District Plan and reviewed ideas to be presented in the Hillside District Plan Alternatives: A Framework for Public Discussion. John McPherson gave an overview of roads and transportation issues that the plan will address, and Tanya Iden led a discussion of land use alternatives for the Hillside. Attendees from the Rabbit Creek Community Council area spoke vehemently against allowing commercially-zoned properties on the Hillside (beyond what has been grandfathered in to date).

Joint LRSA

**Date:** February 28, 2008

**Attending:** John McPherson, Lori Davey, Lance Wilber

**Summary:** John McPherson from HDR, Lori Davey (South Goldenview RSA and CAC member), and Lance Wilber with the Municipal Traffic Department held a meeting with LRSA board members and MOA managers to present and discuss options for possible road and drainage maintenance within the Hillside District. Nine different LRSA's were represented. Lance opened the meeting and briefly discussed the project area, schedule, context for the plan, and plan for a primary and secondary road network. John described existing challenges with the disjointed and ad hoc maintenance system. John described the options that the team has been considering, which started with eight and has been narrowed to two, with some sub-options. LRSA members generally acknowledged the need for a better system. Most tended to favor Option 1 (a unified service area that covered drainage, roads, and trails). There were concerns about the political will to vote in such a system. Detailed questions about how it would function and how much it might cost were asked. Lance and other MOA managers described the way a similar system works in Eagle River.

#### Joint Hillside Community Council

**Date:** February 21, 2008

**Attending:** CAC members John Weddleton, Dave Lappi, Wayne Westberg

**Summary:** Planning Team members presented to the Huffman-O'Malley, Hillside East and Mid-Hillside Community Councils on the status of the Hillside District Plan and reviewed ideas to be presented in the Hillside District Plan Alternatives: A Framework for Public Discussion.

#### Anchorage Adventurers

**Date:** March 3, 2008

**Attending:** John Weddleton, members of the Anchorage Adventurers.

**Summary:** John Weddleton presented to the Anchorage Adventurers on the purpose and status of the Hillside District Plan, focusing on trails and open space concerns.

#### HALO Candidates Forum

**Date:** March 6, 2008

**Attending:** John Weddleton, Chris Hamre, Wayne Westberg, and HALO members and interested public

**Summary:** John Weddleton provided an overview of the HDP highlighting the importance of attending the April public workshops.

#### Bear Valley Community Council

**Date:**

**Attending:** Lance Wilber (MOA Traffic), members of the Bear Valley Community Council

**Summary:** Lance Wilber made a short presentation on the overall Hillside plan with a focus on the transportation element regarding road and trail connectivity and the consideration of possible road/trail/drainage options for future maintenance, operations and capital management approaches as illustrated in the Framework Plan. The group had a spirited discussion on the transportation proposals regarding road and trail alignments and connections/locations.

**Concerns brought up:**

- some concern about a few road alignments (Mt. Air /Hillside Dr.) and connections between Bear Valley and the future subdivisions to the west.
- Concerns about commercial use of land for a country store near the fire station and school
- Lack of "trust" that the MOA could/would be able to help protect/fix some of Bear Valley's current problems with development; this in turn, seems to create concern about some of the potential recommendations in the plan and how they will be carried out and by whom?
  - Some existing roads are in poor maintenance certain times of the year due to drainage and traffic; adding more would not be a good idea. In the summer, roads are dusty with too much traffic from non-local residents, presumably non-local residents sightseeing or trying to access the CSP; why would the plan propose more parking and CSP access when the BVCC roads can't handle it and the neighbors don't want it?

- Lance tried to convey that CSP is a popular destination by a lot of Anchorage area residents and visitors and that the existing key access points at Glen Alps and Upper Huffman are over-burdened; other accesses point are important and should be considered.
- Responding message/concern that it is not Bear Valley's problem; why should the residents of Bear Valley be faced with the potential of large parking lot and lots of traffic for people trying to access CSP?
- The proposed Parking lot at the end of Honeybear Lane drew attention for three key reasons:
  - A homeowner near the proposed location noted that there are subdivision covenants that restrict the type and size of development in that subdivision. Can the construction of a parking lot override the requirement of the subdivision covenants in place when residents purchased their homes in the Grandview subdivision at the end of Honeybear Lane?
  - The proposed 200 car parking lot is too big; area residents do not want another Glenn Alps type situation.
  - The reason that Honeybear Lane was shown as a primary street was because of the big parking lot at the end, and that was not acceptable.
- Concern that since State Parks can't maintain its existing facilities and provide Rangers, why would the plan propose more until the existing ones are well cared for?
- A comment was also made about Assembly member Jennifer Johnson's ability to be impartial/fair with regards to the CSP access issues when she has some involvement in the Chugach Park Advisory Committee (or something to that affect).
  - Lance responded that the Assembly will be the final say on the plan and that residents will have the opportunity before the Planning & Zoning Commission (P&Z) and Assembly to express their view during the public hearing with P&Z and later the Assembly (beginning sometime after July).