10-Year Review of Community Council Boundaries

White Paper #2:
Boundary Study Areas

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Municipality of Anchorage
Planning Department

Project Information:

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White Paper #2

BOUNDARY STUDY AREAS

INTRODUCTION

This ***White Paper No. 2*** evaluates 38 boundary study areas that the public has identified regarding community council district boundaries. Each study area comprises all or a part of a community council district's area or boundary segments where public comments received between November 2022 and February 2023 suggest consideration for changes. *White Paper No. 2* applies the boundary review criteria from *White Paper No. 1* to assess each boundary study area and options for how to address the boundary issue raised.

The first section of *White Paper No. 2* summarizes the public's online survey questionnaire responses and email comments that identified the 39 boundary study areas. The second section of is the assessment of the 38 boundary study areas. It organizes the study areas geographically starting from Chugiak-Eagle River, Turnagain Arm, and then through the Anchorage Bowl, proceeding in order from north to south. For each study area, *White Paper #2*:

- Summarizes the issue and proposed changes from the public comments;
- Applies the applicable boundary review criteria from *White Paper #1* to assess the boundary study area; and
- Identifies options for resolving the boundary study area (including a "no action" option).

The boundary study areas also list the affected community council districts, show maps of existing boundaries and proposed options for change, and reference the questionnaire responses and other public comments in Appendices A, B, and C.

White Paper No. 2 does not make any final recommendations regarding boundary study areas. This White Paper is a foundation for discussion with the project's Boundary Advisory Committee and community council members and officers. In some boundary study areas, White Paper No. 2 indicates if staff has identified a preferred option, based on the information collected so far. After more consultations, White Papers 1 and 2 will be revised into a staff *Report and Recommendations* for public review.

PUBLIC COMMENTS IDENTIFYING BOUNDARY STUDY AREAS

To identify boundary study areas, the Planning Department solicited comments regarding community council district boundaries from the community councils' officers and members from November 4 through February 17. This included an online survey questionnaire that the Community Councils Center distributed as public information alerts in November and February to its contact list of approximately 9,500 email addresses. The Planning Department also received comments by email, through February 26. **Appendix A** documents the public comment solicitation and the questionnaire responses and other comments received.

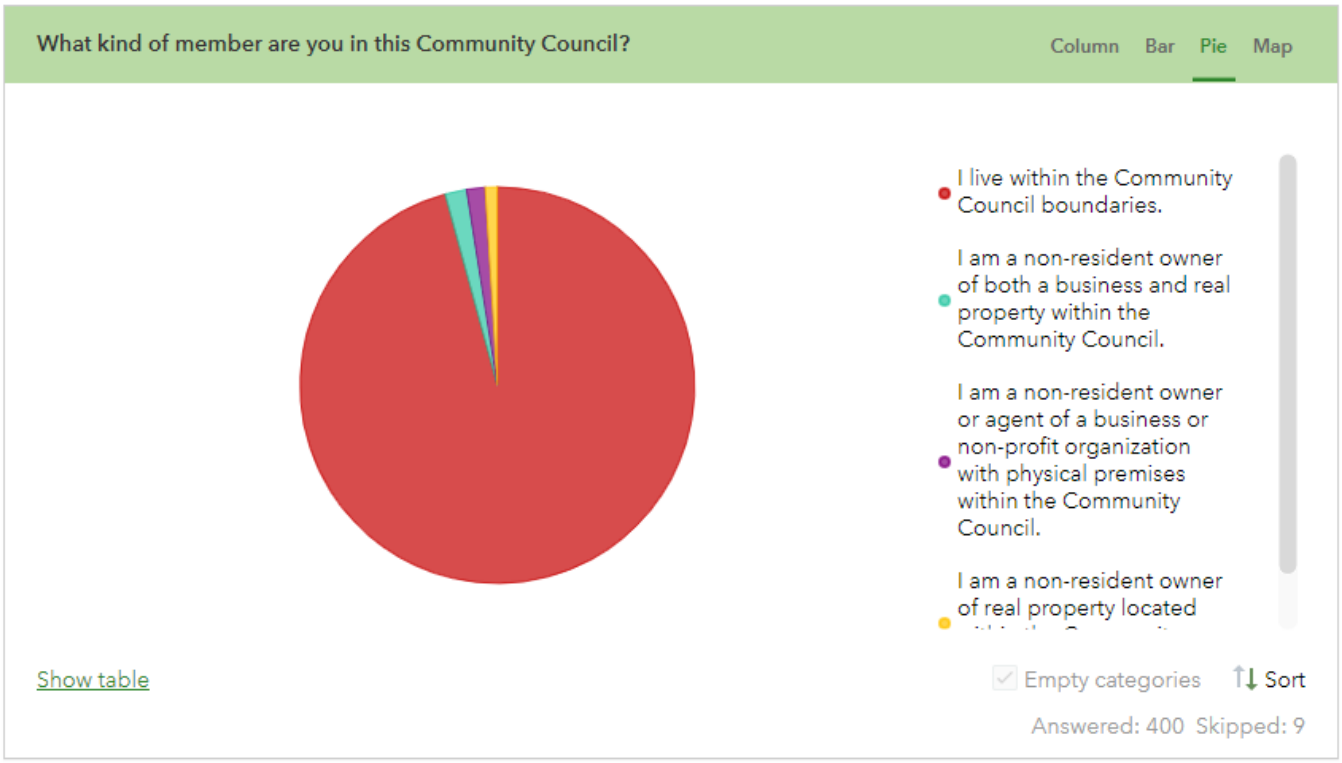
The public feedback and information came from community council members, community council officers, individual Assembly members, the municipal Ombudsman, and the Community Councils Center. This feedback provided the basis for the "boundary study areas" – i.e., where there is an identified issue or a suggested change to a community council district area or its boundary with a neighboring community council – to be considered in the 10-Year Review of Community Council Boundaries project. This feedback also identified where respondents were satisfied with their existing community council boundaries.

***Summary of Public Feedback*.** Following is a summary of the questionnaire responses and email comments received.

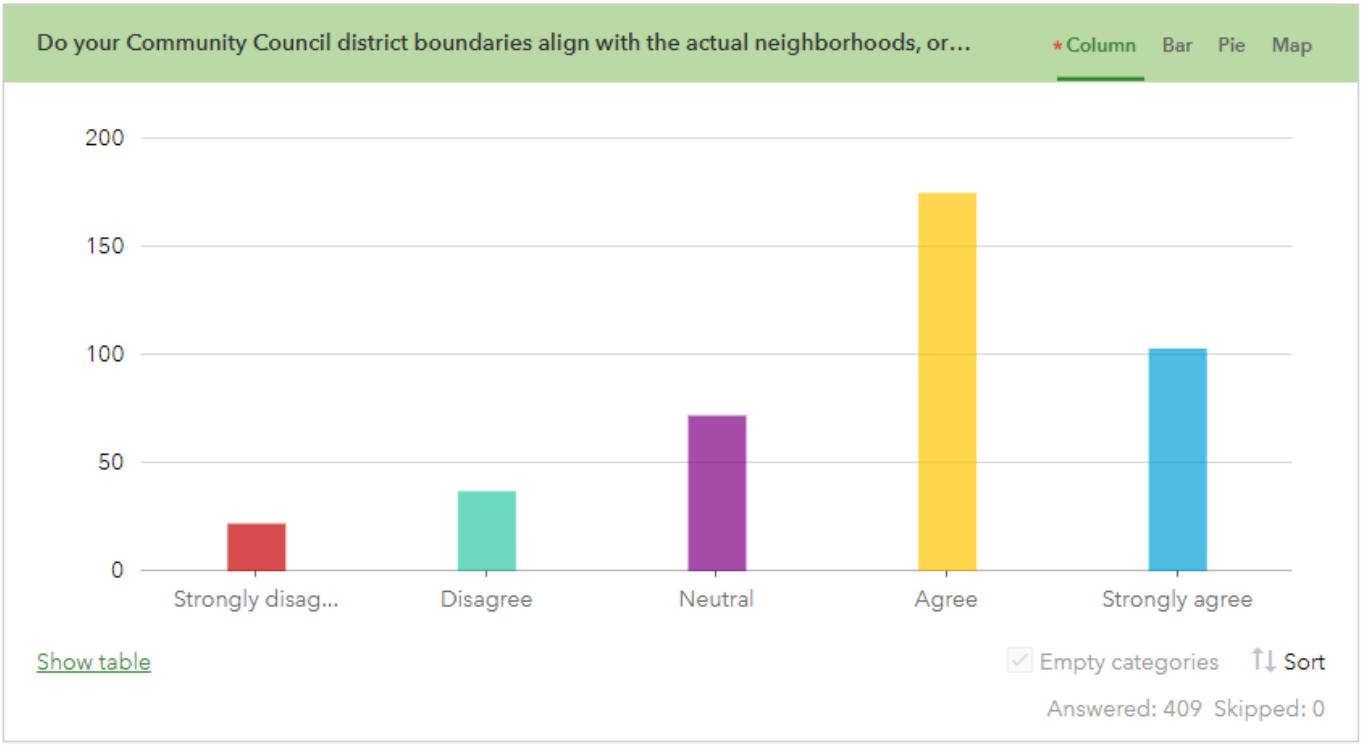
- There were 409 responses to the online survey questionnaire. (Appendix A)
- Approximately 100 responses, or one-quarter, indicated dissatisfaction with existing district boundaries or suggested boundary changes be considered. Appendix B)
- 16 additional comments were received via email and one in a phone conversation.
- 11 of the 16 email/phone comments indicated dissatisfaction with existing districts and suggested boundary changes to be considered.

For statistics regarding the 409 questionnaire responses, see the graphs on next page.

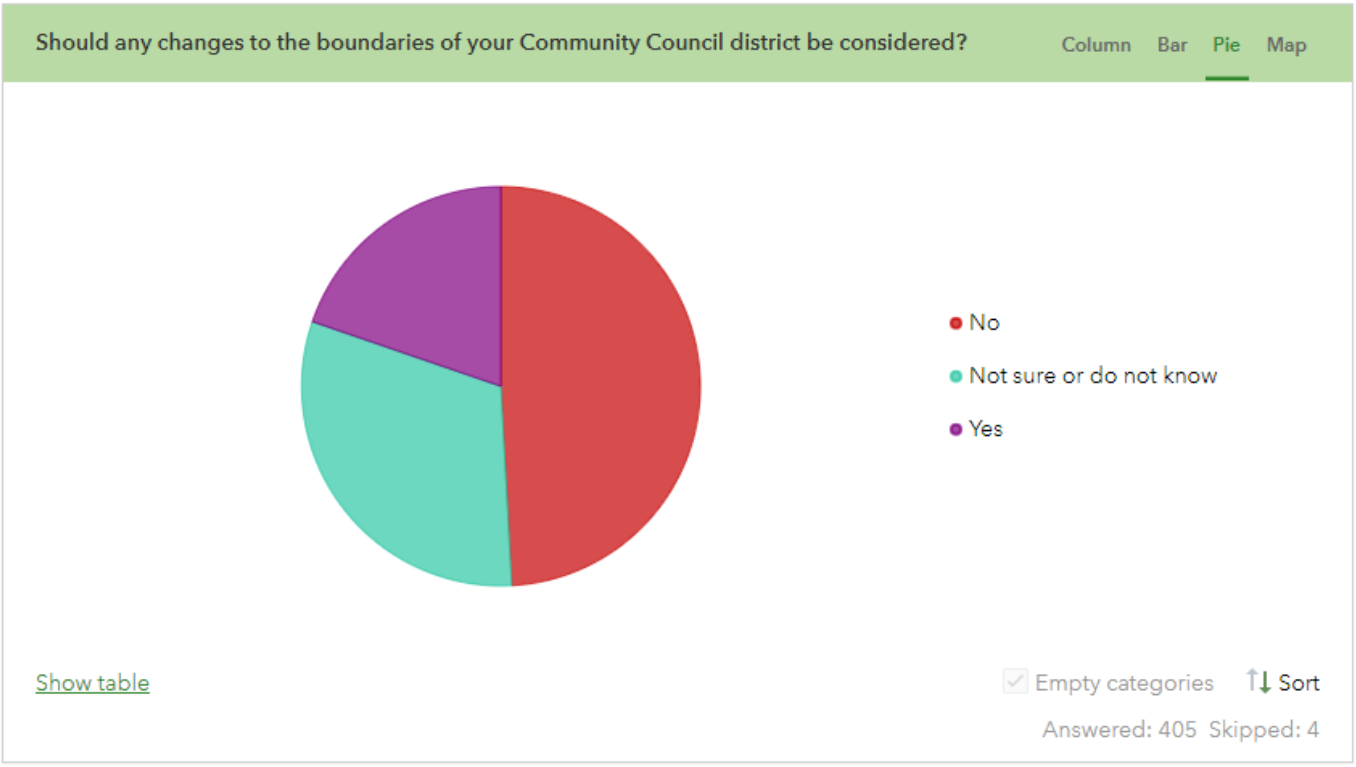
94% of questionnaire respondents are residents of the community council that they commented about:



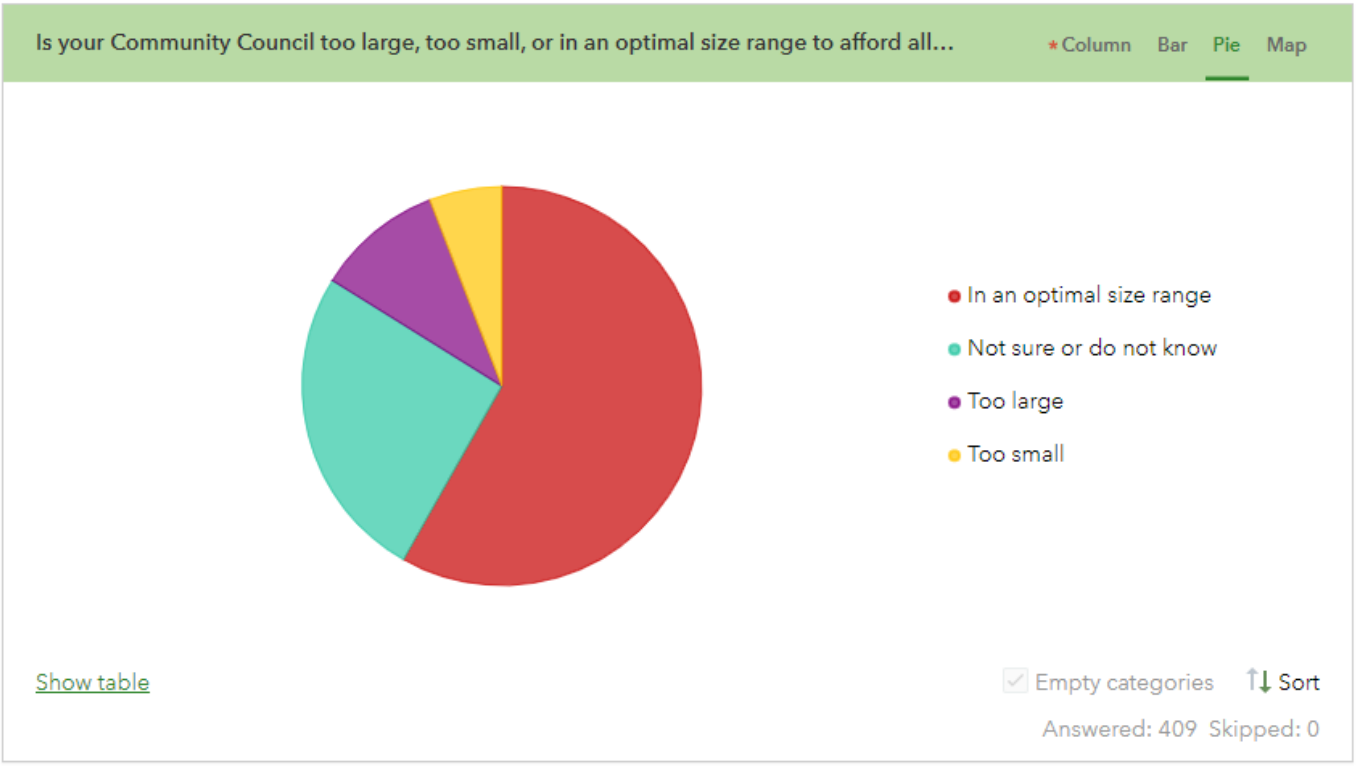
70% agreed that their community council aligns with the actual neighborhoods, or "natural communities:"



49% said no changes to boundaries should be considered while 20% said changes should be considered:



58% said their community council district is in an optimal size range, 10% said it is to large, and 6% said it is too small to afford all members with opportunity the for participation and representation.



BOUNDARY STUDY AREAS

This section is the assessment of the 39 boundary study areas that were identified based on the public comments received from November 2022 through February 2023, as documented in Appendix B. The study areas appear in the same geographical order as in Appendices B and C, starting from Chugiak-Eagle River, then Turnagain Arm, and finally the Anchorage Bowl. Within each of these three regions of the Municipality, the Boundary Study Areas are arranged geographically from north to south.

Each boundary study area in this section includes a brief description of each Boundary Study Area and the proposed boundary change(s) from the public comments. It also indicates the total number of comments that called for the Boundary Study Area, and cross-references back to those source comments as documented in Appendices A and B, which are available on the project web page. The description also identifies the community councils that are potentially affected by each Boundary Study Area, including neighboring community councils that may be affected by a proposed boundary adjustment.

The boundary study area then provides the assessment, or evaluation, of the boundary study area, using *the boundary review criteria* from White Paper No. 1. Specifically, it applies the seven "guiding principles," numbered 1 through 7, from White Paper No. 1 (pages 3 - 5). The assessment considers factors such as physical boundaries, neighborhood characteristics, community desires, and common service districts such as a shared elementary school.

Each boundary study area concludes with a list of options for addressing the boundary issue. Option A is typically to retain existing boundaries without changes. Options B, C, etc. list options for changing the boundaries, generally in order of increasing level of change. A preferred or recommended option may be identified if the analysis has progressed that far.

Index of Community Councils. The index at right provides a cross-reference from each community council in the Municipality to the Boundary Study Area(s) on the following pages of this section that may affect that community council.

Community Council District Name	**Boundary Study Areas that May Affect the Community Council**
Abbott Loop	#33
Airport Heights	#15, #16, #17, #18, #21
Basher	#9
Bayshore/Klatt	#33, #34, #35
Bear Valley	#38
Birchwood	none
Campbell Park	#12, #13
Chugiak	#1
Downtown	#19, #22, #25
Eagle River	#2, #3
Eagle River Valley	#2
Eklutna Valley	none
Fairview	#14, #19, #20, #21, #22, #23, #24
Girdwood	#4, #5
Glen Alps	none
Government Hill	#14
Hillside	#37
Huffman/O'Malley	#36, #37
Midtown	#26, #28, #29
Mountain View	#14, #15, #19
North Star	#26, #27, #28, #29
Northeast	#6, #7, #9
Old Seward/Oceanview	#33, #34, #35, #36
Portage Valley	#5
Rabbit Creek	#38
Rogers Park	#11, #12, #16, #17, #18
Russian Jack	#6, #15
Sand Lake	none
Scenic Foothills	#6, #7, #8, #9
South Addition	#22, #23, #24, #25
South Fork	#3
Spenard	#26, #27, #28, #29, #30, #31, #32
Taku Campbell	#33
Tudor Area	#11, #12
Turnagain	#30, #31, #32
Turnagain Arm	#4, #5
University Area	#8, #9, #10, #12, #13

CHUGIAK-EAGLE RIVER

1. Chugiak Community Council District *(Map 1)*

A questionnaire response commented that the Chugiak Community Council district is too large to afford all members the opportunity for participation and representation.

(Source Comment in Appendix B: Response 261.)

***Boundary Review Criteria*:**

- 1. *Stable Boundaries*. Retain existing district unless the criteria that follow show a reason to divide it or reduce its size.
- *2. Representation:* Chugiak provides representation for the area. No data has been collected that would indicate Chugiak is not providing active, engaged representation for all its neighborhoods.
- *3. Natural Communities:* Distinct area and identity, served by Peters Creek interchanges of New Glenn Highway.
- *3. Natural Communities:* A neighborhood commercial niche center, near South Peters Creek interchange of the New Glenn Highway, serves Peters Creek.
- *3. Natural Communities:* Shared semi-rural, large-lot residential character shared across Chugiak and Peters Creek.
- *4. Identifiable Boundaries:* Peters Creek (waterbody) and (New) Glenn Highway.
- *5. Community Desires:* No expression of interest received from residents of a specific area to separate.
- *5. Community Desires:* Chugiak council residents' desire to preserve existing boundaries.
- *6. Optimal Size:* Chugiak is extensive with distinct neighborhoods; however its population is low density with less than two elementary school attendance areas.
- *7. Sharing Information:* N/A.

***Options and Recommendations*:**

- *Option A (Recommended):* No change. Retain existing boundaries. In the future, if the local community shows sufficient interest to support creating a separate community council for a part of the area covered by Chugiak, then consider establishing such a council district at that time.
- *Option B:* Adopt an Assembly Resolution recommending the establishment of separate council to serve a distinct natural community area named by the local community, once the local community shows interest in establishing a separate community council organization from Chugiak.

2. Eagle River and Eagle River Valley *(Map 2)*

10 questionnaire responses indicated that the Eagle River and/or Eagle River Valley Community Council districts do not or may not reflect actual neighborhoods or natural communities. 2 of the responses recommended that the Eagle Ridge Subdivision, Parkview Terrace Subdivision, Gruening Middle School, and Eagle River Lions Park area southwest of Eagle River Road and Eagle River Loop Road be transferred from Eagle River Valley Community Council to Eagle River Community Council. One of the responses indicated the natural boundary is farther east, at Mile Hi Avenue and Eagle River Road. One of the responses recommended to merge the two community council districts. The other responses did not recommend specific changes.

Staff note: Eagle Ridge Subdivision, named above, is in Eagle River Community Council.

(Source Comments in Appendix B: 260, 262, 184, 84, 257, 268, 409, 200, 266, 296.)

***Boundary Review Criteria*:**

- *1. Stable Boundaries*. TBD
- *2. Representation:* TBD.
- *3. Natural Communities:* Geographic orientation of the Gruening Middle School

campus and its access toward Eagle River including Eagle Ridge Subdivision;

- *3. Natural Communities:* The size of lots, and character of the local streets on both sides of Eagle River Loop Road are typical of central Eagle River;
- *3. Natural Communities:* Parkview Terrace shares the Alpenglow Elementary attendance area with Parkview Terrace East and Eaglewood Subdivisions across Eagle River Loop Road.
- *3. Natural Communities:* Eagle River Elementary attendance area extends south of Eagle River Road to include Eagle Ridge Subdivision;
- *3. Natural Communities:* Parkview Terrace Subdivision's local streets including Driftwood Bay Drive and its physical character connect it to the subdivisions to the east of Eagle River Loop Road;
- *3. Natural Communities:* Eagle Ridge Subdivision's road connectivity is across Eagle River Road;
- *3. Natural Communities*: Eagle Ridge proximity to Eagle River CBD and neighborhoods;
- *3. Natural Communities:* Eagle Ridge children attend Eagle River Elementary;
- *4. Identifiable Boundaries:* Gruening Middle School campus breaks street connectivity between Eagle Ridge and Parkview Terrace subdivisions.
- *4. Identifiable Boundaries:* Eagle River Loop Road is a physical and traffic barrier that people can relate to.
- *5. Community Desires:* TBD.
- *6. Optimal Size:* TBD.
- 7. *Sharing Information:* TBD.

Options and Recommendations: (TBD)

- *Option A.* No change. Retain Existing Boundaries.
- *Option B:* Transfer the Gruening Middle School campus from Eagle River Valley to Eagle River Community Council.
- *Option C:* In addition to Option B, transfer the Parkview Terrace Subdivision and Eagle River Lions Park area southwest of Eagle River Road and Eagle River Loop Road from Eagle River Valley to Eagle River Community Council.
- *Option E:* In addition to Options B and C, transfer all areas west of Mile Hi Avenue from Eagle River Valley to Eagle River Community Council.
- *Option F:* Merge Eagle River and Eagle River Valley Community Councils.

3. North of Eagle River Loop Road to Eagle River *(Map 2)*

2 questionnaire responses recommended to transfer the Eagle Nest Subdivision, Eagle River High School, and Wolf Den Drive area northwest of Eagle River Loop Road from South Fork to Eagle River Community Council.

Staff assessment finds that Eagle Pointe is an urban density subdivision south of Eagle River. Nearby is a prison and a secondary school site. There is vacant land and a former community fill site.

(Source Comments in Appendix B: Responses 37, 262.)

***Boundary Review Criteria*:**

- *1. Stable Boundaries*. Retain existing boundaries unless the criteria that follow show a reason to change.
- *2. Representation:* South Fork is an active, small to medium size community council that is active and engaged in the area.
- *3. Natural Communities:* Residential lot size and physical character is urban, more similar to Eagle River than South Fork.
- *4. Identifiable Boundaries:* Chugach State Park isolates neighborhoods up Hiland Road from this study area;
- *4. Identifiable Boundaries:* Eagle River (waterbody and valley) is a physical barrier the isolates the study area from Eagle River Community Council neighborhoods.

- *5. Community Desires:* The only other questionnaire respondent (404) from South Fork strongly agreed with retaining existing boundaries;
- *5. Community Desires:* Historically, the Eagle Pointe developer and homeowners association desired to remain in South Fork;
- *Community Desires:* Historically, Eklutna, Inc. desired its land holdings in the study area to remain in South Fork;
- *Community Desires:* South Fork Council desired to preserve existing boundaries;

6. Optimal Size: Retaining the area in question in South Fork supports preserving a critical mass of residents and property areas to maintain an active community council in South Fork.

7. *Sharing Information:* All options seem equal in terms of alignment with U.S. Census or Assembly District boundaries.

Options and Recommendations:

- *Option A (Preferred):* No change. Retain existing boundaries.
- *Option B:* Transfer the Eagle Nest Subdivision, Eagle River High School, and Wolf Den Drive area northwest of Eagle River Loop Road from South Fork to Eagle River Community Council.

TURNAGAIN ARM

4. Girdwood Community Council District *(Map 10)*

5 commenters (including the municipal Ombudsman and the Community Councils Center manager) indicated concern that the boundaries of the GBOS service area is smaller than the boundaries of the Girdwood community council district. The Municipality has recognized the Girdwood Board of Supervisors (GBOS) Land Use Committee as the community council for Girdwood. Persons living outside of the GBOS service area, who are part of the community council district, cannot vote for the community council organization that represents them (GBOS Land Use Committee). 3 of the emails indicated that the GBOS represents residents within the town of Girdwood, but not residents in Crow Creek. 1 of the responses recommended that the boundaries of the service area should match the boundaries of the community council district. 4 of the responses recommended to establish a separate community council organization from the GBOS service district, to include all of Girdwood including the Crow Creek neighborhood.

(Source Comments in Appendix B: 431, 435, 438, 439, 440.)

***Boundary Review Criteria*:**

1. Stable Boundaries. TBD

2. Representation: TBD.

3. Natural Communities: TBD.

4. Identifiable Boundaries: TBD

5. Community Desires: TBD.

6. Optimal Size:

7. *Sharing Information:* TBD.

Options and Recommendations: (TBD)

- *Option A:* No change. Retain Existing Boundaries and organizational structure.
- *Option B:* TBD - Adopt an Assembly Resolution recommending the establishment of separate council organization from the GBOS LUC to serve the Girdwood Community Council district area. No changes to the map boundaries are necessary for this organizational change.
- *Option C:* TBD - Expand the boundaries of the GBOS to be inclusive of all areas within the boundaries of the Girdwood Community Council district. No changes to the community council boundaries necessary for this change.
- *Option D:* Transfer the portions of the Girdwood Community Council that are outside the GBOS service area boundary to the Turnagain Arm Community Council district.

5. Portage Valley Community Council District *(Map 10)*

The municipal Ombudsman and the Community Councils Center manager indicated that the Portage Valley Community Council has not submitted revised bylaws required by municipal code changes in 2014. There has not been an active community council meeting quorum for years. Failing to meet these requirements means this community council should no longer be recognized by the Municipality. The commenters recommended to consider an option to merge it with an adjacent community council district.

(Source Comments in Appendix B: 433, 436.)

***Boundary Review Criteria*:**

- *1. Stable Boundaries*. TBD
- *2. Representation:* Portage Valley has not been an active community council for many years, and has not submitted revised bylaws since at least 2014.
- *2. Representation:* Residents, businesses, and property owners should have representation from an active community council.
- *2. Representation:* Turnagain Arm Community Council hybrid meetings have made remote participation from Portage Valley residents more practical.
- *3. Natural Communities:* Majority of Portage Valley properties are along or near the Turnagain Arm and the Seward Highway, similar to Bird and Indian.
- *4. Identifiable Boundaries:* Distance, topography, and creeks separate Portage from other communities in Turnagain Arm.
- *5. Community Desires:* TBD.
- *6. Optimal Size:* Portage Valley does not seem to have a critical mass of members to maintain an active community council.
- 7. *Sharing Information:* Rainbow, Indian, Bird, and Portage Valley share the same municipal planning area, zoning, and Assembly District.

Options and Recommendations:

- *Option A.* No change. Retain Existing Boundaries and continue recognition of Portage Valley Community Council although it has not met the legal requirements.
- *Option B:* Remove Portage Valley Community Council from the list of recognized community councils and the maps. The area would no longer be represented by a community council, and the maps would indicate that no community council represents this area.
- *Option C (Preferred):* Merge the Portage Valley Community Council district into the Turnagain Arm Community Council. Residents, property owners, and businesses in the Portage Valley vicinity would receive representation from the Turnagain Arm Community Council.

ANCHORAGE BOWL

6. Northeast Community Council district *(Map ##)*

16 responses indicated that the Northeast Community Council district is too large to afford all members the opportunity for participation and representation, and recommended to either divide it into two separate community council districts or transfer parts of it to an adjacent community council district. Some of these commenters recommended to divide Northeast into east and west districts with a few specifying using Turpin Street, Beaver Place, and/or political districts as boundaries. 1 of the commenters recommended to divide Northeast into north and south districts using DeBarr Road as a boundary. 4 of the commenters recommended to transfer western portions of Northeast Community Council (including Nunaka Valley) to the Russian Jack Community Council district or merge those western areas with parts of Russian Jack.

(Source Comments in Appendix B: 40, 44, 90, 99, 114, 126, 158, 186, 189, 233, 235, 285, 308, 408, 418, 425.)

***Boundary Review Criteria*:**

1. Stable Boundaries. TBD

2. Representation: TBD.

3. Natural Communities: The western neighborhoods share Boniface and Debarr and a focus on Cheney Lake and Russian Jack Springs Parks.

4. Identifiable Boundaries: TBD

5. Community Desires: TBD.

6. Optimal Size:

7. Sharing Information: TBD.

Options and Recommendations: (TBD)

- *Option A.* No change. Retain Existing Boundaries.
- *Option B:* Transfer western portions of Northeast Community Council to Russian Jack Community Council.
- *Option C:* Adopt an Assembly Resolution supporting the establishment of a separate community council to serve the Nunaka Valley / Cheney Lake area and the neighborhoods covered by Ptarmigan Elementary attendance area. Northeast Community Council would focus on representing the Muldoon area including Creekside Town Center. The boundary between the two community councils would follow Turpin Street and Baxter Road/Beaver Street.
- *Option D:* Adopt an Assembly Resolution supporting the establishment of a separate council to serve the neighborhoods south of DeBarr Road. Northeast Community Council would focus on representing the areas north of DeBarr Road.

7. North of E. Northern Lights Boulevard to Foxhall Drive *(Map ##)*

1 questionnaire response recommended to transfer the Foxhall Drive area north of E. Northern Lights from Northeast Community Council to Scenic Foothills Community Council district.

(Source Comment in Appendix B: 368.)

***Boundary Review Criteria*:**

1. Stable Boundaries. TBD

2. Representation: TBD.

3. Natural Communities: TBD.

4. Identifiable Boundaries: TBD

5. Community Desires: TBD.

6. Optimal Size: TBD.

7. Sharing Information: TBD.

Options and Recommendations: (TBD)

- *Option A.* No change. Retain Existing Boundaries.
- *Option B:* Transfer the Foxhall Drive area north of E. Northern Lights from Northeast Community Council to Scenic Foothills Community Council.

8. West of Baxter Road South of Northern Lights Boulevard *(Map ##)*

9 questionnaire responses indicated that areas west of Baxter Road are more aligned with the neighborhoods of Scenic Foothills Community Council than with University Area Community Council district. Some recommended to transfer the area between Baxter Road and Boniface Parkway from University Area Community Council to Scenic Foothills Community Council.

(Source Comments in Appendix B: Responses 415, 48, 52, 66, 297, 299, 370, 368, 146.)

***Boundary Review Criteria*:**

- *1. Stable Boundaries*. TBD
- *2. Representation:* TBD.
- *3. Natural Communities:* There is poor street connectivity west from Baxter Road.
- *3. Natural Communities:* School attendance areas are fragmented.
- *3. Natural Communities:* Proximity to Scenic Park and Baxter Bog.
- *4. Identifiable Boundaries:* Boniface is a physical and traffic barrier;

- *5. Community Desires:* Some residents west of Baxter identify with the neighborhoods in Scenic Park more so than University Area.
- *6. Optimal Size:* TBD.
- 7. *Sharing Information:* TBD.

Options and Recommendations: (TBD)

- *Option A.* No change. Retain Existing Boundaries.
- *Option B:* Transfer the area between Baxter Road and Boniface Parkway from University Area Community Council to Scenic Foothills Community Council.
- *Option C:* Transfer all neighborhood areas east of the UMED District campuses to Baxter Road from University Area Community Council to Scenic Foothills Community Council.

9. Scenic Foothills Community Council District *(Map ##)*

3 questionnaire responses indicated that Scenic Foothills Community Council district is too small and should be merged. The respondents recommended merging with Basher, Northeast, or University Area Community Council.

(Source Comments in Appendix B: 22, 368, 415.)

***Boundary Review Criteria*:**

- *1. Stable Boundaries.* TBD
- *2. Representation:* Scenic Foothills and Basher community councils are active organizations that meet quorum and are engaged in their districts.
- *3. Natural Communities:* Basher is a separate, distinct natural community.
- *3. Natural Communities:* Scenic Park is a distinct and distant neighborhood from most of University Area.
- *4. Identifiable Boundaries:* Far North Bicentennial Park and Boniface is a physical and traffic barrier;
- *5. Community Desires:* No community council has expressed interest in merging.
- *5. Community Desires:* Most questionnaire responses from Basher (7 of 7), (# of 24).
- *6. Optimal Size:* TBD.
- 7. *Sharing Information:* TBD.

Options and Recommendations: (TBD)

- *Option A.* No change. Retain Existing Boundaries.
- *Option B:* Merge Scenic Foothills and Northeast Community Councils into one community council district, perhaps in combination with other adjustments to Northeast Community Council district (boundary study area #6).
- *Option C:* Merge Scenic Foothills and Basher Community Councils into one community council district.
- *Option D:* Merge Scenic Foothills and University Area Community Councils into one community council district.

10. University Area Community Council District *(Map ##)*

3 questionnaire responses indicated dissatisfaction with University Area Community Council's district area in general. One indicated it is too large. The others indicated it is disjointed and should more closely follow Assembly or legislative district boundaries.

(Source Comments in Appendix B: 23, 188, 213.)

***Boundary Review Criteria*:**

1. Stable Boundaries. TBD

2. Representation: TBD.

3. Natural Communities: TBD.

4. Identifiable Boundaries: TBD

5. Community Desires: TBD.

6. Optimal Size: TBD.

7. *Sharing Information:* TBD.

Options and Recommendations: (TBD)

- *Option A.* No change. Retain Existing Boundaries.
- *Option B:* TBD.
- *Option C:* TBD.

11. College Village *(Map ##)*

1 questionnaire response recommended to transfer the College Village neighborhood out of Rogers Park Community Council district.

To assess options, Planning staff identified an option to transfer College Village to Tudor Area Community Council district.

(Source Comments in Appendix B: 35.)

***Boundary Review Criteria*:**

1. Stable Boundaries. TBD

2. Representation: TBD.

3. Natural Communities: TBD.

4. Identifiable Boundaries: TBD

5. Community Desires: TBD.

6. Optimal Size: TBD.

7. *Sharing Information:* TBD.

Options and Recommendations: (TBD)

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Transfer College Village to Tudor Area Community Council district.

12. Tudor Area Community Council District *(Map ##)*

7 questionnaire respondents plus the municipal Ombudsman and the Community Councils Center manager indicated that Tudor Area Community Council has been having difficulty making meeting quorum requirements or is too small, and recommended to merge Tudor Area into one or more of 3 adjacent community council districts.

(Source Comments in Appendix B: 354, 12, 53, 340, 381, 403, 52, 434, 437.)

***Boundary Review Criteria*:**

1. Stable Boundaries. TBD

2. Representation: TBD.

3. Natural Communities: TBD.

4. Identifiable Boundaries: TBD

5. Community Desires: TBD.

6. Optimal Size: TBD.

7. *Sharing Information:* TBD.

Options and Recommendations: (TBD)

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Merge the Tudor Area Community Council into the Rogers Park Community Council district.
- *Option C:* Merge most areas of the Tudor Area Community Council into the Rogers Park Community Council district, and transfer the Green Acres subdivision and other properties along Lake Otis Parkway to the University Area Community Council district.
- *Option C:* Merge the Tudor Area Community Council into University Area Community Council district.
- *Option D:* Merge the northwestern part of Tudor Area Community Council into Rogers Park Community Council district. Merge the southwestern part of Tudor Area Community Council into Campbell Park Community Council. Merge the eastern part of Tudor Area Community Council including the Green Acres subdivisions along Lake Otis Parkway to the University Area Community Council district.
- *Option E:* Merge Tudor Area Community Council into Campbell Park Community Council.

13. South of Tudor Road and East of Lake Otis Parkway *(Map ##)*

4 questionnaire responses recommended to transfer some or all the neighborhoods south of Tudor Road and east of Lake Otis Parkway (and north of Dowling Road) out of Campbell Park Community Council to another community council district. 1 of these responses recommended to transfer the neighborhood along the south side of Tudor Road to University Area Community Council. Another suggested considering to transfer the public lands and facilities along the south side of Tudor Road in the MLK Jr. Parkway vicinity to University Area Community Council.

(Source Comments in Appendix B: 190, 280, 400, 387.)

***Boundary Review Criteria*:**

1. Stable Boundaries. TBD

2. Representation: TBD.

3. Natural Communities: TBD.

4. Identifiable Boundaries: TBD

5. Community Desires: TBD.

6. Optimal Size: TBD.

7. *Sharing Information:* TBD.

Options and Recommendations: (TBD)

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Transfer the public lands and facilities along the south side of Tudor Road in the MLK Jr. Parkway vicinity from Campbell Park Community Council to University Area Community Council.
- *Option C:* Transfer the neighborhood south of Tudor Road, north of Campbell Creek, and east of Lake Otis Parkway from Campbell Park Community Council to University Area Community Council.
- *Option D:* Transfer all the neighborhoods and lands south of Tudor Road, east of Lake Otis Parkway, and north of Dowling Road from Campbell Park Community Council to University Area Community Council.

14. West of Reeve Boulevard *(Maps 5, 5b)*

2 questionnaire responses indicated that the western, industrial portion of Mountain View Community Council district seems more aligned with the Ship Creek industrial areas to the west, and recommended to transfer those areas out of Mountain View Community Council district.

Staff note: This study area is in the eastern Ship Creek industrial district west of Reeve, south of Ship Creek, and east of Ingra Street.

(Source Comments in Appendix B: 136, 253.)

***Boundary Review Criteria*:**

- *1. Stable Boundaries*.
- *2. Representation:* Alaska Railroad Terminal Reserve located in 3 community councils.
- *3. Natural Communities:* The Ship Creek industrial district is also peripheral to the other community councils that extend into it, including Government Hill, Downtown, and Fairview. Government Hill and Fairview community councils like Mountain View focus on their residential and commercial neighborhoods.
- *3. Natural Communities:* The area in question is closest to Fairview and Mountain View, with the core neighborhood of Fairview being further away.
- *3. Natural Communities:* Government Hill is across Ship Creek, however, includes most of the Alaska Railroad Terminal Reserve lands in the Ship Creek industrial area. The Terminal Reserve extends south of Ship Creek into the industrial area within the Mountain View Community Council district.
- *4. Identifiable Boundaries:* Reeve Boulevard presents a strong boundary option north of 3rd Avenue, although it would divide an industrial district south of 3rd Avenue.
- *4. Identifiable Boundaries:* The existing boundaries consisting of Ship Creek, Post Road, and Merrill Field Airport lands provide identifiable boundaries, although Post Road divides an industrial district area.

- *4. Identifiable Boundaries:* There is a lack of strong physical barriers west of Reeve Boulevard that would facilitate splitting a smaller portion of the industrial district, such as the Terminal Reserve lands.
- *5. Community Desires:* No adjacent community council's officers or members have expressed interest in this industrial area. Downtown, Mountain View, and Government Hill are also based on core areas.
- *5. Community Desires:* Two of four questionnaire responses from Mountain View supported retaining existing boundaries.
- *6. Optimal Size:* N/A.
- 7. *Sharing Information:* N/A.

Options and Recommendations:

- *Option A (Preferred):* No change. Retain existing boundaries. (Post Road remains the western boundary of Mountain View north of 3rd Avenue. From there the boundary runs east on 3rd. South of 3rd, the western boundary of Mountain View is the Merrill Field clear zone, demarked by a fence line west of Concrete Avenue. Businesses on Concrete Avenue would remain in Mountain View. Merrill Field clear zone is a buffer between the councils.)
- *Option B:* Transfer the area west of Reeve Boulevard from Mountain View Community Council to Government Hill Community Council.
- *Option C:* Transfer the area west of Reeve Boulevard from Mountain View Community Council to Fairview Community Council.
- *Option D:* Transfer the area west of Reeve Boulevard from Mountain View Community Council to Downtown Community Council, in combination with Boundary Study Area 19 Option B to transfer areas north of 5th Avenue from Fairview Community Council to Downtown Community Council.

15. Penland Park and Brighton Park *(Map ##)*

3 questionnaire responses recommended to transfer Penland Mobile Home Park, the Brighton Park apartments, and/or all areas north of DeBarr Road from Airport Heights Community Council to Mountain View Community Council district.

To clarify and simplify the options, staff includes the Alaska Regional Hospital and a fire station on the west side of Airport Heights Road in the Boundary Study Area.

(Source Comments in Appendix B: 104, 181, 206.)

***Boundary Review Criteria*:**

1. Stable Boundaries. TBD

2. Representation: TBD.

3. Natural Communities: TBD.

4. Identifiable Boundaries: TBD

5. Community Desires: TBD.

6. Optimal Size: TBD.

7. *Sharing Information:* TBD.

Applicable Criteria:

- *Natural Communities:* Willawaw Elementary attendance area;
- *Natural Communities:* Airport Heights geographic focus near Merrill Field;
- *Natural Communities:* Shared activity center and endeavor--Town Center;
- *Natural Communities:* Connectivity across Bragaw at Penland and 7th;
- *Natural Communities:* Shared housing type – mobile homes in Russian Jack Park council;
- *Identifiable Boundaries:* Bragaw and Debarr are traffic barriers;
- *Identifiable Boundaries:* Relatively long distance from the Town Center core to Airport Heights neighborhood;
- *Community Desires:* Airport Heights willingness to annex the area;

- *Undesignated Areas:* Each resident or business should belong to a council;

Options and Recommendations: (TBD)

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Transfer Penland Mobile Home Park and Brighton Park Apartments from Airport Heights Community Council to Mountain View Community Council.
- *Option C:* Transfer all areas north of DeBarr Road from Airport Heights Community Council to Mountain View Community Council.
- *Option D: Option C:* Transfer all areas north of DeBarr Road from Airport Heights Community Council to Russian Jack Community Council.

16. Anchor Park *(Map ##)*

4 questionnaire responses indicated that Anchor Park Subdivision (on the northeast corner of Lake Otis Parkway and E. Northern Lights Boulevard) may be more aligned with the Airport Heights neighborhood and should be considered for transfer from Rogers Park Community Council to Airport Heights Community Council.

(Source Comments in Appendix B: 49, 20, 372, 132.)

***Boundary Review Criteria*:**

1. Stable Boundaries. TBD

2. Representation: TBD.

3. Natural Communities: TBD.

4. Identifiable Boundaries: TBD

5. Community Desires: TBD.

6. Optimal Size: TBD.

7. *Sharing Information:* TBD.

Options and Recommendations: (TBD)

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Transfer Anchor Park Subdivision on the northeast corner of Lake Otis Parkway and E. Northern Lights Boulevard from Rogers Park Community Council to Airport Heights Community Council.

17. Eastridge *(Map ##)*

1 questionnaire response recommended to transfer Eastridge Subdivision southeast of the intersection of 15th Avenue and Lake Otis Parkway from Airport Heights Community Council to Rogers Park Community Council district.

(Source Comments in Appendix B: 206.)

***Boundary Review Criteria*:**

1. Stable Boundaries. TBD

2. Representation: TBD.

3. Natural Communities: TBD.

4. Identifiable Boundaries: TBD

5. Community Desires: TBD.

6. Optimal Size: TBD.

7. *Sharing Information:* TBD.

Options and Recommendations: (TBD)

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Transfer Eastridge Subdivision from Airport Heights Community Council to Rogers Park Community Council.

18. 24th Avenue west of Lake Otis Parkway *(Map ##)*

1 questionnaire response recommended to transfer the lots on 24th Avenue west of Lake Otis Parkway from Rogers Park Community Council to Airport Heights Community Council district.

(Source Comments in Appendix B: 372.)

***Boundary Review Criteria*:**

1. Stable Boundaries. TBD

2. Representation: TBD.

3. Natural Communities: TBD.

4. Identifiable Boundaries: TBD

5. Community Desires: TBD.

6. Optimal Size: TBD.

7. *Sharing Information:* TBD.

Options and Recommendations: (TBD)

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Transfer the residential lots on 24th Avenue west of Lake Otis Parkway from Rogers Park Community Council to Airport Heights Community Council.

19. Fairview North of 5th Avenue *(Map 5b)*

1 questionnaire response recommended to transfer the area north of 5th Avenue out of Fairview Community Council district.

To assess options, Planning staff identified an option to transfer the northern portion of Fairview to Downtown Community Council district.

(Source Comments in Appendix B: 279.)

***Boundary Review Criteria*:**

- *1. Stable Boundaries*. TBD
- *2. Representation:*.
- *3. Natural Communities:*.
- *3. Natural Communities:*.
- *4. Identifiable Boundaries:*;
- *5. Community Desires:* No adjacent community council's officers or members have expressed interest in the industrial area. Downtown, Mountain View, and Government Hill are also based on core areas.
- *5. Community Desires: TBD*
- *6. Optimal Size:* TBD.
- 7. *Sharing Information:* TBD.

Options and Recommendations: (TBD)

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Transfer the areas north of 5th Avenue from Fairview Community Council to Downtown Community Council.

20. Fairview East and West of Gambell-Ingra Corridor *(Map 5b)*

2 questionnaire responses observed the differences between eastern and western Fairview and the division created by the Gambell-Ingra corridor. One of these responses indicated Fairview is too small and should be merged with another community council district.

(Source Comments in Appendix B: 77, 286.)

***Boundary Review Criteria*:**

- *1. Stable Boundaries*. There does not seem to be a strong reason to divide this district.
- *2. Representation:* Fairview provides active, engaged representation on issues throughout its district. South Addition and Downtown are not focused on western Fairview residential neighborhoods.
- *3. Natural Communities:* Areas both east and west of Gambell/Ingra corridor share similar neighborhood street, block, and development patterns, history, and aspirations, as well as common issues with Gambell and Ingra Streets.
- *4. Identifiable Boundaries:* Gambell and Ingra are each major traffic barriers.
- *5. Community Desires:* 5 of 7 questionnaire responses supported keeping Fairview unified (but some identified peripheral boundary issues).
- *5. Community Desires:* Fairview Community Council is implementing a unified neighborhood plan for this corridor and the neighborhoods on both sides, and seem unlikely to support a proposed division.
- *6. Optimal Size:* Dividing Fairview would significantly reduce the population base for the resulting community council districts.

- *7. Sharing Information:* Creating more community councils would cross more census and legislative districts.

Options and Recommendations:

- *Option A (Recommended):* No change. Retain existing boundaries.
- *Option B:* Transfer western portions of Fairview Community Council to Downtown Community Council in coordination with Option B of Boundary Study Area #22.
- *Option C:* Transfer western portions of Fairview Community Council north of 9th Avenue to Downtown Community Council and south of 9th Avenue to South Addition Community Council.
- *Option C:* Adopt an Assembly Resolution supporting the establishment of a separate community council to serve western Fairview.

21. Sitka Street Park *(Map 5)*

1 questionnaire response recommended to transfer the open space area west of Sitka Street from Airport Heights Community Council to Fairview Community Council district.

Staff note: Merrill Field Airport properties south of 15th Avenue east of Sitka Street comprise a clear zone open space of natural woodland and wetlands. A portion of that natural open space is developed as the Sitka Street Park playground.

(Source Comment in Appendix B: 107.)

***Boundary Review Criteria*:**

- *1. Stable Boundaries*.
- *2. Representation:* N/A
- *3. Natural Communities:* Sitka Street Park located just across the street from Eastridge Subdivision neighborhood in Airport Heights.
- *4. Identifiable Boundaries:* Sitka Street provides a clearly identifiable boundary.
- *4. Identifiable Boundaries:* Break in topography between upland Fairview neighborhood areas and the Sitka Street Park open space.
- *5. Community Desires:* AMC 2.40 ensures adequate notification of development proposals to both community councils.
- *5. Community Desires:* Airport Heights community use of Sitka Street Park.
- *5. Community Desires:* Airport Heights community use of Sitka Street Park.
- *5. Community Desires:* 24 of 30 questionnaire responses from Airport Heights members were satisfied or neutral with existing boundaries, and only one of the 30 proposed any changes the boundary in this vicinity (Boundary Study Area #17).
- *5. Community Desires:* 2 of 7 questionnaire responses from Fairview members were satisfied with Fairview's existing boundaries.
- *6. Optimal Size:* N/A.
- 7. *Sharing Information:* N/A.

Options and Recommendations:

- *Option A (Preferred):* No change. Retain existing boundaries.
- *Option B:* Transfer the Merrill Field Airport open space area including Sitka Street Park from Airport Heights Community Council to Fairview Community Council.

22. North of 15th Avenue between Ingra and I Streets *(Map 5)*

1 questionnaire response recommended to transfer the area between I Street, Ingra Street, 9th Avenue, and 15th Avenue from the Fairview and South Addition Community Councils to the Downtown Community Council district.

(Source Comments in Appendix B: 121.)

***Boundary Review Criteria*:**

1. Stable Boundaries. TBD

2. Representation: TBD.

3. Natural Communities: TBD.

4. Identifiable Boundaries: TBD

5. Community Desires: TBD.

6. Optimal Size: TBD.

7. *Sharing Information:* TBD.

Options and Recommendations: (TBD)

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Transfer the area between I Street, Ingra Street, 9th Avenue, and 15th Avenue from Fairview and South Addition Community Councils to Downtown Community Council.

23. West of Cordova Street from 9th to 15th Avenue *(Map ##)*

4 questionnaire responses recommended to transfer, or at least consider to transfer, some or all of the areas west of Cordova Street (between Cordova and C Street) from South Addition Community Council to Fairview Community Council district.

(Source Comments in Appendix B: 119, 336, 421, 107.)

***Boundary Review Criteria*:**

1. Stable Boundaries. TBD

2. Representation: TBD.

3. Natural Communities: TBD.

4. Identifiable Boundaries: TBD

5. Community Desires: Historically, a large group of residents and property owners in the study area petitioned to be transferred from Fairview to South Addition Community Council.

6. Optimal Size: TBD.

7. *Sharing Information:* TBD.

- *Natural Communities:* Cordova area orientation to the Delaney Park Strip;
- *Natural Communities:* Denali Elementary attendance area;
- *Natural Communities:* Higher density and scale of housing east of Cordova;
- *Identifiable Boundaries:* Physical and traffic barriers: "A" and "C"
- *Maximum Optimum Size:* Fairview includes multiple neighborhoods.

Options and Recommendations: (TBD)

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Transfer the area between Cordova Street, A Street, 9th Avenue, and 15th Avenue from South Addition Community Council to Fairview Community Council.
- *Option C:* Transfer the area between Cordova Street, C Street, 9th Avenue, and 15th Avenue from South Addition Community Council to Fairview Community Council.

24. A and C Street Corridor South of 15th Avenue *(Map ##)*

1 questionnaire response recommended to transfer the area between A and C Street south of 15th Avenue (between 15th Ave. and Chester Creek) from Fairview Community Council to South Addition Community Council district.

(Source Comments in Appendix B: 279.)

***Boundary Review Criteria*:**

1. Stable Boundaries. TBD

2. Representation: TBD.

3. Natural Communities: TBD.

4. Identifiable Boundaries: TBD

5. Community Desires: TBD.

6. Optimal Size: TBD.

7. *Sharing Information:* TBD.

Options and Recommendations: (TBD)

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Transfer the area between A and C Street, 15th Ave. and Chester Creek from

Fairview Community Council to South Addition Community Council.

25. Northwest of 9th Avenue and L Street
(Map 5a)

1 questionnaire response recommended a reassessment to determine the appropriate community council designation for the areas northwest of 9th Avenue and L Street, including Bootleggers Cove. Another suggested to include more of Downtown north of 9th Avenue in South Addition Community Council by extending further east into residential areas.

(Source Comments in Appendix B: 230, 421.)

***Boundary Review Criteria*:**

1. Stable Boundaries. TBD

2. Representation: TBD.

3. Natural Communities: Higher density residential and mixed use areas north of Delaney Park and 9th Avenue would bolster the desired mixed use component of Downtown.

4. Identifiable Boundaries: TBD

5. Community Desires: TBD.

6. Optimal Size: TBD.

7. *Sharing Information:* TBD.

Natural Communities: Shared business improvement district serving the CBD;

Natural Communities: Shared land use patterns, streets and block pattern, high density and large scale;

Natural Communities: Connectivity of streets and interaction of activities at top of the bluff with Downtown;

Natural Communities: Connectivity of streets and mix of uses along 5th Avenue next to Elderberry Park;

Natural Communities: Multifamily residential density and character of Bootleggers Cove north of 9th Avenue;

Natural Communities: Commercial area north of 9th Avenue is not South Addition neighborhood commercial focus center; Sagaya City Market is more central;

Identifiable Boundaries: Ridges and breaks in the city's topography;

Identifiable Boundaries: Breaks in street connectivity across Delaney Park;

Identifiable Boundary: Continuous boundary on 9th Avenue, along the park, would be easy for people to relate to;

Options and Recommendations: (TBD)

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Transfer the areas west of "L" Street and north of 9th Avenue from South Addition Community Council to Downtown Community Council.
- *Option C:* Establish the top of the bluff above Bootleggers Cove as the physical boundary between Downtown and South Addition councils, from 9th Avenue and Resolution Park, so that upland areas are conveyed to Downtown council; Bootleggers Cove would remain in South Addition.
- *Option D:* Transfer the areas ### from Downtown to South Addition.

26. North Star Community Council District
(Map 6)

3 questionnaire responses indicated that North Star Community Council district is too small and recommended to merge it with Midtown and/or Spenard Community Councils.

(Source Comments in Appendix B: 72, 85, 116.)

***Boundary Review Criteria*:**

- *1. Stable Boundaries*: The findings in the criteria that follow do not indicate a need to dissolve this community council.
- *2. Representation:* North Star provides active, engaged representation on issues throughout its district. Spenard and Midtown focused elsewhere, not on neighborhood

issues north of Fireweed Lane or in Chester Creek greenbelt.

- *3. Natural Communities:* North Star neighborhoods are residential whereas Midtown and nearby Spenard areas are primarily commercial districts.
- *3. Natural Communities:* Midtown Community Council is a business district, and its areas south of North Star are primarily commercial property owners.
- *3. Natural Communities:* North Star's core neighborhood spans east and west of Arctic Boulevard, such that dividing North Star between Spenard and Midtown at Arctic Boulevard would split a natural community.
- *3. Natural Communities:* Fireweed Lane corridor is a common interest with Midtown Community Council, equivalent in a way to how Chester Creek is a common interest with South Addition Community Council.
- *4. Identifiable Boundaries:* Fireweed Lane provides a simple, identifiable boundary.
- *5. Community Desires:* North Star Community Council adopted a resolution on March 8, 2023 that requests to retain its district and present boundaries.
- *5. Community Desires:* 3 of 7 questionnaire survey responses from North Star members agree with existing boundaries and 1 was neutral.
- *6. Optimal Size:* North Star Community Council includes more than 3,000 residents and dozens of businesses, is active monthly and regularly meets quorum.
- *7. Sharing Information:* Not investigated.

Options and Recommendations:

- *Option A (Recommended):* No change. Retain North Star Community Council.
- *Option B:* Merge North Star Community Council and Midtown Community Council district.
- *Option C:* Merge areas of North Star Community Council west of Arctic Boulevard into Spenard Community Council, and merge the areas east of Arctic Boulevard to Midtown Community Council district.

27. Romig Park near Hillcrest Drive *(Map 6b)*

1 questionnaire response recommended to transfer the Romig Park neighborhood along Spenard Road (up to the Hillcrest Drive area) from North Star Community Council to Spenard Community Council district.

Staff review finds this a mostly residential area north of 25th Avenue, tucked between Spenard Road and Minnesota Drive. The Franz bakery is also in this area. This area and areas east of Spenard Road in the western portion of North Star Community Council are in the Romig Park Improvement Company water district, a community well.

(Source Comments in Appendix B: 251.)

***Boundary Review Criteria*:**

- *1. Stable Boundaries*.
- *2. Representation:* Either community council seems capable, although North Star possibly more focused on this general area.
- *3. Natural Communities:* Shared community (water) service district east and west of Spenard Road and north of Hillcrest Drive;
- *3. Natural Communities:* Shared residential character in Romig Park and North Star—a mixed density of older homes with some condos and apartments;
- *3. Natural Communities:* North Star geographic focus along the top of the bluff above Chester Creek;
- *3. Natural Communities:* Nearness to the heart of North Star neighborhoods, peripheral location in Spenard area;
- *3. Natural Communities:* Neighborhood east-west street connections on Hillcrest Drive;
- *4. Identifiable Boundaries:* Breaks in street connectivity to the south of Fireweed "extended" west of Spenard Road;
- *4. Identifiable Boundaries:* Spenard Road;
- *5. Community Desires:*

- *5. Community Desires:* North Star Community Council adopted a resolution on March 8, 2023 that requests to retain its district and present boundaries.
- *5. Community Desires:* Spenard Community Council executive committee requested returning to their historical boundaries in Midtown but did not seem to specifically address this area (Appendix A, Comment 427).
- *6. Optimal Size:* Romig Park residents have historically been active in the councils attending North Star council meetings, which supports the critical mass of active members in this relatively small community council.
- 7. *Sharing Information:* Shared Assembly district with North Star and northwestern Spenard.

Options and Recommendations:

- *Option A (Preferred):* No change. Retain existing boundaries.
- *Option B:* Transfer the Romig Park Subdivision west of Spenard Road and north of Fireweed Lane extended, from North Star to Spenard Community Council.

28. Midtown Community Council District

(Map 6)

6 questionnaire responses, and one email from Spenard Community Council executive committee (Appendix B, comment no. 427), indicated that Midtown Community Council is not providing representation for its residents because it is focused on representing commercial property owners and businesses, for example by moving its membership meeting time to noon. The responses recommended to merge Midtown Community Council with North Star and/or Spenard Community Councils.

(Source Comments in Appendix B: 56, 172, 390, 191, 199, 222, 427.)

***Boundary Review Criteria*:**

- *1. Stable Boundaries*. A primary rationale for changing the boundaries seems to be the community council's unique noon-hour meeting time that seems to have the effect of discouraging participation by residents of the community council district. Otherwise, the boundary review criteria below do not seem to show a strong reason to dissolve Midtown.
- *2. Representation:* Midtown is an active, engaged community council on issues throughout its district, meeting regularly and making quorum.
- *2. Representation:* Midtown focus on commercial property owner and business issues, meets at noon hour in weekday.
- *3. Representation:* Midtown has a residential population of 3,000-4,000, comparable to North Star or South Addition.
- *3. Natural Communities:* Midtown business and development issues.
- *3. Natural Communities:* Shared aspiration—creating a Midtown Plan; the potential for a business improvement district.
- *3. Natural Communities:* Colonial Manor and other residential enclaves in Midtown.
- *3. Natural Communities:* Level of interest by businesses and residents.
- *3. Natural Communities:* Anchoring institution at Loussac Library and open space at Midtown Cuddy Family Park.
- *3. Natural Communities:* Focus on commercial corridors: Northern Lights / Benson and "C" / "A" Street couplet.
- *4. Identifiable Boundaries:* Arctic Boulevard, C Street, Seward Highway, Fireweed Lane.
- *5. Community Desires:* Midtown Community Council executive committee responded by email (Exhibit A, comment 430) that it is satisfied with and requests to retain its current boundaries.
- *5. Community Desires:* 22 of 28 questionnaire survey responses from Turnagain members agree the community council district reflects the natural community and 5 were neutral.
- *5. Community Desires:* North Star Community Council adopted a resolution on

March 8, 2023 that requests to retain its district and present boundaries.

- *5. Community Desires:* 3 of 7 questionnaire survey responses from North Star members agree with existing boundaries, 1 was neutral, and 3 recommended merging North Star with Midtown and/or Spenard.
- *6. Optimal Size:* Midtown and Spenard Community Councils each seem to generally be within the optimal size range for maintaining an active community council engaged in all its areas. Combining them may exceed that size range and create challenges providing focused representation for all areas from Turnagain to Seward Highway.
- *6. Optimal Size:* District that is primarily commercial in character can be a legitimate natural community, like Downtown.
- *6. Optimal Size:* Midtown has a population of between 3,000-4,000 residents.
- *7. Sharing Information:* Not investigated.

Options and Recommendations:

- *Option A: (Preferred).* No change. Retain Midtown Community Council with its existing boundaries.
- *Option B: (Preferred).* No change. Retain Midtown Community Council with its existing boundaries. Investigate if there is precedent or merit in considering potential adjustments to municipal code that ensure open, accessible meetings to maximize participation and representation for all members of the community council district.
- *Option C:* Transfer the areas west of C Street, which contain most of the residences in Midtown, from Midtown Community Council to Spenard Community Council.
- *Option D:* Merge Midtown Community Council into Spenard Community Council.
- *Option E:* Merge Midtown Community Council areas south of 36th Avenue into Spenard Community Council and areas north of 36th into North Star Community Council.

29. Spenard Community Council District

(Map 6)

1 questionnaire response recommended to realign the Spenard Community Council district boundaries to follow Assembly district boundaries if those work well with natural communities.

Staff finds that Assembly District 2 is west of Minnesota Drive, its eastern boundary. In the area of Spenard east of Minnesota Drive, Assembly Districts 1 and 4 are divided north and south by 36th Avenue.

(Source Comments in Appendix B: 94.)

***Boundary Review Criteria*:**

- *1. Stable Boundaries*: The findings in the criteria that follow do not indicate a need to dissolve this community council.
- *2. Representation:* Spenard provides active, engaged representation on issues throughout its district.
- *3. Natural Communities:* The boundaries between Assembly Districts 1, 2, and 4 split the natural communities that form Spenard, and would cut the Spenard Road corridor into 3 parts and arbitrary dividing lines.
- *3. Natural Communities:* See also boundary study area #26 assessment this criteria, with respect to areas in Midtown and North Star.
- *4. Identifiable Boundaries:* Minnesota Drive is a strong physical traffic barrier running north to south, although other physical features further west (the Alaska Railroad, Fish Creek) also provide strong boundaries that enable Spenard to remain whole.
- *5. Community Desires:* Spenard Community Council executive committee comments (Appendix A, comment 427) indicate an interest in expanding the community council eastward, but not to divide its existing areas at 36th Avenue or Minnesota Drive.
- *5. Community Desires:* 22 of 28 questionnaire survey responses from Turnagain members agree the community council district reflects the natural community and 5 were neutral.
- *6. Optimal Size:* Not investigated.

- *7. Sharing Information:* Potential alignment with Assembly District boundaries.

Options and Recommendations:

- *Option A (Recommended):* No change. Retain existing boundaries.
- *Option B:* Transfer all areas west of Minnesota Drive to Turnagain Community Council, merge the remaining areas with North Star (north of 36th Avenue) and Midtown (south of 36th Avenue).

30. Turnagain Community Council District *(Map 6)*

3 questionnaire responses indicated that North Star Community Council district is too small and recommended to merge it with Midtown and/or Spenard Community Councils.

(Source Comments in Appendix B: 203.)

***Boundary Review Criteria*:**

- *1. Stable Boundaries*: The findings in the criteria that follow do not indicate a need to dissolve this community council.
- *2. Representation:* Turnagain provides active, engaged representation on issues throughout its district.
- *3. Natural Communities:* Turnagain Community Council often addresses western neighborhood issues such as the Coastal Trail and Airport, whereas Spenard is focused on Spenard Road and the mixed neighborhoods along that corridor.
- *3. Natural Communities:* Turnagain and Spenard share the Spenard Road corridor as the nearest commercial and mixed-use district.
- *3. Natural Communities:* Turnagain and Spenard share an interest in Fish Creek and impacts of the Alaska Railroad Corridor.
- *3. Natural Communities:* Most of Turnagain's residential neighborhoods are distinct in character and somewhat distant out west from Spenard.
- *3. Natural Communities:* Fireweed Lane corridor is a common interest with Midtown Community Council, equivalent in a way to how Chester Creek is a common interest with South Addition Community Council.
- *4. Identifiable Boundaries:* The Alaska Railroad, Fish Creek, southern Spenard Road, Wisconsin Street, and Northern Lights as barriers and boundary options.
- *5. Community Desires:* Turnagain Community Council executive committee responded by email (Exhibit A, comment 426) that it is satisfied with Turnagain's current boundaries.
- *5. Community Desires:* 22 of 28 questionnaire survey responses from Turnagain members agree the community council district reflects the natural community and 5 were neutral.
- *6. Optimal Size:* Turnagain and Spenard Community Councils each seem to generally be within the optimal size range for maintaining an active community council engaged in all its areas. Combining them may exceed that size range and create challenges providing focused representation for all areas.
- *7. Sharing Information:* Not investigated.

Options and Recommendations:

- *Option A (Recommended):* No change. Retain Turnagain Community Council with its existing boundaries.
- *Option B:* Merge Turnagain Community Council and Spenard Community Council district.

31. West of Fish Creek to Wisconsin Street *(Map 6)*

1 questionnaire response recommended to transfer the neighborhoods south of W. Northern Lights between Fish Creek and Wisconsin Street from Turnagain Community Council to Spenard Community Council district.

(Source Comments in Appendix B: 191.)

***Boundary Review Criteria*:**

1. Stable Boundaries. TBD

2. Representation: TBD.

3. Natural Communities: TBD.

4. Identifiable Boundaries: TBD

5. Community Desires: TBD.

6. Optimal Size: TBD.

7. Sharing Information: TBD.

Spenard council proposed to annex areas west of Turnagain Boulevard from Turnagain council. The Spenard Road corridor and surrounding residential areas at the heart of Spenard are currently divided between Spenard and Turnagain councils. This study area addresses the Spenard Road corridor.

Applicable Criteria:

- *Natural Communities:* Northwood and Lake Hood school attendance areas;
- *Natural Communities:* Spenard council geographic focus on Spenard Road corridor and Fish Creek;
- *Natural Communities:* Turnagain council focal points include Coastal Trail, Airport, Northern Lights, Wisconsin Street, Lake Hood, Balto Seppala Park, and Fish Creek;
- *Natural Communities:* Mutual focus on and stewardship of Fish Creek;
- *Natural Communities:* Neighborhood street connectivity, access to Spenard;
- *Natural Communities:* Neighborhood character – scale of homes and lots, the pattern of streets,
- *Identifiable Boundaries:* Fish Creek and greenbelt—creek restoration will increase water flow, creek viability.
- *Identifiable Boundaries:* Spenard Road, Railroad.

Options and Recommendations: (TBD)

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Transfer the neighborhoods south of W. Northern Lights between Fish Creek and Wisconsin Street from Turnagain Community Council to Spenard Community Council.

Options and Recommendations (Old)

- *Option A (Recommended)*: Establish Fish Creek as the boundary between Spenard and Turnagain councils between Northern Lights Boulevard and Spenard Road. Areas west of Fish Creek, including the former La Honda Trailer Court site and the Lake Hood Elementary attendance area, would be in Turnagain. Areas east of Fish Creek, including almost all of the Northwood Elementary attendance area, would be Spenard.
- *Option C:* As an alternative to above, convey commercial areas south of Lakeshore Drive to Spenard council, leaving a few Spenard businesses in Turnagain council.
- Option B *(Recommended)*: In addition, to above, convey the nonresidential districts (B-3, R-O, and I-1) on the north side of Spenard Road near Lakeshore Drive to Spenard council. Spenard Road commercial corridor would be entirely in Spenard council.
- *Option D:* Convey only areas east of Fish Creek to Spenard council. West of Fish Creek, Spenard Road would remain as an identifiable boundary between Spenard and Turnagain councils.

32. Spenard Beach Park *(Map 6a)*

1 questionnaire response recommended to transfer Spenard Beach Park from Turnagain Community Council to Spenard Community Council district.

(Source Comments in Appendix B: 191.)

***Boundary Review Criteria*:**

1. Stable Boundaries. TBD

2. Representation: TBD.

3. Natural Communities: TBD.

4. Identifiable Boundaries: TBD

5. Community Desires: TBD.

6. Optimal Size: TBD.

7. Sharing Information: TBD.

Options and Recommendations: (TBD)

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Transfer Spenard Beach Park from Turnagain Community Council to Spenard Community Council.

33. South of Dimond Boulevard to 92nd Avenue *(Map ##)*

1 questionnaire response indicated that Taku Campbell Community Council district is too large and recommended to transfer the area south of Dimond Boulevard (between Dimond and 92nd) out of Taku/Campbell.

To assess options, Planning staff identified alternative options to transfer areas south of Dimond Boulevard to Bayshore/Klatt, Abbott Loop, and/or Old Seward/Oceanview Community Councils.

(Source Comments in Appendix B: 298.)

***Boundary Review Criteria*:**

1. Stable Boundaries. TBD

2. Representation: TBD.

3. Natural Communities: TBD.

4. Identifiable Boundaries: TBD

5. Community Desires: TBD.

6. Optimal Size: TBD.

7. Sharing Information: TBD.

Options and Recommendations: (TBD)

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Transfer areas south of Dimond Boulevard from Taku Campbell Community Council to Bayshore/Klatt Community Council.
- *Option C:* Transfer areas south of Dimond Boulevard and west of ### from Taku Campbell Community Council to Bayshore/Klatt Community Council. This Option may be combined with Options D or E.
- *Option D:* Transfer areas south of Dimond Boulevard and east of ### from Taku Campbell Community Council to Abbott Loop Community Council.
- *Option E:* Transfer areas south of Dimond Boulevard and east of ### from Taku Campbell Community Council to Old Seward/Oceanview Community Council.

34. Bayshore/Klatt Community Council District *(Map ##)*

1 questionnaire response indicated that Bayshore/Klatt Community Council district is too large and recommended to divide it into two community council districts.

To assess options, Planning staff identified alternative options to either split Bayshore/Klatt Community Council into two community councils, or to transfer all areas east of the Alaska Railroad corridor to Old Seward/Oceanview and/or Abbott Loop Community Councils.

(Source Comments in Appendix B: 371.)

***Boundary Review Criteria*:**

1. Stable Boundaries. TBD

2. Representation: TBD.

3. Natural Communities: TBD.

4. Identifiable Boundaries: TBD

5. Community Desires: TBD.

6. Optimal Size: TBD.

7. Sharing Information: TBD.

Options and Recommendations: (TBD)

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Transfer all areas east of the Alaska Railroad corridor to Old Seward/Oceanview Community Council.
- *Option C:* Transfer all areas east of the Alaska Railroad corridor to Abbott Loop Community Council.
- *Option D:* Adopt an Assembly Resolution supporting the establishment of a separate

community council to serve parts of Bayshore/Klatt Community Council.

Old Material: The South Anchorage Industrial Reserve, once a relatively poorly accessible, undeveloped area at the periphery of council districts, may increase in importance as industrial land becomes scarce, development continues, and "C" Street is extended. Old Seward Highway commercial and residential corridor to the east of this area has also grown.

As these areas develop, it will be beneficial if each council includes the areas that are geographically of greatest interest and concern to its residents, and that all areas are represented by the council best positioned geographically to represent them.

Applicable Criteria:

- *Natural Communities:* South Anchorage Industrial Reserve area, as identified in *Anchorage 2020* plan;
- *Natural Communities:* Dimond and Old Seward retail power center and Old Seward commercial corridor south to O'Malley Road;
- *Natural Communities:* Klatt school attendance area near Dimond Boulevard;
- *Natural Communities:* Bayshore/Klatt focus on Southport residential areas;
- *Natural Communities:* Old Seward/ Oceanview and Taku/Campbell focus along the Old Seward Highway;
- *Natural Communities:* Taku/Campbell focus north of Dimond Boulevard;
- *Natural Communities:* Old Seward / Oceanview geographic focus south of Dimond Boulevard;
- *Best Identifiable Boundaries:* Dimond Boulevard, "C" Street extended, and the Alaska Railroad.

Options and Recommendations:

- *Option A:* Convey areas south of Dimond Boulevard, east of "C" Street, and north of Minnesota Drive to Old Seward/Oceanview; convey neighborhoods south of Dimond Boulevard and west of "C" Street, including the Dimond Estates mobile home court, to Bayshore/Klatt. South Anchorage Industrial Reserve east of "C" Street would then be almost entirely within Old Seward/Oceanview. Taku/Campbell would focus geographically north of Dimond Boulevard, while Bayshore/Klatt would reinforce connections between residential areas south of Dimond.
- *Option B:* Convey areas south of Dimond Boulevard, east of the Alaska Railroad, and north of Minnesota Drive to Old Seward/Oceanview; convey neighborhoods south of Dimond Boulevard and west the Railroad, to Bayshore/Klatt. Old Seward/ Oceanview would focus on a more limited corridor along Old Seward Highway. The Industrial Reserve would be split east and west.

35. South of O'Malley Road to Klatt Road, East of C Street *(Map ##)*

3 questionnaire responses recommended to transfer the area of C Street on the west, O'Malley Road on the north, New Seward Highway on the east, and Klatt Road on the south, from Bayshore/Klatt Community Council to Old Seward/Oceanview Community Council district.

(Source Comments in Appendix B: 241, 318, 422.)

***Boundary Review Criteria*:**

1. Stable Boundaries. TBD

2. Representation: TBD.

3. Natural Communities: TBD.

4. Identifiable Boundaries: TBD

5. Community Desires: TBD.

6. Optimal Size: TBD.

7. *Sharing Information:* TBD.

Options and Recommendations: (TBD)

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Transfer the area of C Street on the west, O'Malley Road on the north, New Seward Highway on the east, and Klatt Road

on the south, from Bayshore/Klatt Community Council to Old Seward/ Oceanview Community Council.

36. Oceanview East of Old Seward Highway *(Map ##)*

1 questionnaire response recommended to transfer the area of Oceanview neighborhood between the Old Seward Highway and the Seward Highway from Old Seward/Oceanview Community Council to Huffman/O'Malley Community Council district.

(Source Comments in Appendix B: 137.)

***Boundary Review Criteria*:**

1. Stable Boundaries. TBD

2. Representation: TBD.

3. Natural Communities: TBD.

4. Identifiable Boundaries: TBD

5. Community Desires: TBD.

6. Optimal Size: TBD.

7. Sharing Information: TBD.

Options and Recommendations: (TBD)

- *Option A*. No change. Retain existing boundaries.
- *Option B:* Transfer the area of Oceanview neighborhood between the Old Seward Highway and the Seward Highway from Old Seward/Oceanview Community Council to Huffman/O'Malley Community Council.

37. East of Elmore Road from 104th Ave to De Armoun Road *(Map ##)*

1 questionnaire response recommended to transfer areas east of Elmore Road from Huffman/O'Malley Community Council to Hillside Community Council district.

(Source Comments in Appendix B: 166.)

***Boundary Review Criteria*:**

1. Stable Boundaries. TBD

2. Representation: TBD.

3. Natural Communities: TBD.

4. Identifiable Boundaries: TBD

5. Community Desires: TBD.

6. Optimal Size: TBD.

7. Sharing Information: TBD.

It was originally proposed that all residential areas east Ruth Arcand Park, between Abbott and O'Malley Road, be conveyed to Mid-Hillside council.

However, Huffman/O'Malley objected to a boundary as far south as O'Malley Road. A facilitated negotiation process resulted in a compromise boundary at 104th Avenue, small local street to the north of O'Malley Road. This study area reviews the result according to the boundary criteria.

This area appears as Area 11B in the Boundary Review Committee report.

Applicable Criteria:

- *Natural Communities:* O'Malley school attendance area based in Mid-Hillside;
- *Identifiable Boundaries:* O'Malley Road is a physical and traffic barrier;
- *Identifiable Boundaries:* O'Malley is simple to understand as a boundary and easiest for residents to relate to;
- *Identifiable Boundaries:* 104th Avenue is narrow, unpaved, not a thru street;
- *Natural Communities:* Good local street connectivity between areas north and south of 104th Avenue—no physical barrier along 104th Avenue;
- *Natural Communities:* Huffman/ O'Malley council concerns about Alaska Zoo impacts on water wells;
- *Community Desires:* Some residents in between 104th Avenue and O'Malley Road wish to remain within Huffman/O'Malley council district;
- *Community Desires:* Councils negotiated the boundary on 104th Avenue in a facilitated process.

Options and Recommendations: (TBD)

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Transfer areas east of Elmore Road from Huffman/O'Malley Community Council to Hillside Community Council.

38. Higher Elevations of Rabbit Creek Community Council *(Map ##)*

1 questionnaire response recommended to transfer higher-elevation portions of Rabbit Creek Community Council district out of Rabbit Creek.

To assess options, Planning staff identified an options to transfer higher-elevation portions of Rabbit Creek Community Council district to Bear Valley Community Council.

(Source Comments in Appendix B: 112.)

***Boundary Review Criteria*:**

1. Stable Boundaries. TBD

2. Representation: TBD.

3. Natural Communities: TBD.

4. Identifiable Boundaries: TBD

5. Community Desires: TBD.

6. Optimal Size: TBD.

7. Sharing Information: TBD.

Options and Recommendations:

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Transfer higher-elevation portions of Rabbit Creek Community Council district to Bear Valley Community Council.

39. Undetermined Boundary Study Areas *(Map N/A)*

6 questionnaire responses indicated dissatisfaction with existing boundaries in 5 community council districts, including Rabbit Creek, Rogers Park (2 responses), Russian Jack, Sand Lake, and University Area. However, staff was unable to determine their specific issue. These six responses did not provide enough information for staff to be able to determine the issue or boundary segment of concern, and the questionnaire responses did not provide contact information for staff to be able to request clarification.

(Source Comments in Appendix B: 306, 89, 183, 139, 405, 374.)

Options and Recommendations:

- *Option A (Recommended):* No changes to boundaries based on these responses.