

Rabbit Creek Community Council

NEWSLETTER JULY 2005

<http://www.communitycouncils.org/rabbit>

Rabbit Creek Community Council * P.O. Box 112354 * Anchorage, AK 99511-2354

Title 21 Rewrite and the Hillside District Plan

Upcoming Meetings:

July 11, 2-5 pm Mayor’s task force, City Hall, #830

July 14, Public meeting, Marston Theatre 6-8 p.m.

All aspects of Title 21 will affect us while we live in Anchorage. The purpose of the code rewrite is to support implementation of Anchorage’s Comprehensive 2020 Plan. The 2020 Plan is a general plan where citizens gave their input over the last few years on how they wanted to see their city developed. The details of the 2020 Plan are left to the all-important Title 21 code. The current Title 21 effort is to improve Anchorage’s land use regulations to include development techniques and design standards; to make the code more useable; and to implement recently adopted plans and policies such as those stated in the 2020 Plan.

While news articles have been focusing on the requirement to keep garbage cans in covered areas, Title 21 deals with other very important issues such as stream setback requirements, residential/commercial mixed use designs, and how many different types of housing styles should be incorporated into even small in-fill developments of two to five acres. According to the 2020 Plan, high density areas are to be accompanied by increased transit service so as to minimize traffic congestion.

The Long Range Transportation Plan is being developed to work in conjunction with 2020 Plan goals. Possibly contentious will be the list of allowable uses in each neighborhood and mixed use areas. Some allowable uses will be approved by Planning staff in site plan review sessions without public hearings. This procedure is meant to save time and money, but residents often feel disenfranchised if they don’t have the opportunity to participate in a public hearing. The charts of permitted uses are key pages to review in the Title 21 draft.

For southeast Anchorage, the impact of a good Title 21 rewrite will come in the near future when the land use plan that is designed specifically for the southeast area is written. This specific plan is the Hillside District Plan (HDP) and the scope-of-work is being drawn up now by Planning staff and a citizen committee from various community councils. Before the HDP is finalized there will be public meetings to determine what services residents want, such as where to draw boundaries between lower and higher density residential areas, the amount of buffering between disparate uses, and the connections of roads and trails.

To view the draft Title 21, scheduled meetings, and project deadlines, visit http://www.muni.org/planning/prj_Title21.cfm.

June RCCC Meeting Highlights

DeArmoun Road Phase II: Mike Flister proposed to rescind the RCCC’s prior vote for a tunnel pedestrian crossing. The Council voted to request the release of the DSR from DOT. A decision on the project is due from AMATS on July 14th, with only two weeks for public comment after the release of the document. The original design (443) is still DOT’s preference.

Bylaws Revision: Lacking a quorum of the general membership, the Bylaws revisions were not voted on. Currently 20% of members must be present for bylaws revisions.

Potter Creek Development: Tim Wilkes, California land planner and architect spoke on his ideas for projects for the GCI land and the Buckwalter (Highlands) property.

Sub-Area Circulation Study: Lance Wilbur, head of city Traffic Dept., presented the proposed road system for the 500 acres west of Bear Valley.

PLANNING & ZONING

1st/2nd Mon, 6 PM Loussac Library

Jul 18, 2004-021, Parks Plan review

Jul 18, 2005-076, Long Range Transportation Plan

Sep 12, Parks Master Plan

PLATTING

Aug 3, S-11359 Views at Prominence Subd, 100 acres

Aug 3, S-11168 Grandeur Subd, 30 acres into 5 lots

ANCHORAGE ASSEMBLY Tuesdays, 6 PM Loussac Library

2005 Membership Form

Return to: Rabbit Creek Community Council, PO Box 112354, Anchorage, AK 99511

Dues (check one): ☐ \$3 /person or ☐ \$5 couple

Name(s) _____

Date _____

Mailing Address _____

Location of property or rental within RC area _____

E-mail _____

To receive the newsletter, circle the preferred format: **e-mail, U.S. Postage, none.**

Rabbit Creek Community Council

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Long Range Transportation Plan (LRTP)

The LRTP encompasses the planning of roads and congestion mitigation including planning for connectivity between neighborhoods, public transit, and non-motorized transportation systems (pedestrians and bikes).

There have been several open houses and inserts in the Anchorage Daily News where the public has commented. The LRTP has far reaching implications because we are all served by a good transportation system designed to meet a variety of needs for decades to come. One of the most interesting suggestions for improving traffic from the Glenn Highway through town was to lower the Seward Highway and allow the east/west streets to connect overhead.

The Assembly will hold a work shop on the LRTP in mid-September with a vote on the plan coming later. Check out the extensive components of the plan at: <http://www.muni.org/transplan/2004LRTP.cfm>.

Plans for Potter Marsh

Since the mid-1990s there have been plans to improve the parking lot, extend the boardwalk at the north end of Potter Marsh and add interpretive panels. Another phase would create more open-water habitat for waterfowl and possibly connect the boardwalk to the proposed Bird Treatment and Learning Center at the top of the bluff. Funding appears to be available for the first phase of the improvements, however it may rest in AMATS hands to prioritize the project.

Parks Master Plan Review

This Plan has also had several public hearings and open houses. The draft has not incorporated all the public comments and when this is done, there may be more hearings. The Plan divides the city into sections and lists minimum standards for levels of services and facilities that will provide a more fair allocation of services to meet identified community shortfalls. The plan will also provide management guidelines, acquisition priorities, Capital Improvement Program, and implementation strategies for the Plan.

Read the detailed Plan at: http://www.muni.org/planning/prj_parksplan.cfm.

Call for Volunteers with Pick-ups

Thanks to everyone who has helped already in keeping our flower bed weeded and watered. Our flowers have held up well in the hot sun, and are putting all their energy to brighten our roadscape with blooms.

We still need watering assistance in August. This requires a pickup truck to haul the water barrels. It helps to have an extra set of hands to tend the pump while another person waters, so invite your friend to help. Contact Suzanne @ 345-8171 or e-mail golden1@gci.net.

Links and Contacts

Assembly members for Rabbit Creek

Janice Shamberg, 343-4124, jcshamberg@gci.net

Chris Birch, 346-3265, chrisbirch@gci.net

Zoning/Code Enforcement 343-8380

Private Dev/Subdiv, 343-8310

Planning Dept, Counter 343-7900

Platting Dept, 343-7900

State Legislature

Con Bunde, 800-892-4843;

Senator.Con.Bunde@legis.state.ak.us

Rep. Michael C. Hawker, 800-478-4950,

Rep.Mike.Hawker@legis.state.ak.us

LRSAs

South Goldenview: Brad Kutzer, 345-1712

Birchtree Elmore: Ed Bosco, 345-4530; Ted Pease 345-1235