Rabbit Creek Community Council

NEWSLETTER SEPTEMBER 2005

http://www.communitycouncils.org/rabbit

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

Comments from the President—We've dodged a bullet?

Last year we were on the verge of some major development projects covering hundreds of acres. The council expressed many concerns with these projects including lack of planning for transportation, drainage, open space and trails, and sewer/water access.

Well, so far not much dirt has been moved in these new projects except for some test holes and surveying tape. While I have been critical of the municipality in the past about their commitment to land use planning and the community cost of land use development, I have to say that in the last year they've been engaged in striking a balance between development and good community planning.

What you don't see on the Hillside is a testament to that - you don't see unplanned roads plowed in the hillside, traditional trails abandoned for new property lines, or existing community roads damaged by new developments resulting from last year's proposals. We've dodged the bullet, and perhaps with municipality commitment and community engagement, next year we will see community development projects that have been thought out, well planned, and welcomed as enhancements to the quality of life in Anchorage.

City Hosting Title 21 Workshop on Sep. 7

In an effort to help educate Anchorage residents about the importance of the rewrite of the Title 21 land use code, the Municipality of Anchorage is conducting a series of four regional workshops involving the city's community councils.

Mayor Mark Begich, Planning Director Tom Nelson, and other staff will give an overview of Title 21, and then provide a chance to ask questions about the draft document that was released in June.

Agenda Topics for the September 8th Meeting

7:00 pm Call to order, Introductions, Approval of Agenda, confirm quorum

Treasurer's report
Minutes from June meeting
Legislative Report
Announcements & Comments

Committee Reports:

Hillside District Plan Trails and Access-Charlie/Jess Neighborhood Association reports LRSA reports

Old Business:

Sub area circulation study New elementary school site selection process Previous Plats ~ update on hearings/decisions

New Business:

Bird TLC Proposal for trails
Title 21 Review
Long Range Transportation Plan ~ Update
Use of RCCC e-mail List
Community Policing Report
Community Capital Coordinator Report

9:00 pm Adjourn

Meetings are held at Rabbit Creek Community Church (Rabbit Creek and Snowshoe Lane), the second Thursday of each month, from 7:00 to 9:00 p.m..

The code rewrite, known as Project 21, is part of the city's multi-year process of updating land use regulations. It will affect how development will take place in Anchorage for decades to come. The workshops are part of an 11-week public review period designed to get comments from all parts of the community before the next draft is available for public review. The Planning and Zoning Commission and the Anchorage Assembly will hold joint hearings in the Spring of 2006.

The Workshop for the Rabbit Creek Community Council and other community councils in South Anchorage will be held on September 7 at Bear Valley Elementary, 7:00 to 9:00 p.m.

Future Elementary School for Rabbit Creek in the Works

The Anchorage School District (ASD) has identified the need for another elementary school to serve the Hillside area to be located south of Huffman Road and east of the New Seward Highway. ASD planning staff will give a presentation overview of the school site selection process and present maps identifying the three sites.

PLANNING & ZONING

1st/2nd Mon, 6 PM Loussac Library

Sep 19, 2005-076, Long Range Transportation Plan Sept 19, 2005-118 SubArea Circulation Study Oct 3, 2005-118, Hillside Sub-Area Circulation Study

PLATTING

Sep 7, S-11359 Views at Prominence 100 acres

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): \$\begin{array}{c} \text{3 /person or } \emptiles \text{5 couple} \end{array}\$
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**

2005 BOARD

President: Ky Holland 346-1729 kyholland@gci.net

Vice President: Wayne Skidmore 345-3268, wayneskid@msn.com

Secretary: Susanne Comellas Treasurer: Donna Van Flein

Other Board Members

Charlie Barnwell Dan Case Carol Fries Jess Grunblatt Dianne Holmes 345-1514 Thom Janidlo

Mike Flister Jerry Krieter, Alternate

HDP to be Discussed Sept. 29

Hillside residents are invited to a special meeting at O'Malley's-on-the Green, September 29th at 7pm to learn about the upcoming Hillside District Plan (HDP). The Home and Landowners Organization, Inc. (HALO) is hosting this event to inform and to solicit input from residents about this sub-component of the city's Comprehensive Plan.

The HDP, while drawing overarching goals from the Comprehensive Plan, will guide many aspects of development in Southeast Anchorage on a neighborhood level for the longterm. This makes input from residents and their local knowledge vital.

The plan will take over a year to complete, but contributing your views early will help determine the outcome. Planning Department staff, and our Assembly members will be present. Areas for discussion will include:

- An urban/rural boundary of higher and lower density: What are the implications? Where should the line be set?
- *Utilities* in Southeast Anchorage: What are the options and consequences of each?
- Land use: Residential densities-what are the densities now? What changes are desired?
- Land use: Commercial zones—comment on location and degree of intensity.
- Public facilities: Recommendation for facilities and locations.
- Open space: Recommendation for types and locations of parks, trails, access, and connections. Comment on development implications?
- Transportation: Recommendations for motorized and no-motorized needs including size of facilities.
- Drainage: What are the drainage issues? How best can they be addressed?
- Wildfire and geo-hazards: What are the hazards? Options for addressing the hazards?

For more information contact HALO President Chris Hamre at 561-1840.

Transportation Plan Impacts Rabbit Creek, Sep 19 Comments Deadline

The LRTP is available for review with large implications for • Rabbit Creek and Old Seward Highway intersection; the Rabbit Creek area—mainly by neglecting to account for the thousands of acres of development that will be pouring traffic onto the few roads that serve the area. The LRTP does not consider impacts to neighborhoods from the proposed projects. The muni.org website has a link to the full LRTP. Residents are encouraged to read and comment. Review is particularly needed for:

- Rabbit Creek and Goldenview intersection, including signalization and pedestrian crossing;
- Rabbit Creek and Elmore intersection, including whether alignment will be along existing or different curve, and property take to achieve a safe signalized intersection;
- Traffic volumes and speeds along Elmore, and impacts to neighborhood;

- Lack of plans to upgrade Old Seward Highway east of Potter Marsh;
- Need for a transportation plan for South Goldenview and Potter Valley areas, including upper Potter Valley
- Future level of Service "F" projected for Rabbit Creek Road in outlying years up to 2025 despite upgrades.

Title 21 Comments Due Sept. 16th

We are nearing the end of a major rewrite to Title 21, the most important step coming out of the Anchorage 2020 Comprehensive Plan. This affects all land use development now is the time to get involved or stay involved to ensure your issues and opinions have been heard. More information can be found at http://www.muni.org/planning/prj Title21.cfm, phone 343-7921, e-mail title21@muni.org.

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