

# THE CITIZEN SPEAKS OUT



**COMMUNITY ISSUES  
AND PROPOSED  
IMPLEMENTATION MEASURES**



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SUMMARY OF MAJOR COMMUNITY CONCERNS  
(Defined from community comprehensive plan meetings)

MAJORITY - STATED IN ALMOST ALL COMMUNITIES:

- xx Government should be more responsive to citizens
- xx More citizen voice in government
- xx Reduce density - increase lot size
- xx Change zoning process
  - Limit special exceptions
  - Improve notification
- xx Change tax policies
  - Encourage property maintenance
  - Apply present - use tax
  - Discount marginal land

PLURALITY - STATED IN MORE THAN 50% OF ALL COMMUNITIES:

- x Crime reduction
- x Establish development standards on marginal land
- x No development on floodplain
- x Extend neighborhood school park concept
- x Expand multiple use of schools as community facility
- x Develop trails system
- x Provide pedestrian overpass-underpass system
- x Better social economic density mix
- x Improve subdivision standards
- x No strip commercial - consolidate
- x More effective planning

Policy Reviewed  
Mapped Concept

EAGLE RIVER-CHUGIAK PLANNING COMMUNITY  
Meeting of January 3, 1974

OVERALL PROGRAM SUGGESTIONS

Land Use

- \* Want to see area self-sustaining with wide range of services ✓ ✓
- \* Fire Department should be centrally located and need storage to supply fire hydrants with adequate flow and pressure ✓ ✓
- \* Develop system linking large commercial wells. Water system needs immediate attention ✓ ✓
- \* Each person should have say on how his land is zoned ✓
- \* Sewers come after need for water in priority ✓
- \* Need local dump and solid waste disposal ✓ ✓
- \* Concern for proper planning and recognizing existing uses of property ✓
- \* Use more underground wiring ✓
- \* Apply planning and thought before development ✓
- \* Population limit should be set by zoning and density control ✓
- \* Don't issue building permits in floodplain areas ✓
- \* Subdivisions should reserve open space, school sites and play areas ✓
- \* Develop design controls to protect trees and natural views ✓
- \* Need post office on old Eagle River Road ✓
- \* Mobile homes are OK if in courts - also need housing for all levels of society ✓
- \* Mobile homes are OK on 2½ - 5-acre tracts ✓
- \* Consider hillside development as special problem - also, don't need parks in hillside area - already have open space ✓
- \* Locate fire station close to areas where fire is not likely to occur ✓
- \* Zoning should follow 1972 Eagle River Land Use Plan ✓ ✓
- \* Need water supply system to prevent leap frog development ✓
- \* Should set maximum population limit on community - control through zoning ✓

Parks and Recreation

- \* Littering in state park is a problem ✓
- \* Link schools with trail system ✓ ✓
- \* Need developed parks and recreation programs for elementary school children - transportation for youth who participate in recreational activity should be provided ✓

Policy Required  
Mapped Concept

Transportation

- \* Vacate excess easements on 5-acre tracts
- \* Need shuttle bus system for high school kids
- \* Access roads to Chugach Park block private property - need posted roads maps, public information
- \* Provide access corridors to park - parking areas and trash collection areas
- \* Bus service for shopping - hourly or 2-4 times daily only in community area
- \* Traffic signal on highway - use at critical times only
- \* Better state maintenance of Eagle River Loop Road - steep grade needs improvement
- \* Road problems are second only to police problems
- \* Need four lanes to Anchorage
- \* When will we get promised street names and numbering maps
- \* Generally need:
  - \* Highway improvement and winter safety
  - \* Bus transit
  - \* Paving of road system
- \* Want trail system and alternatives to automobile
- \* Need light aircraft and floatplane facility

Government

- \* Planning and information should reflect Eagle River area and special features
- \* Where are concepts for planning that were presented 1½ years ago
- \* Taxes should reflect existing use - not potential use
- \* Need local representation in State Legislature
- \* Don't need new rules - first, enforce what we have now
- \* More and better use of community facilities
- \* What percent of taxes support schools?
- \* Planning Commission does not listen to local concerns
- \* Want large zoning and land use map of community
- \* Don't need building code for single family - health - sanitation and waste disposal, yes
- \* Don't feel Eagle River is part of Borough
- \* Government is unresponsive to local wishes

Miscellaneous Concerns:

- \* Need core CBD for community uses - not semi-industry
- \* Need service business expansion area - support service to CBD and community such as repair service - backhoe service, etc.
- \* Need medical facilities here
- \* Provide government services through the Borough

Policy Required  
Mapped Concept

- \* Why are plans changed over previous expressed desires
- \* Eagle River should incorporate
- \* How can public influence planning
- \* Need local government services to bring closer to people
- \* Need building permit enforcement
- \* Need noise control ordinance
- \* Need building code with minimum standards
- \* Stop passing ordinance that can't be enforced
- \* Want police powers
- \* Need better communication
- \* Taxation should reflect only existing use, not "optimum" use
- \* Need for new statewide election district
- \* Need representation at "drafting table" stage in planning stage
- \* What about Federal power reserve - is City of Anchorage going to build on it? Do something, or turn it back
- \* Taxes are too high
- \* Need more voice in community development
- \* Where was the public hearing on the State highway
- \* Should be more and better enforcement of present ordinances (subdivision)
- \* Government should listen to desires of people - plan must reflect wishes expressed at meetings
- \* Feelings of residents must be implemented by Planning Commission
- \* Community must form its own local government - existing government does not listen
- \* Desire no "under the table dealings"
- \* Government provides no service for taxes you're paying
- \* Subdividing and road building/too many controls



Policy Required  
Mapped Concept

EAGLE RIVER-CHUGIAK COMMUNITY - Meeting of February 26, 1974

OVERALL PROGRAM SUGGESTIONS

Government

- \* Need more information about health center
- \* Borough page needs a more popular orientation
- \* Norma Goodman midday news would be good show to get word to people
- \* Would like to see more community use of schools
- \* Favor areawide police - need better detention capability to prevent repeated crimes
- \* Eagle River is a community just as all other north of Eagle River Fire District is a community
- \* There are enough government facilities now
- \* Letters to government/school aren't answered
- \* Need stronger subdivision regulations - enforcement on developer
- \* Chugiak and Chugach names and schools are not the same - new school should be called something else - Peters Creek School
- \* State District Representatives should not divide community
- \* Methods of property assessment for mobile homes (double wide vs. standard) need to be revamped
- \* Would like yearly assessment - if economics of cost are reasonable
- \* Police protection is big problem
- \* Don't want unification

Land Use

- \* Large lots are seen as one way to protect property in unzoned areas
- \* Some would like to see zoning, but want to retain flexibility of choices until it develops further
- \* Zoning is often too late by time the need is recognized
- \* Don't want to see strip development like in Muldoon happen here
- \* Would prefer to keep area in a "rural" low density - even though it would be difficult to do
- \* Taxing is seen as main problem in trying to hold onto land and maintain low density as taxes force owners to sell
- \* High density developments force adjacent land owners into unwanted utilities - like sewer and public water
- \* Would like to see utilities (like power) use less R.O.W./easements are generally too wide

Policy Required  
Mapped Concept

- \* Would like to see restrictions on trailer courts - should require green space and play areas - closer control of how land is cleared; trees should be saved - no more trailer courts here
- \* Need up-to-date maps
- \* Need street names - not only on map, but on the street
- \* Want permanent survey markers put in when subdividing

### Recreation

- \* Would like to see lifeguards without park and recreation powers
- \* Young people in area need a center for constructive activities
- \* No real need for neighborhood parks - have need for more educational and recreational facilities
- \* Would like to see some development of the many recreational opportunities available in Beach Lake land trust park
- \* Park land issues should be closely geared to local needs and tax support
- \* Want public use of swimming pool - want one like West High - designed for public use like West
- \* Need designated snow machine areas and noise control of them
- \* Fish hatchery should stop dumping waste into Fire Lakes
- \* Beach Lake access area needs clean up - litter is bad

### Transportation

- \* Larger highways encourage more traffic and suburban development - this may not alleviate traffic at all
- \* Mass transit alleviates traffic in given population
- \* Want more local control over how large state roads evolve
- \* Change bad intersections on Glenn Highway - would stop unnecessary deaths
- \* Highways need guardrails on banks, better signing to indicate dangers, and warning lights near schools
- \* Train or tag car would be desirable in future for commuting to Anchorage and Palmer
- \* Want input to highway planning intersections
- \* Need planning and thought before development, i.e., highway to Anchorage and on grade intersections

Policy Required  
Mapped Concept

Miscellaneous

- \* Need fire hydrants where promised but never installed
- \* Make developers perform to standards
- \* Some of comments of first meeting in Eagle River are not specifically related for area outside of Eagle River

Policy Required  
Mapped Concept

EAGLE RIVER COMMUNITY - Meeting of March 12, 1974

OVERALL PROGRAM SUGGESTIONS

Utilities

Major Concerns:

- \* Joint effort of Borough/State/Federal to get water supply to serve area. ✓
- \* Put water back into the ground in the same condition as you take it out. ✓
- \* Upgrade public utilities (creation of public utilities to serve water needs of Eagle River valley). ✓
- \* Community water system needed. ✓
- \* Ordinance for split circuit to assure water if power is cut off in case of fire. ✓

Other Issues:

- \* Study done to see need for sub-stations. ✓

Implementation Measures:

- \* Develop a water resource and distribution plan for the Eagle River/Chugach Community.
- \* Study the power needs of the Community.
- \* Develop a utility plan for the Community.

Government and Sense of Community:

Major Concerns:

- \* Want more local representation - may need to change state law on local representation. ✓
- \* Want Eagle River input to school board. ✓
- \* Want citizen input in school design - multi uses etc. ✓
- \* Government response to citizen request is poor. ✓
- \* Education to people of Borough Services - why they can or can't have services of others. ✓
- \* Feel local is useless - government won't listen. ✓

Policy Required  
Mapped Concept

- \* Want balanced community - planning and zoning recommendation goes against this concept. - Would hurt some good business in area.

Other Issues:

- \* Communication between developer and Borough staff (interested and known area).
- \* Preserve wilderness concept and life style.
- \* There is no need for building/electrical/plumbing codes.
- \* Eagle River - Chugiak may be more of one community.
- \* Don't do it the way they do it outside.
- \* Need map of large scale (streets and number system, street signs).

Implementation Measures:

- \* Formulate community councils to monitor community needs: provide forum to maintain communication and coordination of governmental service delivery.
- \* Extend petition area for zoning ratification.
- \* Adoption of Comprehensive Plan by Ordinance.
- \* Increase police and fire protection.
- \* Expand inspection program
- \* Community-by-Community area wide information program.

Major Concerns:

- \* Apply land tax on present use and not future use.
- \* Need tax benefits to developing areas (incentive).
- \* Tax incentives on undeveloped land.
- \* Borough should purchase over appraised property.
- \* Look into other methods of appraisal.

Implementation Measures:

- \* Modify Borough tax policy establishing economic incentives.
- \* Change tax structure on residential properties, particularly multiples.
- \* Develop alternative methods of obtaining funds, rather than land taxation.

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- \* Tax rebate on over-zoned or marginal land.
- \* Modify the present tax system which discourages home improvements.
- \* Tax incentives to retain marginal land in open space.
- \* Get maximum utilization from G.A.A.B. dollars.
- \* After transit is implemented, apply auto commuter tax where transit is available and car pooling is not utilized.
- \* Legalize gambling as a source of revenue to Borough.
- \* State lottery to support many community services (or Borough-wide).

Land Use and Development

Major Concerns:

- \* Locate mobile homes in planned courts with adequate space. ✓ ✓
- \* Fire protection location to serve business as well as residential. ✓
- \* Borough office in Eagle River area and full time staff. ✓
- \* Encourage subdivision to be developed with parks/open space/schools/ consider tax incentives consider brochures on these subjects. ✓ ✓

Other Issues:

- \* Make sure fireman know where location of fire is. ✓
- \* Residential areas need options for multi uses - small business - etc. ✓
- \* Want assurance of future open space - look at tax structure - lease option reserve clause - etc. ✓
- \* Want neighborhood parks - for kids - school use. ✓
- \* More business zoning down Eagle River Loop Road. ✓ ✓
- \* Want High School in Eagle River Area. ✓
- \* Anchorage needs pioneer home - had dollars - but it was moved to other areas. ✓
- \* Want to change zoning in Fire Lake Area. ✓ ✓
- \* Should examine government land uses for residential compatability the same as other uses - i.e.) clinic - U.S. Fire Station. ✓ ✓
- \* Clinics are okay in residential area. ✓

Policy Required  
Mapped Concept

Implementation Measures:

- \* Provide economic incentives to accomplish better development practice.
- \* Encourage cluster commercial through the use of planned unit developments.
- \* Encourage mixed density and uses through the use of PUD'S.
- \* Explore the use of deed restricted land use control versus zoning.

Transportation

Major Concerns:

- \* Study with Federal rail system transportation. ✓
- \* Government should not compete with private enterprise - government could subdivide private business if community need is served - i.e.) bus line. ✓

Other Issues:

- \* Timed study done in dense areas - trial runs under adverse conditions.

Implementation Measures:

- \* Extensive area-wide transit.
- \* Park and ride stations
- \* Require buffers between major arterials and residential areas.
- \* Develop a rail system transit plan.

GOVERNMENT HILL - Meetings of February 4 & 5

OVERALL PROGRAM SUGGESTIONS

Environment

Major Concerns:

- \* Steep slopes that surround the community should be left intact and vegetation should not be removed from these areas so as to assist in stabilizing the slope

Other Issues:

- \* Try to improve the aesthetics of the community
- \* If water tower is not being used, tear it down
- \* Selective removal of vegetation - relocation
- \* Clean up commercial areas - stop oil dumping - junk cars on by City recreation area
- \* Better community design control
- \* Planting - trees - etc., community programs through scouts and others
- \* Junk cars need removal
- \* Better maintenance should be implemented around all apartments
- \* Site improvements on industrial sites along access to community

Implementation Measures:

- \* Develop and implement an ordinance on aesthetics
- \* Enforce ordinances for the removal of junk cars and trash
- \* Implement an ordinance on the planting and removal of vegetation
- \* Tree preservation incentives

Facilities

Major Concerns: NA

Other Issues:

- \* Keep and maintain local fire station
- \* School serves community purpose
- \* Want to maintain present Government Hill Elementary as permanent school facility - dedicate to school district





Implementation Measures:

- \* Require community center facility with each large-scale residential development or renewal
- \* Maintain or upgrade present local fire station as need arises
- \* Maintain the elementary school as a community center
- \* Develop and maintain community service centers

Governmental Communication

Major Concerns: NA

Other Issues:

- \* Extend the petition notification area for all rezones to include all of Government Hill
- \* Notify oil companies and other commercial enterprises about community concerns

Implementation Measures:

- \* Formulate community councils to monitor community needs: provide forum to maintain communication and coordination of governmental service delivery
- \* Formulate and implement an ombudsman office
- \* Extend petition area for zoning notification

Land Use

Major Concerns:

- \* Maintain the present housing density

Other Issues:

- \* Better mixture of land use activities
- \* Selective elimination of liquor establishments by area
- \* No increase in community - industrial
- \* Elmendorf land, if released - character of family units - private homes should be maintained
- \* Keep the business area only as a local neighbor business district
- \* Any new commercial development should take place at present commercial area
- \* Commercial area needs proper storage - some is now collecting junk (quonset hut buildings)
- \* No spot development

- \* Some housing (quonsets) is not up to standard - could not meet code
- \* Variety in any redevelopment of old apartment sites - include condominiums - private ownership

Implementation Measures:

- \* Increase use of planned unit development (PUD) by incentives, change in public attitude - develop a PUD zone
- \* Increase standards for multiple family units
- \* Maintain present land use pattern and do not increase commercial development
- \* Should increase the land use plan to include adjoining military land in the event this land is released to the public
- \* B-1 zoning should not allow liquor establishments

Land Use Platting

Major Concerns: NA

Other Issues:

- \* Any new subdivision there should be green space set aside
- \* Design standards should be developed for any new development
- \* Any new high density development should be provided with adequate open space
- \* Planned unit development concept for redevelopment
- \* Burden of community services should be placed on developer

Implementation Measures:

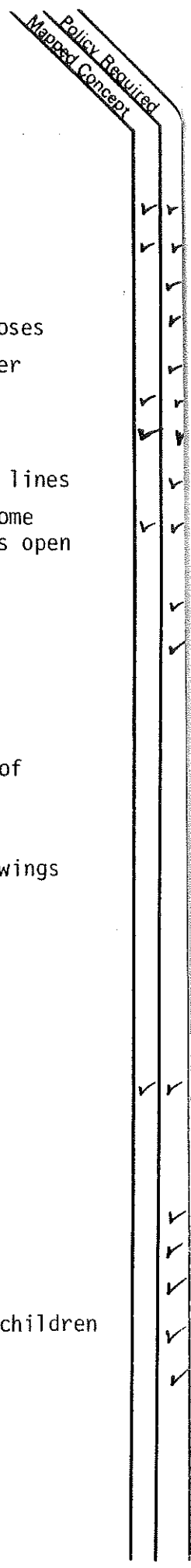
- \* Provide economic incentives to accomplish better development practice
- \* Revamp platting standards placing burden on developer to accommodate environment and provide amenities

Parks and Recreation

Major Concerns:

- \* Borough or City should acquire steep slopes for open space and a trail system that extends around the Government Hill community
- \* The vacated school should be removed and the area used as a park. Tennis courts and outside basketball courts are possible facilities that could be located there

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Other Issues:

- \* Get old ACS land to expand Mt. McKinley Park
- \* Tot lots
- \* Improve City park property - maintain
- \* Vacant land is not being properly utilized for recreation purposes
- \* There is a lack of playground equipment in the recreation center
- \* What about ball diamond near curling club
- \* More dedicated parks - play areas
- \* Mt. McKinley Park not be used properly - view blocked by power lines
- \* High density area - east portion - is a problem - area needs some upgrading - Hollywood Vista, Richardson Vista - this area needs open space and parks
- \* Improve (landscape) Government Hill recreation center land
- \* Multiple apartment units should be developed with play areas - landscaping

Implementation Measures:

- \* Acquisition of bluff areas and the development and implementation of a trail system through these areas
- \* Expand recreational programs by volunteers, user fees, taxation
- \* Initiate small scale neighborhood park development, eg., install swings
- \* Compensation for land owners dedicating greenbelt/open space

Public Safety

Major Concerns:

- \* The industrial tank farm is not compatible with the community and expansion should be stopped

Other Issues:

- \* Enforce air quality standards - ships in port "blowing stacks"
- \* Code improvement
- \* Enforce the present ordinance and codes
- \* Safety controls with markers along construction sites/protect children
- \* Fence along critical bluff areas - drop offs

- \* Apartment areas should be built to better fire code fire resistant mat
- \* Police protection more effective coverage
- \* Railroad lands collect trash

Implementation Measures:

- \* Develop industrial zoning safety ordinance
- \* Strict enforcement of all ordinances
- \* Modify ordinances
- \* Provide for more police coverage
- \* Enforce ordinance for the removal of junk cars and trash

Transportation

Major Concerns:

- \* There is a need for a pedestrian overpass between the east and west areas that are bisected by Loop Road
- \* There is a need for better traffic signalization
- \* A bicycle trail system should be provided in the community with access to the rest of the Borough's bike trailsystem. A bicycle trail should be extended to Green Lake.

Other Issues:

- \* No highway bisecting community
- \* There is parking problem for the apartments along Bluff Road
- \* Public transit - so-so
- \* Need truck route loading and turnaround controls
- \* Have some street closures in sumertime
- \* There may be a potential noise problem from truck traffic over new road
- \* Curves in highway very poor
- \* Street widths in neighborhood should be kept at a narrower right-of-way
- \* Public transit - particularly for senior citizens
- \* Keep center lines visible
- \* Keep streets snowplowed better
- \* Frontage road - controlled access from and to commercial properties



Implementation Measures:

- \* Upgrade traffic signalization
- \* Increase off-street and business parking requirements
- \* Initiate action to establish pedestrian overpasses
- \* Implement a Boroughwide noise ordinance
- \* Separation of truck and automobile traffic
- \* Provision of turnarounds and separated loading ramps for trucks
- \* The provision of turning pockets at all access points to arterial/commercial

Utilities

Major Concerns: NA

Other Issues:

- \* Stop excess water uses in port activity
- \* Water pressure in some areas is poor
- \* As present above-ground utilities are maintained or replaced, place them underground
- \* Provide better street lighting along Bluff Drive

Implementation Measures:

- \* Establish amortization measure to phase out all existing above-ground utilities
- \* Instigate the construction of new street lighting in those areas that need it
- \* Survey present water utility and upgrade or correct any malfunction within the system

Sense of Community

Major Concerns: NA

Other Issues:

- \* Improve sense of community responsibility
- \* Government Hill is OK now - it's a neighborhood - has history and character
- \* Want to maintain sense of community that already exists in Government Hill

✓  
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Implementation Measures:

- \* Historical preservation incentives
- \* Develop and implement ordinance on incentives
- \* Adoption of Comprehensive Plan by ordinance
- \* Formation of community councils

GOVERNMENT HILL - Meeting of February 14, 1974

OVERALL PROGRAM SUGGESTIONS

Governmental Communication & Services

Major Concerns:

- \* Improve services - police increase patrols, yes/no
- \* People should be polled about priorities
- \* Actively seek input from the high density areas. Those are the people who need the most (Richardson Vista) Need some social programs to help with the problems of crime, poverty, crowding. . .
- \* Plan programs for these people to avoid problems in the future

Implementation Measures:

- \* Formulate community councils to monitor community needs; provide forum to maintain communication and coordination of governmental service delivery
- \* Provide for more police coverage
- \* Expand the Borough office of public information
- \* Provide for my health programs

Parks and Recreation

Major Concerns:

- \* Trails on the west side of the community
- \* Loosely run teen center that is a contact place for drugs doesn't help
- \* Facility should be reserved for use by an organization who is responsible for the building
- \* Teen center being used by kids from all over the city - vandalized
- \* Lack of adequate supervision
- \* Want rigid supervision with athletic program
- \* Cost of running the teen center is too high

I Implementation Measures:

- \* Development and implementation of a parks and recreation plan for the Government Hill community
- \* Evaluate the teen center program and cost

## Transportation and Streets

### Major Concerns:

- \* Pedestrian overpass over bluff road to school is essential
- \* Traffic lights should be coordinated with each other - especially around the school
- \* Put overpass over minor arterials

### Implementation Measures:

- \* Upgrade traffic utilization
- \* Initiate action to establish pedestrian overpasses

## Other Issues

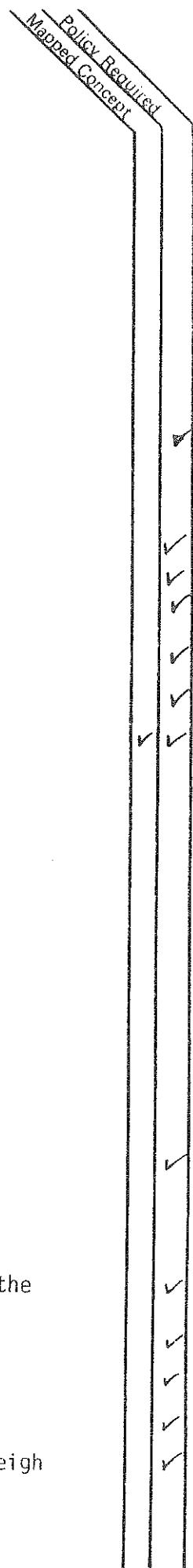
### Major Concerns:

- \* Not want the whole community to be high density
- \* Don't allow the port to expand
- \* Water pressure low could regulate hours when ships can take on water

### Implementation Measures:

- \* Encourage low density zoning in area
- \* Develop industrial zoning safety ordinance
- \* Survey present water utility and upgrade or correct any malfunction within the system





INLET VIEW - FAIRVIEW COMMUNITY

Meetings of February 11 and 12 and 19 1974

OVERALL PROGRAM SUGGESTIONS

I AREAWIDE

Central Business District

Major Concerns:

- \* Examine the expansion of the CBD

Other Issues:

- \* Favor core concept
- \* Centrally located CBD and malls
- \* Free parking on weekends
- \* How much community public control is needed to change CBD
- \* Farmers market shopping area concept in CBD
- \* CBD expansion should be east/west - not south

Implementation Measures:

- \* Implement the CBD Plan
- \* Create malls in the CBD
- \* Encourage free parking in CBD on Saturday
- \* Establish booths for a farmers market in the CBD
- \* Control expansion of the CBD through zoning

Development

Major Concerns:

- \* Need residential rehabilitation to help improve economic mix in residential areas

Other Issues:

- \* Encourage community design to include all age groups within the permanent community
- \* Permit to remove trees
- \* Strengthen building codes
- \* Better design control
- \* People concerns in development of residential areas should weigh more heavily than just dollar

- \* Plant park strip - landscape
- \* Encourage maintenance of wildlife in urban area
- \* Industria/business development should be organized with adequate controls
- \* Citizens review board on design for large apartment buildings
- \* Setbacks of houses should be larger to provide play area
- \* No architectural zoning control
- \* Don't want high density barrier next to CBD - limit height
- \* Historical preservation of City Hall

Implementation Measures:

- \* Initiate low income loan program for residential rehabilitation
- \* Establish use of a permit system for cutting of trees
- \* Establish an architectural review and community design board
- \* Establish an architectural review and community design board
- \* Modify the present tax system which discourages home improvements
- \* Strengthen the subdivision regulations and zoning ordinance to include stricter controls on business and industrial development
- \* Establish a historical preservation commission to do an inventory of present and future areas for preservation

Environment

Major Concerns: . NA

Other Issues:

- \* Recycle - incentives to recycle - make rebar
- \* Incentives to use biodegradable packaging
- \* What will city use landfill area for?

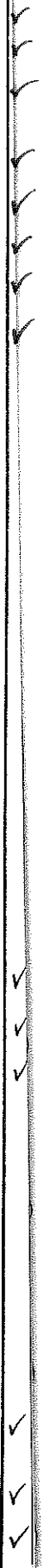
Implementation Measures:

- \* Explore the possibility of developing a recycling center in Anchorage
- \* Study the potential uses of the City's landfill
- \* Develop tax incentives to industries who use biodegradable packaging

Government

Major Concerns:

- \* Want citizen input on neighborhood level to all plans; government should respond to all citizens, not just the developers with money
- \* Want community councils
- \* Want unification



Other Issues:

- \* Utilize neighborhood councils to notify citizens of change and to review proposed plan changes/distinguish between city-borough issues - need explanation to citizens ✓
- \* Change special improvement district (SID) voting requirements, allow all to vote, not just owners ✓
- \* Want an ombudsman ✓
- \* Sign ordinance - generally accepted - hazardous signs should be avoided ✓
- \* Poor enforcement of animal control, junk cars, garbage in alley; pick-up okay ✓
- \* Better public information on new commercial concepts ✓
- \* Control noise better (speaker's on car sales lots) ✓
- \* Get a plan and enforce it ✓
- \* Better subdivision controls - better space layout of house on lot ✓
- \* Finance load of local government too heavy - Borough too expensive mismanagement ✓
- \* City to keep control of police power ✓
- \* Need consolidation of federal offices - functional only - no giant monsters - concern over parking - access ✓
- \* What's my \$4.00 sewer service charge buying? ✓
- \* Sewer assessment should not be a monthly charge - have paid for it 3 or 4 times ✓
- \* Public education to teach people how to take care of public property ✓

Implementation Measures:

- \* Establish community councils as a method of insuring citizen participation
- \* Push for unification of the Borough and City
- \* Expand the Borough office of public information
- \* Coordinate planning with State and adjacent boroughs
- \* Create the position of Ombudsman
- \* Enforce all ordinances
- \* Keep planning current - allow for community changes
- \* Study impact of sewer assessment on resident within the City as opposed to outlying areas
- \* City keep police powers

Land Use

Major Concerns:

- \* Don't go strip commercial - erodes residential community - bad traffic ✓ ✓

Other Issues:

- \* Preserve residential housing within central communities - CBD ✓
- \* Dispersed commercial centers helps keep density down ✓
- \* Should encourage clustering of commercial areas ✓
- \* Better density control - must be related to open space - facilities - geographic conditions ✓
- \* Mix of low and high density housing ✓
- \* What about the future use of landfill/should be park or commercial park ✓
- \* No more churches in area - no more commercial ✓
- \* Federal complex should not be in CBD - result in pressure for high-rise development in this community ✓
- \* Maintain residential character of the community ✓
- \* Reduce density ceilings in multiples - R-2 to R-2D ✓
- \* How about deed restricted land use control ✓

Implementation Measures:

- \* Strict zoning to restrict strip commercial areas
- \* Encourage cluster commercial through the use of planned unit developments
- \* Implement the CBD Plan
- \* Establish a ratio of open space to population, particularly in high density development
- \* Encourage mixed density through the use of PUD's
- \* Protect residential character of community through zoning
- \* Change zoning ordinance to reduce the density of R-2 to R-2D
- \* Explore the use of deed restricted land use control versus zoning

Social

Major Concerns:

- \* Need more (better) police protection

Other Issues:

- \* Large civic center for entertainment activities ✓
- \* Need for day care centers ✓
- \* Need day care centers with a sliding scale of fees in the neighborhood ✓
- \* Locate day care centers by parks ✓
- \* Need expanded family planning program ✓

- \* Schools should be more open to all residents, not just children ✓
- \* Parents should have more say about the education system ✓
- \* Need mental health programs - for kids, alcoholics, drug abuse, child abuse ✓
- \* Such programs should be communitywide and publicly subsidized ✓
- \* Better use of government facilities are needed ✓
- \* Expand use of school facilities - multiple use - continuing education ✓
- \* Discourage economic stratification - better housing mix ✓
- \* Develop a youth employment program to work on environmental things like CCC Camps ✓
- \* Want social/economic mix - this is prohibited by taxes and zoning ✓
- \* Garbage pickup should come up to the house to get it ✓
- \* Preserve open space and parks - they need supervision ✓
  - \* Need for better support ✓
  - \* Like the summer program ✓
  - \* School facilities being utilized w/neighborhood projects ✓
- \* Preserve Chester Creek ✓
- \* Save floodplains ✓
- \* Need adequate housing ✓
  - \* Financing - home improvement ✓
- \* Need health center - Fairview (duplicate service - actual need?) ✓
- \* Crime prevention - more civic responsibility ✓
- \* Police foot patrols in urban core area - on foot to identify with neighborhoods ✓
- \* Need programs for the elderly - supervise the kids employed in clean-up programs ✓
- \* Need to either increase income or okay decrease in prices for elderly ✓
- \* Employment program for the able-bodied unemployed like the above ✓
- \* Schools are adequate, however, Fairview is a little crowded ✓

Implementation Measures:

- \* Improve police protection through more officers and better training
- \* Explore and encourage the development of a civic center
- \* Encourage the development of more day care centers
- \* Encourage policy of the use of school facilities as community focal point for all types of activities
- \* Education planning should require input from parents



- \* Pave streets - aids in neighborhood upkeep, etc.
- \* Major arterials and adjoining uses are major problem in all of Anchorage
- \* Want bike trails
- \* No cars in CBD
- \* Adequate public transit to community or neighborhood - bike trails
- \* Visibility at intersections
- \* Public transit should connect low income housing centers
- \* Extend transit system to outlying areas
- \* Should build park and ride facilities to encourage bus ridership
- \* Is there a pre-payment clause in street assessments? If not, change it
- \* Need left turn lands
- \* Need warm-up shelters for mass transit
- \* Traffic congestion - arterials built to standard
- \* Should be a Tudor-Muldoon bypass to keep traffic away from here enroute to Glenn Highway



Implementation Measures:

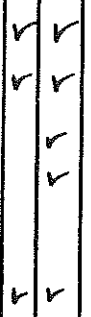
- \* Create an expanded public transit system
- \* Provide for over or underpasses as roads are constructed - requires coordination with all levels of government
- \* Require buffers between major arterials and residential areas
- \* Pave the streets
- \* Implement bike trail plan
- \* Require the construction of left-turn lanes as roads are constructed

Parking

Major Concerns: NA

Other Issues:

- \* Public transit success dependent on parking availability in CBD
- \* Need more parking downtown
- \* One parking slot per unit is not enough
- \* Parking problems brought by CBD to residential areas need resolved - revise zoning ordinance to require adequate bus/commercial off-street parking
- \* Federal building and traffic will cause problem - no parking, etc.



- \* Paved setbacks should not fulfill the parking requirement
- \* Increase off-street parking requirements for tri-plex and above
- \* Preserve the park area between 9th and 10th Avenues - don't allow all day parking on 9th and 10th

Implementation Measures:

- \* Make the parking requirement in CBD higher for new development - requires a change in the Zoning Ordinance
- \* Modify zoning ordinance to increase parking requirements for all residential development
- \* Place time limits on parking along the park strip

Zoning

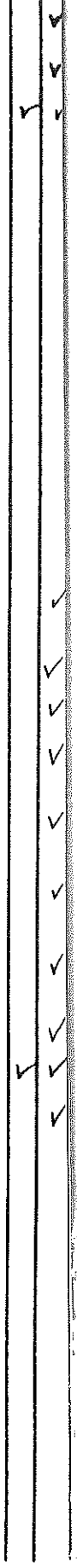
Major Concerns: NA

Other Issues:

- \* Zoning changes need larger public notice - greater than 300 feet (3 or 4 square blocks)
- \* Zoning should be sensitive to the community
- \* Stop 1 lot - or spot zoning need true high density zone
- \* If high density surrounds CBD - zone appropriately upgrade CBD peripheral land use
- \* Zoning mix - Qwik Stop, etc. - can be ok with strict control - needed in this area - not for Inlet View, but areawide
- \* Changes in zoning should not be so easy - should set a policy to guide it
- \* Changes in zoning should not be so easy - should set a policy to guide it
- \* Zoning should be flexible - encourage design improvement
- \* Business zoning - where to put it?
- \* Zoning cause industrial infringement on residential

Implementation Measures:

- \* Increase the area for public notice of rezonings to 3 square blocks
- \* Establish a high density zone in the Zoning Ordinance
- \* Protect the peripheral area of the CBD from commercial encroachment through zoning
- \* Plan all future commercial and business zoning and enforce it





## II COMMUNITY

### Development

Major Concerns: NA

Other Issues:

- \* Development of Fairview area is major concern - if not done right it could become inner core - neglected and subject to decay (doughnut concept)
- \* Keep residential density west of "C" Street as is - improve east area - offer other amenities

Implementation Measures:

- \* Study the development of the Fairview area to prevent urban decay
- \* Maintain residential character of community through zoning

### Land Use

Major Concerns:

- \* Not allow commercial or business south of park strip
- \* Merrill Field should be studied

Other Issues:

- \* Merrill Field noisy
- \* Merrill Field should be used as an industrial park that is planned
- \* How long can Merrill Field stay?
- \* Strip between Gambell and Ingra should either be high density or business
- \* Strip between L and I Streets should be maintained as single-family, i.e., low density
- \* Strip between L and I Streets should be buffered with vegetation and used for high density
- \* Could have higher density in community if there is adequate open space and off-street parking
- \* Keep quality residential south of park strip (what density?) tempered mix
- \* Concerned with having recourse to protect community integrity - land use

Implementation Measures:

- \* No business rezoning south of the park strip
- \* Study the present impact and future uses of Merrill Field
- \* No strip commercial development between Gambell and Ingra and L and I St.
- \* Change zoning ordinance to increase the off-street parking requirements for high density development

Recreation/Open Space

Major Concerns:

- \* Park strip should be preserved as it is
- \* Need recreation areas for the children in Fairview

Other Issues:

- \* Keep urban trail systems (Chester Creek) for pedestrian activities
- \* Need a system to use vacant lands as recreational areas
- \* Need neighborhood gyms/inside play areas - ages 3 to 10
- \* Plan growth - need other amenities - parks, etc.
- \* Think bike trails may be expensive frill
- \* Inlet View School tennis court needs to be fenced
- \* No more recreation equipment on the park strip
- \* Youth need recreational parks - programs

Implementation Measures:

- \* Retain public open space
- \* Acquire additional neighborhood parks through bond issue
- \* Develop tax incentives for maintaining open space
- \* Develop park and greenbelt dedication incentives
- \* Expand and develop complete trail system

Transportation

Major Concerns:

- \* Study traffic and parking problems generated by the lagoon - ask residents what they want
- \* No more north/south couplets through the community

Other Issues:

- \* Don't make 9th and 10th into couplet
- \* Maintain present access limitations - collector streets
- \* Close Arctic as a throughway to Fireweed. This is hazardous at the Fireweed corner and at the E Street curve. It was opened temporarily 5 years ago during the construction of C Street and I-L
- \* Need coordinated traffic light at 13th and Gambell
- \* Should be able to cross L Street on 15th
- \* Downgrade Arctic at Chester Creek crossing to pre "C" Street level close off
- \* No freeway along inlet

Implementation Measures:

- \* Require public hearings on decision about access to the lagoon
- \* Moratorium on north/south couplet to CBD
- \* Close Arctic at Fireweed
- \* Upgrade traffic signalization
- \* No freeway along inlet

Zoning

Major Concerns:

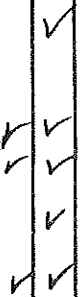
- \* Study the zoning and land use on 15th Avenue

Other Issues:

- \* New commercial hub - Gambell and 15th
- \* Zoning doesn't conform to land use on 15th
- \* 15th divides community, creates non residential atmosphere
- \* Make 15th either residential or commercial rezone if necessary

Implementation Measures:

- \* Encourage a commercial center at Gambell and 15th
- \* Study the zoning and land use all along 15th Avenue





Development and Land Use

Major Concerns:

- \* Hold line on commercial on Orca and n/s Merrill runway
- \* Any future increase in density, e.g., adjacent to park strip, should be subject to greater standards:

- Access control
- Openspace
- Landscaping
- Parking

Other Issues:

- \* Area advance to north fork of Chester Creek should be residential with floodplain
- \* Encourage variety (too much uniformity - building code setback)
- \* Need apartment areas for a setment of the community in controlled locations - subject to access and density control
- \* North of 9th and east of Gambell is business today
- \* CBD extend east to Ingra with bus east of Ingra to Merrill Field and north of 9th
- \* No more commercial on 15th - encourage residential use and mix

Implementation Measures:

- \* Study the development of a new zoning pattern for Inlet View - Fairview community
- \* When rewriting the Zoning Ordinance, allow for more variety in development

Parks and Recreation

Major Concerns: n/a

Other Issues:

- \* City administration plans park at landfill
- \* Landfill park - if north fork of Chester Creek greenbelt is acquired - tie it to landfill park
- \* What planning has gone into lagoon area? --- Quite a bit - has adequate parking and access - need time and dollars
- \* Coordinate Fairview Park development with residents. Residents will do some of the work. Need access from Fairview area to park

Implementation Measures:

- \* Support the development of a park on the landfill site
- \* Provide access between greenbelts and parks
- \* Expand and develop complete trail system

Social

Major Concerns:

- \* Borough needs police protection - use contract basis - like in Spenard ✓
- \* School planning implemented at neighborhood level ✓
- \* Use schools as community centers ✓
- \* More control over neighborhood school at neighborhood level ✓

Other Issues: n/a

Implementation Measures:

- \* Encourage policy of the use of school facilities as community focal point for all types of activities
- \* Education planning should require input from parents
- \* Explore alternative methods of providing police protection to the area outside of the City of Anchorage

Ordinances

Major Concerns:

- \* Should be height control - relative to density - view preservation ✓
- \* Absolute height restrictions in CBD are needed - public safety - human values and scale ✓

Other Issues: n/a

Implementation Measures:

- \* Study new methods of bulk control and height to be included in Zoning Ordinance

Miscellaneous Concerns:

Major Concern:

- \* How much of a population increase can we expect - when - where - should plan before it happens ✓

Other Issues:

- \* Need rehabilitation programs: ✓
  - \* Youth
  - \* Drugs
  - \* Alcoholics
- \* What kind of code enforcements on land use permits will be applied? ✓
- \* What will future impact on area by non residents be? ✓
- \* Offer chances for social equality ✓

Policy Required  
Mapped Concept

MT. VIEW - CITY VIEW COMMUNITY AND  
AIRPORT HEIGHTS NEIGHBORHOOD ASSOCIATION

Overall Program Suggestions

March 19 & 21, 1974

Parks and Recreation

I. Areawide

- \* Major Concerns: n/a
- \* Other Issues:
  - \* Endorse future plans for the sanitary landfill as a recreational area
  - \* Vest pocket parks should be acquired and maintained in residential areas - should be developed with children in mind
  - \* Multiple dwellings should have adequate playgrounds developed by the builders

Implementation Measures:

- \* Include park acquisition and maintenance in the Capital Improvement Program Budget
- \* Amend the subdivision regulations to require dedication of playground areas for multiple dwellings

II. Community

- \* Major Concerns: n/a
- \* Other Issues:
  - \* Small vestpocket parks or playgrounds located along the west side of Bragaw and north side of DeBarr where the land is now vacant - try to retain trees
  - \* Small park on Klevin between 3rd and 4th should be policed and facilities should be studied
  - \* Preservation of access to Russian Jack Springs Park from East High
  - \* Establish a link between the bike trail to Goose Lake and the Russian Jack Springs that does not include crossing traffic on Northern Lights
  - \* Parks and small shops increase the feeling of community
  - \* Maintain the aesthetics (trees, topo, view, etc.) in new subdivisions

✓  
✓  
✓  
  
✓  
✓  
✓  
✓  
✓  
✓



Implementation Measures:

- \* Acquire lots for vest pocket parks
- \* Establish patrols to control vandalism at parks
- \* Develop a bike trail underpass or overpass over Northern Lights between Goose Lake and Russian Jack Springs

Education

I. Areawide

- \* Major Concerns: n/a
- \* Other Issues:
  - \* Standards should be developed and maintained to set limits on school enrollment
  - \* There should be adequate school site planning

Implementation Measures:

- \* School Board should be encouraged to plan schoolsites with residents
- \* Elementary schools must have limit on enrollment

II. Community

- \* Major Concerns: n/a
- \* Other Issues:
  - \* Attendance boundaries for Russian Jack School not to include our neighborhood (Airport Heights)
  - \* Re-think the need for Russian Jack School in view of proposed future commercial development and zoning in the area
  - \* Need school east of Bragaw and north of DeBarr and south of the Glenn Highway and west of Pine Street
  - \* School adjacent to Conifer Subdivision - if not school, then let it be park

Implementation Measures:

- \* Change attendance boundaries for Russian Jack School
- \* Study the need for Russian Jack School

Density

I. Community

- \* Major Concerns:
  - \* Any new redevelopment should be low density (single family - duplexes)
  - \* Any new development should be kept at low density - should be a major issue

\* Other Issues:

- \* Let's keep the population down
- \* Mobile home parks should be attractive place to live
- \* When the gravel pit on Lake Otis is phased out, residential use at R-2A density would be desired

Implementation Measures:

- \* Encourage low density zoning in area
- \* Enforce mobile home park regulations regarding distance between trailers
- \* Encourage the maintenance of trees in mobile home parks
- \* Require playgrounds in mobile home parks

Government

I. Areawide

- \* Major Concerns: n/a
- \* Other Issues:
  - \* Government does not listen to people
  - \* Front yard setbacks should be greater for multiple dwellings

Implementation Measures:

- \* Create neighborhood councils
- \* Improve communications between Borough and residents through better TV and radio coverage, newsletters or other media
- \* Expand the office of public information
- \* Create the position of ombudsman
- \* Revise the subdivision regulations to increase the required setbacks for multiple dwellings

Government Services

I. Areawide

- \* Major Concerns: n/a
- \* Other Issues:
  - \* There is a duplication of hospital services which cost the people more
  - \* Up-to-date road maps should be developed for public distribution
  - \* Underground utilities should be developed
  - \* Extend dog control facilities hours
  - \* Controls should be enforced and maintained in regards to sidewalk snow removal
  - \* Endorse continuation of Merrill Field

Implementation Measures:

- \* Encourage future health facilities planning
- \* Establish policy for underground utilities
- \* Provide incentives for residents to shovel walks

II. Community

- \* Major Concerns: n/a
- \* Other Issues:
  - \* Better provisions should be made for a place to dump the snow. We are presently dumping snow along the greenbelt at Northern Lights and Lake Otis
  - \* Sewer smells behind AMU (north side) near homes at Lake Otis and the greenbelt

Implementation Measures:

- \* Study effects of cumping snow on greenbelt-both to vegetation and the creek
- \* Check sewer lines along the Chester Creek Greenbelt

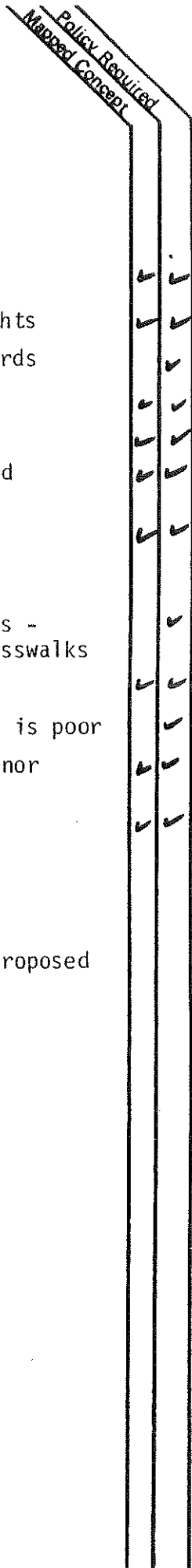
Transportation and Streets

I. Areawide

- \* Major Concerns:
  - \* Pedestrian overpasses and trails should be developed and implemented prior to construction of roads
- Other Issues:
  - \* Paved roads and sidewalks should be mandatory in all new development
  - \* Control access from major commercial development - possible frontage roads
  - \* Bus stops should allow the bus to be able to pull out of traffic

Implementation Measures:

- \* Require pedestrian crossings as part of construction of all new major arterials
- \* Amend subdivision regulations to require sidewalks in new subdivisions
- \* Require frontage roads or some means of limited access from commercial development to major arterials
- \* Develop bus stops that are out of the major flow of traffic



II. Community

\* Major Concerns:

- \* 20th Avenue should not be extended east to Bragaw Street
- \* Pine Street should not be extended south to Northern Lights
- \* Pine Street not be built to collector or arterial standards
- \* Pine Street should be left alone
- \* 20th Avenue should be vacated
- \* Vacation of East 20th in the vicinity of the ballpark and Goose Lake Drive
- \* East 20th not be built to arterial width anywhere

\* Other Issues:

- \* Schools should be planned in relation to busy streets - like Bragaw - and there is a need for pedestrian crosswalks
- \* Pedestrian overwalk across Bragaw to Williwaw School
- \* Maintenance along east 4th between Boniface and Pine is poor
- \* Revision of OS & HP Plan to delete East 16th as a minor arterial between Lake Otis and Bragaw
- \* Vacation of Goose Lake Drive between East 20th and Northern Lights

Implementation Measures:

- \* Plan pedestrian access to new school at the time they are proposed
- \* Revise OS & HP to reflect the above changes
- \* Upgrade road maintenance

Policy Required  
Mapped Concept

MULDOON COMMUNITY - Meetings of January 14 & 15

OVERALL PROGRAM SUGGESTIONS

I AREAWIDE

Economic

Major Concerns: NA

Other Issues:

- \* Diversity of local employment opportunities in this community
- \* Need to encourage the business development of community
- \* Tone of economic goals does not encourage new business to come to community

Implementation Measures:

- \* Establish office of economic development with power to acquire and develop industrial parks and capability to pursue establishment of foreign trade zone
- \* Economic incentives to business development
- \* State economic development trust funds for low interest loans for economic development purposes
- \* Controls on industrial land speculation
- \* Manpower training programs
- \* Reword economic goals with more positive approach

Education

Major Concerns:

- \* Should be greater effort to anticipate and meet the total educational needs of the community/staff

Other Issues:

- \* School building planning should keep up with population growth
- \* Schools are good - keep them small

✓  
✓  
✓  
✓

- \* More schools to keep student/building ratio in balance ✓
- \* School crowding ✓
- \* School should be centered to community ✓
- \* No more junior high-senior high complexes ✓
- \* School system - high school students should complete schooling at one school - nearest to community ✓
- \* On the job training for senior high students (for all trades, jobs and professions) ✓
- \* Relevant educational programs - adult training ✓
- \* Want alternative education program for those who want them ✓

Implementation Measures:

- \* Expand role of school system to include programs for adults
- \* Develop program inter-tie between school system and parks and recreation programming
- \* Develop community school concept/Mott Foundation
- \* Re-examine educational role and function through National Humanities Faculty
- \* Staging control of development to coincide with school expansion program
- \* Continue implementation of community school-park concept
- \* Refocus

Environmental

Major Concerns:

- \* Floodplains should be protected/no construction ✓ ✓
- \* The way marginal land is used is critical to the community; it should be considered for open space acquisition and strict standards should apply to any development on such soils ✓ ✓

	Policy Required	Mapped Concept
* Creeks should not be channeled	✓	
* Preserve Chester Creek by making it deeper and avoid flooding	✓	
* Don't think snow dumping on Chester Creek is good idea	✓	
* Redesign of highway/street system to allow for drainage	✓	
* No building, no development in Chugach foothills	✓	✓
* Want Environmental Quality Control - reclaim land after construction (government & private contractors)	✓	
* Control development - respect soils - geology - design - planning - engineering	✓	
* Rehabilitate gravel pits	✓	
* Borough vehicles needed in spring clean-up	✓	
* Integrate drainage control, floodplain zoning, greenbelt planning and acquisition and water quality control		
* Modify necessary administrative policies		
* Incorporate environmental assessment - environmental design standards as part of development controls		
* Land Bank		
* Tax incentives to retain marginal land in open space		
* Require reclamation plan and bond in conjunction with all gravel permits		
* Multiple use of schools with year around staffed recreational and adult educational programs	✓	✓
* Community health facilities - service program for mental and physical needs	✓	✓

Other Issues:

- \* Creeks should not be channeled
- \* Preserve Chester Creek by making it deeper and avoid flooding
- \* Don't think snow dumping on Chester Creek is good idea
- \* Redesign of highway/street system to allow for drainage
- \* No building, no development in Chugach foothills
- \* Want Environmental Quality Control - reclaim land after construction (government & private contractors)
- \* Control development - respect soils - geology - design - planning - engineering
- \* Rehabilitate gravel pits
- \* Borough vehicles needed in spring clean-up

Implementation Measures:

- \* Integrate drainage control, floodplain zoning, greenbelt planning and acquisition and water quality control
- \* Modify necessary administrative policies
- \* Incorporate environmental assessment - environmental design standards as part of development controls
- \* Land Bank
- \* Tax incentives to retain marginal land in open space
- \* Require reclamation plan and bond in conjunction with all gravel permits

Facilities

Major Concerns:

- \* Multiple use of schools with year around staffed recreational and adult educational programs
- \* Community health facilities - service program for mental and physical needs

Other Issues:

- \* More day care centers - with reasonable fees ✓ ✓
- \* More nursing homes and extended care centers ✓ ✓
- \* Creation of voluntary action center ✓ ✓
- \* Community government center, school-community center, health care - counseling, social service center (need more information) ✓ ✓
- \* Use districting concept for dispersing government services ✓ ✓
  - \*\* Circuit rider concept
  - \*\* Community coordinator
  - \*\* More responsive government (neighborhood govt. center)
- \* Bigger and better community centers for children and adults ✓ ✓
- \* Want a sports stadium ✓ ✓

Implementation Measures:

- \* Expand health service delivery to community basis
- \* Incorporate mini-service center with school facility planning
- \* Formulate community councils to monitor community needs: provide forum to maintain communication and coordination of governmental service delivery
- \* Require community center facility with each large-scale residential development

Government

Major Concerns:

- \* More enforcement of codes and regulations (particularly bldg.) ✓ ✓
- \* Noise control, particularly regarding recreational vehicles/staff ✓ ✓



Other Issues:

- \* Need unified government ✓
- \* Unify local government ✓
- \* Get maximum utilization from GAAB dollars - small neighborhood councils to help achieve ✓
- \* Remove center lane snow berm - improve sanding ✓
- \* Check on best snow removal - leave 2-3" snow - stops ice ✓
- \* Improve snow removal ✓
- \* Variances or exceptions should be held to an absolute minimum based on valid needs - existing regulations and wishes of present dwellers should receive more weight than petitioner ✓
- \* Method of zoning should be more consistent - too easy to get exceptions - too many ✓
- \* Better communication on hearing & zoning process to make sure wishes of participants are felt - and informed of process ✓
- \* Would like to see maintenance and improvement of response to nuisances and health hazards ✓
- \* Multi-family trash bins unsightly ✓
- \* Lack of pride in home ✓
- \* Keep residential properties more tidy ✓
- \* Junk cars left on streets - more enforcement ✓
- \* Tax incentives to retain marginal lands ✓

Implementation Measures:

- \* Areawide police powers
- \* Areawide building code
- \* Expand inspection program
- \* Effective noise control ordinance
- \* Community councils

- \* Modify Borough tax policy establishing economic incentives
- \* Modify various Borough departmental administrative procedures
- \* Unification of City and Borough retaining service district concept

Government Communication

Major Concerns: NA

Other Issues:

- \* Educate people to the advantages of planned developments
- \* Need publicity of Borough health program

Implementation Measures:

- \* Community-by-community areawide information program
- \* Ombudsman

Housing

Major Concerns: NA

Other Issues:

- \* Encourage a variety in available housing - both design and economic levels
- \* Need lower cost housing
- \* Should be better housing options than present mobile home parks
  - \*\* Don't pay taxes
  - \*\* Lack of landscaping
  - \*\* Insufficient open space
  - \*\* Lack of adequate parking
  - \*\* Lack of play areas(current mobile home park regs should apply to existing parks)
- \* More housing for the elderly (apt. concept)
- \* Consumer should have more information regarding purchase of housing, e.g., zoning, floodplain information



Implementation Measures:

- \* Require full-range of economic-housing choice in all large scale developments
- \* Require existing mobile home parks to upgrade to meet new standards
- \* Limit the number of bedrooms in a percentage of all new units to be constructed
- \* Provide consumer information booklet on housing
- \* Establish a land sales - residential sales disclosure law through the State legislature
- \* Require guaranteed home in order to build and sell housing units (warranty ins. program approved by NAHB - Jan. issue of American Home)

Land Use

Major Concerns:

- \* Consolidate commercial strips to clusters with controlled access and adequate off-street parking/staff

Other Issues:

- \* Upgrade and maintain quality of development
- \* Overzoned for residential densities
- \* Density should be planned relative to capacity of facilities
- \* Apartments are detrimental to single family
  - \*\* Unsightly property
  - \*\* Taxes favor depreciation rather than maintenance
  - \*\* Impact on schools
  - \*\* Traffic
  - \*\* Parking - storage areas are insufficient
- \* Old or dilapidated buildings should be restored or removed
- \* Develop land bank system

	✓	✓
		✓
	✓	✓
	✓	✓
		✓
		✓
	✓	✓

- \* Want a pedestrian mall in the CBD
- \* More mini-shopping centers with trees and green space - not all asphalt
- \* Too many gas stations
- \* Too much commercial

Implementation Measures:

- \* Upgrade street system, limiting access to controlled system
- \* Deepen commercial at key locations for clustering of activities
- \* Down-zone strip commercial with amortization period
- \* Reduce residential density limits
- \* Change tax structure on residential properties, particularly multiples
- \* Require developer to make per-bedroom fee payment for school facilities
- \* Increase standards for multiple family units
- \* Develop land bank system

Land Use Platting

Major Concerns:

- \* Lack of sidewalks
- \* Platting as practiced by developer is poorly done and poorly regulated; inadequate requirements for economic design, open space, street layout, lot size, sidewalks, play areas, parking & storage, protection of natural environment, eg. trees, marginal land/staff

Other Issues:

- \* Lot size too small
- \* Housing built on mini-size lots - too small for family, life, safety
- \* More cul-de-sacs, deadends or loop streets to curtail fast driving

- \* Trail access to school sites ✓ ✓
- \* Need community access to schools ✓ ✓
- \* Need stronger controls (standards) on development on marginal lands ✓ ✓
- \* High standards for any development on marginal land ✓ ✓
- \* Need open space adjacent to multiple housing (apts) ✓ ✓
- \* More open space (green) around multiple dwelling units - larger lot requirements to achieve this ✓ ✓
- \* Require developers to provide open space
- \* Require developers to dedicate open space within subdivision ✓
- \* Uniform requirements for federal or private housing (individual) to retain openness between
- \* Like open space close to where we live ✓
- \* Development eliminates trees (property developer) ✓
- \* Keep the trees ✓
- \* Retain trees wherever possible ✓
- \* Better residential design ✓
- \* Explore new ways of residential subdivision development and design ✓
- \* More playgrounds in subdivisions ✓
- \* Mobile home park improvements - paving, etc. - better regulations ✓
- \* Want economic mix, but not big project ✓
- \* Planned unit development for business to provide community services such as doctors, druggist, post office ✓
- \* Adequate off-street parking - 2nd car - recreational vehicles ✓

Implementation Measures

- \* Revamp platting standards placing burden on developer to accommodate environment and provide amenities
- \* Require total range of facilities/services in large scale plats or residential developments

- \* Require 25% open space in conjunction with development of residential units
- \* Implement public interest zone standards for all residential construction
- \* Provide economic incentives to accomplish better development practice

Parks & Recreation

Major Concerns:

- \* Recreational open space park tied to school
- \* Need for trail systems

Other Issues:

- \* More small parks in neighborhoods with children's play equipment
- \* Parks - improve (swings, etc.) vest pocket and school parks/ minimum improvements in larger parks
- \* Should be a public hearing before the park department does anything with its land
- \* Want more parks in general
- \* Want 18-hole golf course (refer to Mike Gravel)
- \* Should be public access to all creeks
- \* Work out arrangements to use military lands adjacent to Muldoon for recreational use
- \* Snowmobile use should be in designated areas

Implementation Measures:

- \* Implement Service Area 30 and City of Anchorage Parks Plans, Greenbelts and Trails Plan
- \* Initiate small scale neighborhood park development eg, install swings
- \* Require dedication of floodplain/trails easement within plats abutting stream channels



	Policy Required	Mapped Concept
* Better police protection - law enforcement		✓
Other Issues:		
* Presently police protection is adequate		✓
* Limit speeds in subdivisions		✓
* No motorized vehicles on bike trails		✓
* Designate areas for snowmachines - road rights-of-way - balanced recreational activity - license users - safety rules and education	✓	✓
* Animal control - areawide - population control and enforcement		✓
* Leash law for dogs and pet control in general		✓
Implementation Measures:		
* Areawide police protection		
* Expand dog control powers to areawide animal control powers		
* Provide public information regarding designated snow machine areas		
* Modify ordinances		
Social		
Major Concerns: NA		
Other Issues:		
* Decriminalize marijuana		✓
* Drug controls in schools - community - area		✓
* Investigate some means to control, but not drive underground - prostitution and similar vices		✓
* Include elderly in more activities - example, foster grandparents		✓
* Welfare - too much		✓
* More productive use of unemployed persons' time - public works		✓

Public Safety

Major Concerns:

- \* Better police protection - law enforcement

Other Issues:

- \* Presently police protection is adequate
- \* Limit speeds in subdivisions
- \* No motorized vehicles on bike trails
- \* Designate areas for snowmachines - road rights-of-way - balanced recreational activity - license users - safety rules and education
- \* Animal control - areawide - population control and enforcement
- \* Leash law for dogs and pet control in general

Implementation Measures:

- \* Areawide police protection
- \* Expand dog control powers to areawide animal control powers
- \* Provide public information regarding designated snow machine areas
- \* Modify ordinances

Social

Major Concerns: NA

Other Issues:

- \* Decriminalize marijuana
- \* Drug controls in schools - community - area
- \* Investigate some means to control, but not drive underground - prostitution and similar vices
- \* Include elderly in more activities - example, foster grandparents
- \* Welfare - too much
- \* More productive use of unemployed persons' time - public works





- \* Warm-up stations at bus stops
- \* Need a place for strollers on the buses
- \* Bike trail system leading to school sites
- \* Bike trails that interconnect
- \* Bike trails separated from main thoroughfares for safety
- \* Walkways and use of rights-of-way
- \* Improve (overpass-tunnel) pedestrian crossings - recreational
- \* More overpass/grade separation of traffic
- \* Overpass crossing of major arterials - especially to park access
- \* Better access to and from shopping areas
- \* More small plane facilities

Implementation Measures:

- \* Extensive areawide transit including dial-a-ride concept
- \* Park and ride stations
- \* Commuter fare structure lower than monthly parking rate
- \* After transit is implemented, apply auto commuter tax where transit is available and car pooling is not utilized
- \* Incorporate trails system in all plats
- \* Include grade separation access for trail systems within transportation plan and Capital Improvements Program
- \* Grade separation for pedestrian access where commercial abutts arterial
- \* Acceleration/decceleration lanes - controlled access plan for all commercial abutting arterials
- \* Turning pockets at all access points to arterial commercial
- \* Areawide transit tax to include provision for trail acquisition

	Mapped Concept	Policy Required
* Warm-up stations at bus stops	✓	✓
* Need a place for strollers on the buses		✓
* Bike trail system leading to school sites	✓	✓
* Bike trails that interconnect	✓	✓
* Bike trails separated from main thoroughfares for safety	✓	✓
* Walkways and use of rights-of-way	✓	✓
* Improve (overpass-tunnel) pedestrian crossings - recreational	✓	✓
* More overpass/grade separation of traffic	✓	✓
* Overpass crossing of major arterials - especially to park access	✓	✓
* Better access to and from shopping areas	✓	✓
* More small plane facilities	✓	✓
Implementation Measures:		
* Extensive areawide transit including dial-a-ride concept		
* Park and ride stations		
* Commuter fare structure lower than monthly parking rate		
* After transit is implemented, apply auto commuter tax where transit is available and car pooling is not utilized		
* Incorporate trails system in all plats		
* Include grade separation access for trail systems within transportation plan and Capital Improvements Program		
* Grade separation for pedestrian access where commercial abutts arterial		
* Acceleration/decceleration lanes - controlled access plan for all commercial abutting arterials		
* Turning pockets at all access points to arterial commercial		
* Areawide transit tax to include provision for trail acquisition		

Tax - Revenue

Major Concerns: NA

Other Issues:

- \* Tax credits for those who maintain and improve properties - higher taxes for junk yards
- \* Need tax change to encourage home improvements - functional taxation
- \* Legalize gambling as a source of revenue to Borough
- \* State lottery to support many community services (or Boroughwide)
- \* Want Federal-State pass through funds to local area - local area to use for stated programs

Implementation Measures:

- \* Reorient tax structure with tax incentive scale for property improvement
- \* Present use tax
- \* Establish state controlled legalized gambling or lottery
- \* Impact funds for areas (Anchorage bowl, Girdwood, Eagle River) with limited population and experiencing rapid growth rate - Federal and State

Utility Services

Major Concerns: NA

Other Issues:

- \* Underground utilities
- \* Consolidated utilities

Implementation Measures:

- \* Areawide utility consolidation
- \* Establish amortization measure to phase out all existing above-ground utilities

	Policy Required	Mapped Concept
* Community center - focal point needed	✓	✓
* Neighborhood land feature (cultural-gazebo)	✓	✓
* Need post office today	✓	✓
* Need bank and post office - community facility	✓	✓
* Consolidate strip development to cluster commercial with controlled access/staff	✓	✓
* Eliminate industrial sites now in Muldoon (all)	✓	✓
* Keep zoning density down (low density) R-1 between Northern Lights and Chester Creek/147 acres	✓	✓
* Resist further strip development (protect DeBarr)	✓	✓
* Muldoon Road is ugly because of strip development		✓
* Keep "Muldoon" single-family dwellings	✓	✓
* Shopping site - commercial not needed in Chugach Foothills	✓	✓
* Rehabilitation and cleaning-up of strip development along Muldoon Road	✓	✓
** Too close to road		
** Not enough parking		

II COMMUNITY

Facilities

Major Concerns: NA

Other Issues:

- \* Community center - focal point needed
- \* Neighborhood land feature (cultural-gazebo)
- \* Need post office today
- \* Need bank and post office - community facility

Implementation Measures:

- \* Incorporate community center concept within community plans
- \* Provide district post office within each planning district based on population

Land Use

Major Concerns:

- \* Consolidate strip development to cluster commercial with controlled access/staff

Other Issues:

- \* Eliminate industrial sites now in Muldoon (all)
- \* Keep zoning density down (low density) R-1 between Northern Lights and Chester Creek/147 acres
- \* Resist further strip development (protect DeBarr)
- \* Muldoon Road is ugly because of strip development
- \* Keep "Muldoon" single-family dwellings
- \* Shopping site - commercial not needed in Chugach Foothills
- \* Rehabilitation and cleaning-up of strip development along Muldoon Road
  - \*\* Too close to road
  - \*\* Not enough parking

- \*\* Traffic congestion
- \*\* Pedestrian crossing hazard from shop-to-shop
- \*\* Lack of design/usually ugly
- \*\* Better mutual economic benefit from clustering
- \* Tear down drive-in

Implementation Measures:

- \* Upgrade arterial system, limiting access to controlled systems
- \* Provide amortization period for phasing out strip commercial
- \* Down zone industrial, commercial and residential densities
- \* Tax incentives to cluster commercial

Parks & Recreation

Major Concerns:

- \* Trails Systems

Other Issues:

- \* Want greenbelt implemented
- \* Greenbelts should be acquired along creeks
- \* Consider marginal land areas for open space acquisition
- \* Desirable to retain existing recreational or open space lands (public or private) as open areas - Baxter Bog is an example
- \* Preserve marginal lands for recreational open space
- \* Trails to AMU-to Russian Jack-to Muldoon/complete connecting system
- \* Motorized recreational vehicles should have a place for that use (not in Muldoon)
- \* What about multiple-use trail system
- \* Need specific areas for motorized recreational vehicles and skiers

✓ ✓  
✓ ✓  
✓ ✓  
✓ ✓  
✓ ✓  
✓ ✓  
✓ ✓  
✓ ✓  
✓ ✓  
✓ ✓

- \* Area set aside for snowmachines
- \* Gravel extraction should not be permitted on PLI lands
- \* Moose Hill as park (ASHA)
- \* Legalize Nunaka Park (ASHA)
- \* Add 10 acres for parks to Susitna School

Implementation Measures:

- \* Implement greenbelt plans
- \* Utilize state impact monies to acquire marginal lands
- \* Establish per bedroom development fee for open space acquisition/trails implementation
- \* Expand trail system to multiple use activity
- \* Develop legislation requiring use of State-owned land to be subject to local planning requirements

Transportation

Major Concerns:

- \* Better arterial street system with controlled access including acceleration-deceleration lanes/staff

Other Issues:

- \* Traffic congestion is terrible
- \* Expand DeBarr Road to four lanes
- \* Integrate Post/Military roads with other roads
- \* Don't extend 20th Avenue as through street-improve existing roads
- \* Light at DeBarr and Muldoon
- \* Speed limit reduced on Boniface
- \* Better east/west access to CBD - widen DeBarr
- \* Light instead of 4-way stop at Northern Lts. & Boniface
- \* Access to Northern Lights from Nunaka Valley

	Policy Required	Mapped Concept
* Area set aside for snowmachines	✓	✓
* Gravel extraction should not be permitted on PLI lands	✓	✓
* Moose Hill as park (ASHA)	✓	✓
* Legalize Nunaka Park (ASHA)	✓	✓
* Add 10 acres for parks to Susitna School	✓	✓
Implementation Measures:		
* Implement greenbelt plans		
* Utilize state impact monies to acquire marginal lands		
* Establish per bedroom development fee for open space acquisition/trails implementation		
* Expand trail system to multiple use activity		
* Develop legislation requiring use of State-owned land to be subject to local planning requirements		
<u>Transportation</u>		
Major Concerns:		
* Better arterial street system with controlled access including acceleration-deceleration lanes/staff	✓	✓
Other Issues:		
* Traffic congestion is terrible		✓
* Expand DeBarr Road to four lanes	✓	✓
* Integrate Post/Military roads with other roads	✓	✓
* Don't extend 20th Avenue as through street-improve existing roads	✓	✓
* Light at DeBarr and Muldoon	✓	✓
* Speed limit reduced on Boniface		✓
* Better east/west access to CBD - widen DeBarr	✓	✓
* Light instead of 4-way stop at Northern Lts. & Boniface	✓	✓
* Access to Northern Lights from Nunaka Valley	✓	✓

- \* Patterson continue to Tagalak
- \* Better commercial access control-parking
- \* Pave Baxter - close down Beav
- \* Traffic control - signalization at major intersections
- \* Access onto Tudor from (Old Muldoon Road) Patterson
- \* Muldoon Road needs restricted access and additional lights  
(hazardous at present)

Implementation Measures:

- \* Implement Overall Streets & Highways Plan in Muldoon
- \* Signalize major traffic points in Muldoon
- \* Provide controlled access to all commercial facilities
- \* Expedite surfacing process of major streets



Policy Required  
Mapped Concept

MULDOON COMMUNITY - Meeting of January 24  
Additional Program Suggestions

I COMMUNITY AND AREAWIDE

Education

Major Concerns: NA

Other Issues:

- \* After-school programs for children

Environment

Major Concerns:

- \* Alternatives must be developed for dealing with marginal land

\*\* Choices are:

- Acquisition - might even be staged over 10-year term
- State revenue sharing
- Tax incentive or relief
- Land bank or land trust
- Single family
- Cluster development

Other Issues:

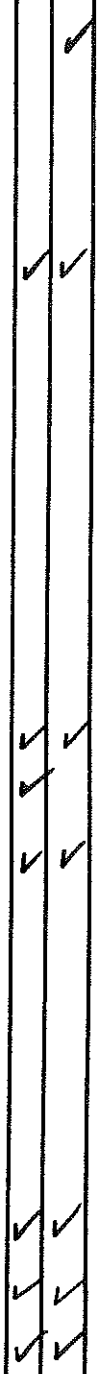
- \* Lakes should be maintained in their natural state
- \* Rezone land along Chester Creek PLI with the idea of having trails along it
- \* Wildlife should not be eliminated from Muldoon - (moose) corridors of open space within plats and between developments should be left in natural state to encourage maintenance

Land Use

Major Concerns: NA

Other Issues:

- \* Downzoning affects must be understood - more limitations must be based on greater community good
- \* Complete moratorium on all commercial zoning
- \* Minimum lot size for residential too small



- \* Must recognize alternatives to downzoning strip commercial or industrial
- \*\* Property owner meeting certain standards regarding traffic access, parking, design, landscaping & screens noise control, pedestrian safety
- \*\* Limit access through upgrade of arterial - reimburse for loss of access
- \*\* Downzoning with a specified amortization period
- \*\* In the case of strip commercial, classify other generalized locations for commercial clusters and let free market operate

Land Use Platting

Major Concerns:

- \* Provide a mixture of housing densities to meet all income levels, insure maximum of open space, maximize protection of the natural setting/staff

Other Issues:

- \* Developer should be required to dedicate open space on large scale development
- \* Development should be in harmony with the natural setting
  - \*\* Views
  - \*\* Trees
  - \*\* Aesthetics
  - \*\* Wildlife
- \* Should be a mix in socio-economic housing - mix in cost of housing
- \* Interested in mixing the housing density - mobile homes should be kept in courts
- \* Mobile home courts should be small and there should be design standards developed and implemented
- \* Muldoon can't be all single family - economics preclude single family development of marginal land - single family platting practice precludes open space even on good land
- \* If the natural setting is to be maintained in Muldoon, the future use of vacant land becomes a choice between acquisition, cluster development or a selective combination of both



Policy Required  
Mapped Concept

Parks and Recreation

Major Concerns: NA

Other Issues:

- \* All open land around Nunaka Valley should be zoned PLI
- \* No "hardware" in neighborhood parks, eg., leave swings on school grounds

✓  
✓

Tax - Revenue

Major Concerns:

- \* Positive tax policies which provide incentives to protecting marginal land, maximizing environmental and recreational utility of the natural setting/staff

Other Issues:

- \* Tax rebate on overzoned land or marginal land
- \* Depreciate tax on environmental hazard land
- \* Tax policies conflict with plans and negate environmental or recreational considerations

✓

Transportation

Major Concerns: NA

Other Issues:

- \* Pedestrian underpass under Boniface - connect Russian Jack and the Nunaka Valley
- \* Thruway to Seward Highway - extend Muldoon out around Tudor
- \* Service roads should have controlled access - no commercial strips
- \* Boniface, DeBarr, Baxter should be upgraded to four-lane

✓  
✓  
✓  
✓

## LAKE OTIS ISSUES

### UNIVERSITY/MEDICAL COMPLEX

1. Expand university/medical complex lands
2. Coordination between state and local governments to provide resident input to plans
3. Assess future impact of complex on services, parking, housing and open space
4. Protect surrounding property from intense uses generated by the university complex

### PARKS - TRAILS - OPEN SPACE

1. Maintain existing trail system
2. Develop trail access to campus
3. Preserve Russian-Jack Springs
4. Stop floodplain development on Chester and Campbell Creeks
5. No development on floodplain land below Chester Creek bluff
6. Keep marginal soils in open space and park land
7. Retain Lake Otis Bog area as open space

#### Options:

- a. acquire from owner
- b. keep as R-1 zone
- c. lease from owner
- d. make developer liable for any future damage

### TRANSPORTATION AND PARKING

1. Need off-street residential and commercial parking and storage area for recreation vehicles
2. Park and ride station
3. Bus service to neighborhoods and military bases
4. Traffic problem on Tudor Road - need different subdivision access
5. Experiment with staggered work hours to reduce rush-hour traffic

6. Stop commercial strip development on Northern Lights and Lake Otis
7. Examine student housing in relation to transportation
8. Need better traffic control around schools
9. Improve appearance of Tudor Road
10. No extension of 20th Avenue - would detract from Chester Creek Greenbelt
11. Duke and Princeton should remain as dead end streets
12. Provide for trail crossings of main arterials to connect communities, i.e., Lake Otis to College Gate School, Northern Lights to Goose Lake, Russian Jack to AMU

#### HOUSING

1. Student housing should be provided by the University and close to it
2. Keep community as a residential area with neighborhood environment
3. No high rise university housing
4. Promote different designs and floor plans in subdivision development

#### GENERAL COMMUNITY

1. Year 'round multiple uses of school facilities
2. Need small neighborhood commercial (grocery)
3. Discourage leap-frog development to minimize service costs

OVERALL PROGRAM SUGGESTIONS  
FROM LAKE OTIS RESIDENTS

ENVIRONMENT

1. Want to retain the Department of Environmental Quality
2. Protect marginal lands - bogs, creeks, floodplains & bluffs
3. Develop incentives to encourage preservation of open space
4. Protect small creeks and their headwaters, i.e., Fish Creek
5. Preserve trees when developing land
6. Preserve natural views
7. Want quiet place to live

IMPLEMENTATION

- \* Stronger floodplain ordinance
- \* Strict developmental standards for construction on marginal lands
- \* Tree preservation ordinance - possible incorporated into subdivision regulations
- \* Enforce sign ordinance
- \* Height restrictions on buildings
- \* Adopt noise ordinance
- \* Tax incentives for open space

PARKS AND RECREATION

1. Stop incompatible land uses in parks, i.e. lodge in Chugach State Park
2. Need more parks - all kinds
3. Extend Campbell Creek Greenbelt to Chugach Park
4. Develop greenbelts on all creeks
5. Encourage the school - park concept
6. Maintain dog team trails

### IMPLEMENTATION

- \* Enforce zoning ordinance
- \* Funds for park land acquisition
- \* Coordination between school board and parks & recreation
- \* Compensation for land owners

### SOCIAL

1. Need community-based corrections program (half-way houses)
2. Need family support services - circuit rider concept
3. Need social service reform because welfare system is too easy
4. Need neighborhood child care center
5. Need historical/cultural preservation program
6. Need more police and require home theft guard systems

### IMPLEMENTATION

- \* Unification - become 1st class Borough
- \* Coordination between State welfare and local
- \* Change zoning ordinance regarding location of day care facilities
- \* Historical preservation commission
- \* Assume areawide police power

### TRANSPORTATION

1. Expand bus system to neighborhoods
2. Develop bus and car pool lanes
3. Improve pedestrian crossings
4. Provide for trail crossing of minor arterials
5. Park and ride station
6. Dial-a-ride buses

Policy Required  
Mapped Concept

OVERALL PROGRAM SUGGESTIONS  
FROM LAKE OTIS RESIDENTS

Revised 12-21-73

ENVIRONMENT

1. Like present emphasis on environmental quality ✓
2. Protect marginal lands - bogs, creeks, floodplains & bluffs ✓
3. Develop incentives to encourage preservation of open space ✓
4. Protect small creeks and their headwaters ✓
5. Preserve trees when developing land ✓
6. Preserve natural views ✓
7. Want quiet place to live ✓

IMPLEMENTATION

- \* Stronger floodplain ordinance
- \* Strict developmental standards for construction on marginal lands
- \* Tree preservation incentives - possibly incorporated into subdivision regulations
- \* Enforce sign ordinance
- \* Height restrictions on buildings
- \* Adopt noise ordinance
- \* Tax incentives for open space

PARKS AND RECREATION

1. Stop incompatible land uses in parks, i.e., encroachment into Chugach State Park ✓ ✓
2. Need more parks - all kinds ✓ ✓
3. Extend Campbell Creek Greenbelt to Chugach Park ✓ ✓
4. Develop greenbelts on all creeks ✓ ✓

Policy Required  
Mapped Concept

- 5. Encourage the school/park concept
- 6. Preserve dog team trails
- 7. Preserve Russian Jack Springs Park

IMPLEMENTATION

- \* Enforce zoning ordinance
- \* Funds for park land acquisition
- \* Coordination between schools and parks & recreation
- \* Compensation for land owners dedicating greenbelt - open space lands

SOCIAL

- 1. Need supervised community-based corrections program (half-way houses) ✓
- 2. Need family medical support services - circuit rider concept ✓
- 3. Need social service reform because welfare system is too easy ✓
- 4. Need neighborhood child care center ✓
- 5. Need historical/cultural preservation program ✓
- 6. Need more police and support of home theft guard systems ✓

IMPLEMENTATION

- \* Coordination between state and local welfare programs
- \* Change zoning ordinance regarding location of day care facilities
- \* Historical preservation commission
- \* Expand police services or service areas

TRANSPORTATION

- 1. Expand bus system to neighborhoods/population centers ✓
- 2. Develop bus and car pool uses ✓
- 3. Improve pedestrian crossings ✓

Policy Required  
Mapped Concept

4. Provide for trail crossing of minor arterials - non motorized trails should be developed for major means of transportation ✓
5. Park and ride stations/use shuttle to CBD ✓
6. Dial-a-ride buses ✓
7. Reduce commercial strip zones along arterials which generate high traffic ✓
8. Eliminate confinement to bowl area ✓
9. Need off-street parking ✓
10. Experiment with staggered work hours to reduce rush hour traffic ✓

IMPLEMENTATION

- \* Funds for mass transit
- \* Coordination with state and federal high departments in planning roads
- \* Change zoning ordinance to discourage commercial strip development

HOUSING

1. More open space in residential areas ✓
2. More human identity in community ✓
3. Mix of design in subdivisions ✓

IMPLEMENTATION

- \* Subdivision regulations changed to provide more open space
- \* Establish design and architectural control commission

EDUCATION

1. Year-round multiple uses of school buildings ✓
2. Build multi-level schools and combine uses to generate revenue ✓
3. Reserve school sites and needs prior to development ✓



Policy Required  
Mapped Concept

GENERAL

1. Discourage leap-frog development to minimize utility service costs ✓
2. Need unification to first class borough ✓
3. Stop strip commercial ✓ ✓
4. Building height control is needed in R-0 and B-3 zones -35' in suburban areas ✓
5. Develop means of local input on use of state lands ✓
6. Motel/hotel uses should not be in R-0 zone. Hospitals should be PLI ✓
7. Enforce ordinances - zoning, noise, etc. ✓

Policy Required  
Mapped Concept

LAKE OTIS ISSUES  
Revised 12-21-73

UNIVERSITY/MEDICAL COMPLEX

- 1. Expand university/medical complex lands ✓ ✓
- 2. Coordination between state and local governments to provide resident input to plans ✓
- 3. Assess future impact of complex on services, parking, housing and open space ✓
- 4. Protect surrounding property from intense uses generated by the university complex ✓
- 5. Need N/S access from Tudor to hospital only ✓ ✓

PARKS - TRAILS - OPEN SPACE

- 1. Maintain existing trail system ✓ ✓
- 2. Develop trail access to campus ✓ ✓
- 3. Stop floodplain development on Chester and Campbell Creeks ✓
- 4. No development on floodplain land below Chester Creek bluff ✓
- 5. Keep marginal soils in open space and park land ✓
- 6. Retain area south of Lake Otis as open space by: ✓ ✓
  - a. acquire from owner
  - b. keep as R-1 zone
  - c. lease from owner
  - d. develop marginal soils - Development Standards

TRANSPORTATION AND PARKING

- 1. Need off-street residential and commercial parking and storage area for recreation vehicles ✓
- 2. Park and ride stations ✓
- 3. Bus service to neighborhoods and military bases ✓
- 4. Traffic problem on Tudor Road - need different subdivision access ✓
- 5. Lake Otis area needs better transportation system to CBD area ✓

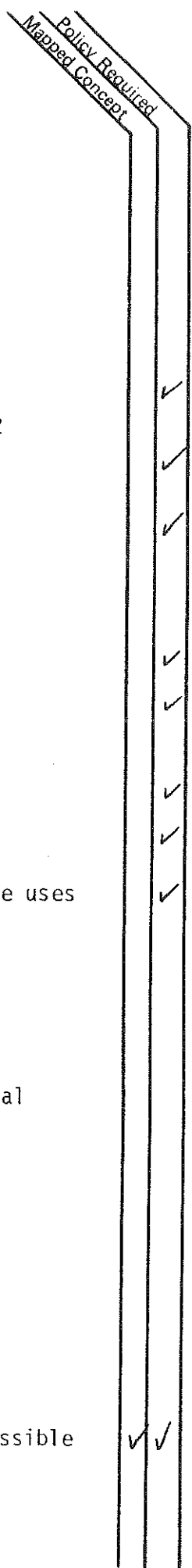
6. Stop commercial strip development on Northern Lights and Lake Otis
7. Student housing should be placed so as to relate with transportation
8. Need better traffic control around local schools
9. Improve appearance of Tudor Road
10. Duke and Princeton should remain as dead end streets
11. Provide for trail crossings of main arterials to connect communities, i.e., Lake Otis to College Gate School, Northern Lights to Goose Lake, Russian Jack to AMU

HOUSING

1. Student housing should be provided by and close to the University
2. Keep community as a residential area with neighborhood environment
3. No high rise university housing
4. Promote different designs and floor plans in subdivision development

GENERAL

Need small neighborhood commercial (grocery)



SPENARD COMMUNITY - Meetings of January 28 & 29

OVERALL PROGRAM SUGGESTIONS

I AREAWIDE

Education and Schools

Major Concerns:

- \* Present student age grouping may conflict with emotional ability of student - should look at schools for grades 1 to 8 and 9 to 12
- \* Keep small neighborhood school concept - minimize junior-senior high complexes
- \* More intensive use of schools for all purposes and activities - community services - health clinic - library - Vo-Tech training - multi-use recreation - increase youth involvement in community

Other Issues:

- \* Need more parental involvement in school planning
- \* Instruction should stimulate students - curriculum should be relevant to today's needs - tenured teachers don't mean good teachers
- \* Develop athletic programs - opportunities for all students
- \* School design and landscaping should be improved. Use basic design - economize on construction
- \* Reduce school parking facilities and school student automobile uses

Implementation Measures:

- \* Develop programs - regulations for:
  - \*\* Design and architectural standards
  - \*\* Increasing use of and accessibility to school facilities
- \* Encourage policy of the use of school facilities as community focal points for all types of activities
- \* Community use of schools in the summer
- \* Year-round school system
- \* Study use of present facilities before expanding ACC
- \* School facility planning should require input from all users

Transportation

Major Concerns:

- \* Some scattered and isolated land uses make pedestrian access impossible  
Need pedestrian overpasses at major arterials

- \* Construct bike trails - make for dual use, such as skiing in winter - Bikes and automobiles are not compatible on highways - bikes should pay own way

Other Issues:

- \* No duplicate services between public transit and school buses
- \* No high volume or through traffic in residential subdivisions
- \* Need variety of non motorized transportation opportunity
- \* Eliminate on-street parking meters in CBD area - reduce special no-parking zones for cabs, loading, etc.
- \* Business should provide adequate off-street parking - close some streets for short periods to encourage people-oriented atmosphere
- \* Residential streets should be curvilinear - narrower - trees preserved - have off-street parking

Implementation Measures:

- \* Coordinate school bus and public transit services
- \* Develop areawide multi-use trail plan system
- \* Increase off-street and business parking requirements
- \* Examine collector street network and develop related plan
- \* Initiate public transit system

Government

Major Concerns:

- \* By tax relief, other incentives, encourage good development - property maintenance
- \* Enforce zoning - examine special exceptions with public interest in mind. Set time limit between zoning changes - increase zone change notification area - change style of legal ads

Other Issues:

- \* Keep government owned land at a minimum
- \* Discourage "leap frog" development by taxation and other incentives - develop close-in vacant land first
- \* Police should know neighborhoods - have some substations - increase "helpful" role
- \* Assembly representative should have neighborhood meetings - community councils should be developed
- \* Government and planning should be flexible to meet changes - zoning should be flexible to recognizing new technology - zoning should be considered when planning streets
- \* Need constant plan review - government should be responsive to and reach people

Implementation Measures:

- \* Examine present taxing policy - develop incentives, programs for good development, open space, property maintenance
- \* Increase public notice procedure on zoning changes, other government action
- \* Develop neighborhood community councils
- \* Keep planning current - allow for valid community need changes in planning

Environmental

Major Concerns:

- \* Preserve areas of natural beauty - minimize power line affect, removal of trees along highways, etc. ✓

Other Issues:

- \* Need areawide storm drain plan ✓
- \* Remove junk cars, remove trash promptly, develop tax incentives for local improvement ✓
- \* Look at waste treatment systems other than standard sewers ✓
- \* Develop local Arbor Day program (tree planting) ✓
- \* Preserve and clean up older and historic areas ✓
- \* Public dump should be free . . . . to a point ✓
- \* Zone or manage streambanks (floodplain) to minimize building in these areas ✓

Implementation Measures:

- \* Develop and enforce a stronger floodplain ordinance
- \* Establish water quality control of creeks
- \* Establish environmental design standards as part of development controls

Parks and Recreation

Major Concerns:

- \* Develop codes and regulate use of snowmachines - registration - driver test ✓

Other Issues:

- \* Need continuity in greenbelts to inter-connect all areas
- \* Separate snowmachine and ski trails-designate snowmobile areas
- \* Need trail corridors off of greenbelts to commercial, residential and school areas
- \* Examine cost and maintenance of open space - what affect on cost of development
- \* Need garbage collection points in parks and along ski trails

Implementation Measures:

- \* Greenbelt and trail system plans should interconnect
- \* Specify snowmachine areas
- \* Develop snowmachine ordinance and use regulations
- \* Implement better trash removal and collection efforts and areas

Commercial

Major Concerns:

- \* Emphasize neighborhood store and include a variety of uses - minor shopping stores

Other Issues:

- \* Major shopping should be kept in clusters
- \* If strip shopping exists it should have design standards
- \* Need business-commercial plan for Northern Lights Blvd. - Spenard area
- \* Close stores on Sunday

Implementation Measures:

- \* Examine and modify if necessary, neighborhood commercial zoning regulations
- \* Develop commercial/business design standards
- \* Do plan/study for commercial activity in Spenard area community

Residential

Major Concerns:

- \* Need better design in subdivision, architectural residential uses - offer incentives

Other Issues:

- \* Increase use of planned unit developments (PUD) - by incentives, change in public attitude - develop a PUD zone
- \* Allow family mix - if control is adequate

Implementation Measures:

- \* Develop design and architectural control standards with incentives for using good principles
- \* Examine - improve PUD process
- \* Encourage PUD activity
- \* Develop a specific PUD zone



SPENARD COMMUNITY - Meetings of January 28 & 29

OVERALL PROGRAM SUGGESTIONS

II COMMUNITY

Transportation

Major Concerns: NA

Other Issues:

- \* Keep 44th as a collector
- \* Develop multiple use of rights-of-way - ex., railroad and trail system
- \* Improve N/S traffic flow between Fireweed & 15th
- \* Provide bus service to Woodlawn Courts Apartments behind Aurora Village Shopping Center and corner of Turnagain and Northern Lights
- \* Improve lights and access to RR crossings at 36th, Spenard Road, and Northern Lights
- \* Reevaluate airport access off Northern Lights
- \* Improve access to West High - extend Lois Drive to West High
- \* Eliminate "bottlenecks" on Spenard Drive
- \* Shoreline drive from downtown to airport would be desirable
- \* Highway traffic could block aircraft traffic between Lake Hood, Lake Spenard, and areas south

Implementation Measures:

- \* Revise Official Streets and Highways Plan - examine collector system
- \* Work with other government agencies on sharing of right-of-way multi use programs
- \* Upgrade traffic signalization

Parks and Recreation

Major Concerns:

- \* Multi-use trail to Point Woronzof and Lake Spenard - from central Spenard
- \* Fish Creek as greenbelt trail and linear park - clean up - improve water quality

Other Issues:

- \* Bentzen Lake should be public
- \* Open up parks - ex., Minnesota Park Strip
- \* Need little league next to Turnagain Elementary School
- \* Preserve - allow for open space north of Lake Spenard
- \* Preserve Spenard Lake swimming beach - develop more multi-recreational use
- \* Continue summer recreation programs at Turnagain Elementary School

Implementation Measures:

- \* Develop park and greenbelt dedication incentives
- \* Expand recreational programs by volunteers, user fees, taxation
- \* Expand and develop complete trail system plan

Commercial/Industrial

Major Concerns: NA

Other Issues:

- \* Industrial zoning and safety factors encroaching on Northwood Elementary School
- \* Spenard strip commercial should be discouraged
- \* Design a completely new town center concept for Spenard
- \* Need small shopping area somewhere along Wisconsin between 36th and 42nd

Implementation Measures:

- \* Develop industrial zoning safety ordinance
- \* Budget for and develop Spenard commercial - town center plan
- \* Examine suitability of neighborhood commercial zone

Government

Major Concerns: NA

Other Issues:

- \* Massage parlors location should be regulated
- \* Need more library facilities with easy access by all of Spenard residents
- \* Woodlawn Park School is under used

- \* Locate federal building at 36th and C
- \* Need improved fire protection for large apartment complexes - especially Woodlawn Courts

Implementation Measures:

- \* Review and update Fire Code - provide for adequate enforcement
- \* Increase multi-use of public buildings - school libraries, etc.
- \* Develop massage parlor ordinance and standards

SPENARD COMMUNITY - Meeting of February 7, 1974

OVERALL PROGRAM SUGGESTIONS

Transportation

Major Concerns:

- \* Close access of Northern Lights to airport . . . yes-no?
- \* Make Northern Lights major arterial to airport cut-off. . yes-no?

Other Issues:

- \* East area commercial development will cause transportation/access problems
- \* Re-evaluate Tidewater Road from Airport - don't destroy west area - Turnagain with highways
- \* Wisconsin and Turnagain - not anything above a collector - no upgrading
- \* Upgrade Wisconsin

Implementation Measures:

- \* Revise Official Streets and Highways Plan
- \* Examine collector street network and develop related plan
- \* Upgrade traffic utilization

Parks and Recreation

Major Concerns:

- \* Fish Creek should be left as natural park/trail
- \* Need active recreational program and parks (Little League) - ball parks - multi-use concept - football, ice skating, trails, etc.

Other Issues:

- \* Park improvements can be done by willing local citizens
- \* Ballpark standards - 2 diamonds together - allows for parking, etc
- \* Need motorized oval race track - use old GAAB dump
- \* Preserve privately developed land - especially along parks
- \* Who buys openspace?
- \* Parks and trail access easements - 5' - 10' ok
- \* Below bluff should not be a transportation corridor because it's a natural park and openspace (no tidewater freeway)
- \* Have buildings concession stands in conjunction with parks - maybe can be used for warming/storage of gear/weather shelters
- \* Activities or uses along creeks should enhance creek. Non compatible uses should be offered incentives to relocate i.e.) tires sale along Campbell Creek

Implementation Measures:

- \* Acquisition of bluff areas and the development and implementation of a trail system through these areas
- \* Expand recreational programs by volunteers, user fees, taxation
- \* Compensation for land owners dedicating greenbelt/openspace

Government

Major Concerns:

- \* Federal building at 36th and "C" Street
- \* Plan could not be changed without the vote of the people and should be reviewed annually
- \* Public information on rezoning requests should be broader: example - big signs at the sight of rezoning
- \* There should be strict criteria for applying for and being granted a change in zoning - i.e.) Oregon State

Other Issues:

- \* Develop a catalogue to provide cross-reference of properties which have been listed by their owners or otherwise indexed as mis-located or marginally compatible with the surrounding district. The collection of such designated properties would provide a land exchange store through which owners could be given incentive to exchange properties to their mutual benefit
- \* Grandfathered - in mobile home parks should be upgraded to present standards i.e.) setbacks play areas - give them 5 years or so to conform - enforceable
- \* Some areas should have a guarantee that their areas won't change
- \* Community councils--okay
- \* Spenard area is (has been) neglected in most all ways/programs
- \* Avoid government removing freedom of choice
- \* Encourage creation of state government and municipal bank to finance long-term housing and small business

Implementation Measures:

- \* Need constant plan review - government should be responsive to and reach people
- \* Government and planning should be glexible to meet changes - zoning should be flesibl t to recognizing new technology
- \* Formulate community councils to monitor community needs: provide forum to maintain communication and coordination of governmental service delivery
- \* Extend petition area for zoning notification

Policy Required  
Mapped Concept

ABBOTT LOOP - O'MALLEY COMMUNITY - Meetings of January 21 & 22

OVERALL PROGRAM SUGGESTIONS

I AREAWIDE

Central Business District

Major Concerns:

- \* Need more parking downtown

Other Issues:

- \* Limit vehicular traffic in CBD
- \* Peripheral parking adjacent to CBD
- \* Federal office building dispersed throughout downtown area
- \* View from downtown (4th Avenue) buttress area should be retained - i.e., tall buildings

Implementation Measures:

- \* Strengthen zoning ordinance to require additional parking slots in development occurring in the CBD
- \* Implement the CBD Plan
- \* Design standards for CBD
- \* Urban Beautification Commission should take on review and comment process for all development plans proposed for the CBD
- \* Parking lots should be constructed outside of the CBD with mini-buses serving as the mode of transportation into the CBD
- \* Develop height and light restrictions or requirements on development occurring in the CBD
- \* Establish transferrable development rights in CBD
- \* Establish an architectural review board

Community Services

Major Concerns:

- \* Need police protection

Other Issues:

- \* Where the school buses stop, there should be street lights
- \* Noise control - areawide and local - snowmachines and dogs both

✓

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- \* Protect consumers from buying on floodplains ✓
- \* Buyer should be protected by subdivision regulations from poor development on marginal lands ✓
- \* Streams should be protected when development occurs - no re-ditching ✓
- \* Should be concerned about lowering the water table to a critical point ✓

Implementation Measures:

- \* Develop and enforce a stronger floodplain ordinance
- \* Establish and enforce strict development standards for construction on marginal lands
- \* Establish drainage control and water quality control of all creeks and water recharge areas
- \* Borough should acquire marginal lands with compensation or tax rebate to owner
- \* No re-ditching of streams or creeks
- \* Establish environmental design standards as part of development controls
- \* Establish a consumer protection agency to protect consumers from purchasing environmentally hazardous property

Government

Major Concerns:

- \* Should be earlier notice for community meetings (2-3 weeks) ✓
- \* Extend the platting and zoning notices from 300 to 1,000 feet ✓

Other Issues:

- \* Planning should be coordinated with the adjacent boroughs ✓
- \* Consult Kenai Borough on pipeline impact ✓
- \* Government buildings should be open for public use - i.e., schools, office buildings ✓
- \* Force the State to conform to local zoning and land uses ✓
- \* Ordinances should be enforced equally without exception ✓
- \* Check labeling and street names for accuracy ✓
- \* Neighborhood council to create a communication system for all proposed planning changes ✓

Implementation Measures:

- \* Improve communications between the Borough and residents through better TV and radio coverage, newsletters, or other methods
- \* Expand the office of public information
- \* Create the position of ombudsman
- \* Coordinate planning with the State and adjacent Boroughs
- \* Update all maps to reflect accurate street names
- \* Create neighborhood councils

Land Use

Major Concerns:

- \* Rehabilitation should be required of all gravel pits ✓
- \* Standards should be developed and enforced to maintain the natural integrity of the land ✓
- \* Against leapfrog development ✓ ✓

Other Issues:

- \* Grid plan does not recognize the topography of land ✓
- \* Topography should be the basis for development of housing and roads (land being ruined by roads) ✓ ✓
- \* Developer should use existing areas and not request zoning exceptions ✓
- \* Establish a land bank of repossessed land ✓
- \* Use high land for residential development and leave swamp land as open space ✓ ✓
- \* More land should be made available by federal or state government releasing it for development ✓ ✓
- \* Use rehabilitated gravel pits for colleges, residential development ✓

Implementation Measures:

- \* Require reclamation plan for all gravel pits, even those presently grandfathered in
- \* Establish and enforce development standards for construction on marginal lands
- \* Incorporate environmental assessment and environmental design standards as part of development controls

- \* Tax incentives to avoid leapfrog development
- \* Tighten the process for receiving zoning exceptions
- \* Study and establish a land bank
- \* Coordinate with State and Federal government on the use of their lands located in our community

Open Space

Major Concerns:

- \* Need open space within the whole Borough
- \* Require open space dedication when subdividing

Other Issues:

- \* Establish a ratio of open land to population density
- \* Zoning takes care of open space
- \* Provide tax incentives for maintaining vacant land in open space
- \* Retain open space

Implementation Measures:

- \* Retain present public open space
- \* Acquire additional open space areas
- \* Change subdivision regulations to require dedicated open space when filing a plat
- \* Study the possibilities of establishing a ratio of needed open space per population and density
- \* Develop tax incentives for maintaining open space

Physical Appearance of Area

Major Concerns: NA

Other Issues:

- \* Let people plant trees and shrubs around schools or come to areas that are being cleared
- \* Develop physical varieties of residential development
- \* Make urban areas beautiful in the winter
- \* Make commercial and industrial development look beautiful

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Implementation Measures:

- \* Establish an architectural review and community design board
- \* Coordinate the Urban Beautification Commission with interested citizens or agencies to work on improving the physical appearance of the community
- \* Establish incentive programs for neat upkeep or creative decoration of property - example, contests, clean-up day
- \* Modify the present tax system which discourages home improvements

Population/Density

Major Concerns:

- \* Limit population growth

Other Issues:

- \* Pre-determine density before development
- \* Will a larger tax base increase the population?
- \* Should plan for Knik Arm crossing

Implementation Measures:

- \* Restrict population growth through revision of Zoning Ordinance and Subdivision Regulations
- \* Plan to build Knik Arm crossing for population growth away from the bowl
- \* Maintain low density zoning in the Abbott-O'Malley community

Roads

Major Concerns:

- \* Need overpasses at major intersections

Other Issues:

- \* Paved streets should not be provided everywhere
- \* Inadequate access to many properties
- \* Stack any new Seward Highways so as not to use so much land
- \* Can't cross the Seward Highway
- \* Concerned about road plans - may mean too much population

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Implementation Measures:

- \* Require overpasses to be constructed at the same time that major arterials are constructed
- \* Standardize quality of roads to provide public access
- \* Any new freeways should be elevated so we don't use so much land for roads
- \* Study relationship between upgraded and expanded road system and increased population

Social

Major Concerns: NA

Other Issues:

- \* Develop residential areas of different socio-economic groups
- \* Find able-bodied people jobs
- \* Welfare system should be more efficiently run
- \* Elderly should be helped by Borough - i.e., recreation, health, employment

Implementation Measures:

- \* Encourage socio-economic housing mix through incentives to developers
- \* Require full-range of economic housing choice in all large-scale developments
- \* Provide consumer information booklet on housing
- \* Improve manpower program to assist people in finding employment
- \* Upgrade efficiency of the welfare system
- \* Provide comprehensive services to elderly

State Lands - Section 16

Major Concerns:

- \* Section 16 should remain as open space
- \* Section 16 should not be developed
- \* Borough should exchange other lands to acquire Section 16 from State

Other Issues:

- \* If there is any development on Section 16, it should be controlled cluster development ✓
- \* Minimal clearing if sewer goes through Section 16 ✓

Implementation Measures:

- \* Borough acquire Section 16
- \* Establish policy of maintaining Section 16 as open space
- \* Development standards for trails through open space area
- \* Public education on planned unit developments

Tax

Major Concerns:

- \* Tax system not equitable - land tax on the basis of use, not vacant land ✓

Other Issues:

- \* Tax relief on undeveloped marginal lands ✓
- \* Should not reduce taxes for open space - give development credits ✓
- \* Develop alternative means of taxing properties ✓
- \* Provide large garden/farm tax policy ✓
- \* Tax incentives for neat - property upkeep - resident only ✓

Implementation Measures:

- \* Study the impact of the present tax structure on the use of the land
- \* Establish a tax structure that supports better land use and creates incentives for individuals to upgrade their property
- \* Legalize gambling as a source of revenue for the Borough
- \* State lottery as an alternative form of revenue

Trails - Parks

Major Concerns:

- \* Implement the bike trail plan - Hurry! ✓ ✓
- \* Priority on land acquisition for parks, trails and open space ✓
- \* Provide adequate overapsses for bikes and pedestrians on busy roads ✓ ✓

Other Issues:

- \* Bike trails should have crossings over/under (on) busy streets
- \* In building schools, should plan for pedestrian access
- \* Trails don't need to be wider than 6 feet
- \* Trail use in floodplain areas - snowmachine, bike, dog sled
- \* Need walk areas along roads - nothing fancy
- \* Bike trails all directions from new schools
- \* Use marginal lands for recreation uses

Implementation Measures:

- \* Implement bike trail plan
- \* Encourage alternative methods of land acquisition for recreational uses - i.e., tax incentives, leasing programs
- \* Plan for overpasses for pedestrians and bicycles over busy streets
- \* Pedestrian concerns should become a high priority when decisions about transit are made
- \* School sites and grounds should encourage safe pedestrian movement to and from the area
- \* Develop pedestrian greenbelts along flood plains
- \* Use marginal lands for recreation purposes

Transportation

Major Concerns:

- \* Provide a reliable alternative system to the automobile, i.e. public transit - subsidized
- \* Integrate school bus system with mass transit system

Other Issues:

- \* Sidewalks should be provided as alternative means of transportation for pedestrians
- \* Need more small airplane facilities
- \* Need better traffic control
- \* Some way to get across new Seward Highway without being killed i.e., overapsses for cars and pedestrians
- \* Use shuttle bus concept - don't want to wait for bus

- \* Mass transit - particularly for children, so parents don't have to chauffer them around
- \* Use school buses on Saturday to pick kids up and take them around
- \* Use small feeder buses to connect with express buses

Implementation Measures:

- \* Initiate areawide mass transit
- \* Coordinate school bus system with public transit, i.e., have children ride the public bus or use school buses for the rest of the population when not in use by the schools
- \* Require sidewalk construction in subdivision requirements
- \* Provide for express routes in bus system
- \* Develop a master traffic control plan which requires controlled access to all major arterials, especially those located along commercial districts
- \* Construct overpasses for both automobiles and pedestrians over the Seward Highway and other major arterials
- \* Provide sufficient number of buses operating on an accurate schedule to avoid delay and long periods of waiting for the rider
- \* Turning pockets at all access points to arterial commercial areas

II COMMUNITY

Community Services

Major Concerns: NA

Other Issues:

- \* Need neighborhood business - liquor store, cleaners
- \* Need natural gas line
- \* Need a neighborhood focal point - i.e., school, store, restaurant
- \* Need public rifle range

Implementation Measures:

- \* Encourage small neighborhood businesses through a loan program





Population/Density

Major Concerns:

- \* Zoning should remain low density

Implementation Measures:

- \* Maintain low density zoning in the Abbott - O'Malley community

Roads

Major Concerns:

- \* Should become a road service area

Other Issues:

- \* Better control of traffic onto and off of Lake Otis
- \* Dedication of Lore Road between Lots 61 and 63 should be vacated

Implementation Measures:

- \* Abbott - O'Malley community should become a road service area so that the streets can be maintained by the Borough
- \* Control access onto Lake Otis Parkway

Sewers

Major Concerns:

- \* Moratorium on small lots which would require extension of sewer

Other Issues:

- \* Minimal clearing if sewer goes through Section 16
- \* You can double the capacity of the 10-inch sewer line through Zodiac Manor by putting in holding tanks

Implementation Measures:

- \* Moratorium on small lot platting in the community
- \* Establish minimal clearing policy through natural areas during sewer installation
- \* Require installation of holding tanks in Zodiac Manor Subdivision

✓ ✓  
✓ ✓  
✓ ✓  
✓ ✓  
✓ ✓  
✓ ✓

Trails - Parks

Major Concerns: NA

Other Issues:

- \* Trail for skiing and hiking from Abbott Loop Elementary School south to Section 16

Implementation Measures:

- \* Make a pedestrian trail from Abbott Loop Elementary to Section 16



Policy Required  
Mapped Concept

ABBOTT LOOP - O'MALLY COMMUNITY - Meeting of January 31, 1974

OVERALL PROGRAM SUGGESTIONS

Development

Major Concerns:

- \* Low density - no cluster - redevelop closer in urban area first ✓
- \* Want single-family development ✓ ✓
- \* No small lots (bring on sewer) - conflict ✓
- \* No utility low density 1 + AC ✓
- \* Low density development on large tracts ✓
- \* Can build nice housing areas from gravel pits ✓
- \* Commercial in gravel pits? ✓

Other Issues:

- \* There is no conflict between ind/com use and residential use ✓ ✓
- \* Need some small open space parks ✓ ✓
- \* Lack trust in government to administer exceptions - So...no industrial or slack in zoning ✓
- \* High density development separated from low density development by open space ✓ ✓
- \* If it remains as is, there is enough, PLI (Keep Section 16). ✓ ✓
- \* Some industrial commercial conflicts exist each new case should be looked at. ✓
- \* Notify all people who own 5 acre tracts of land of rezonings within a "Reasonable" distance of their property (use tax \$ for this rather than meetings) ✓
- \* Need a set of standards to mix compatible uses ✓
- \* Some industrial and commercial is compatible with residential areas ✓ ✓

Implementation Measures:

- \* Initiate low income loan program for residents, rehabilitators
- \* Establish an architectural review and community design board

- \* Modify the present tax system which discourages home improvements
- \* Strengthen the subdivision regulations and zoning ordinance to include stricter controls in business and industrial development
- \* Study the reuse of gravel pits

Miscellaneous

Major Concerns - N/A

Other Issues:

- \* Need more water - look at capacity of land to density ✓
- \* Should be some protection and standards - soils - water ✓
- \* Need adequate U.S.G.S. etc. information in applying standards and before permits and subdivision is okayed. ✓
- \* Allow the people to vote on Bicentennial Park - disposition or land ✓
- \* No - on present course of action - upgrade quality ✓

Implementation Measures:

- \* Develop and carry out environmental protection standards
- \* Establish water quality control of creeks
- \* Establish environmental design standards as part of development controls
- \* Provide forum to maintain communication and coordination of governmental service delivery

Land Use

Major Concerns - N/A

Other Issues:

- \* Keep industrial along Old Seward Highway ✓ ✓
- \* Keep large industrial west of Seward Highway ✓ ✓
- \* No commercial - small mom - pop store ok on some corners (ex - Abbott - Lake Otis) ✓ ✓
- \* High density north of Dowling - do not force high density ✓ ✓
- \* Want Campbell Airstrip to be kept as park and open space ✓ ✓

- \* Lake Otis, light industrial - strip development
- \* No industrial along 68th
- \* No industrial along O'Malley

Implementation Measures:

- \* Develop and maintain commercial and industrial plan for the Borough
- \* Study the highest and best use for the Campbell Airstrip
- \* Should increase the land use plan to include adjoining military land in the event this land is released to the public
- \* Develop industrial zoning safety ordinance

Taxes

Major Concerns:

- \* Tax so much per lot, not on house
- \* Tax on use of land
- \* Can't keep large lots because of taxes and assessments
- \* Tax policy should be changed to avoid pressure to subdivide
- \* Need tax changes to preserve low density

Other Issues:

- \* Bond issues divided between property owners and renters/ must be passed by both
- \* Use homestead tax exemption (1 family) deduction tax
- \* What can we afford?
- \* Sewer should be an areawide debt by floating bonds

Implementation Measures:

- \* Reorient tax structure with tax incentive scale for property improvement
- \* Implement a use tax
- \* Establish stat. controlled legalized gambling or lottery
- \* Impact funds for areas with limited population and experiencing rapid growth
- \* Study alternative means of raising revenue other than property tax



SAND LAKE COMMUNITY ISSUES

January 7, 8, 1974

Policy Required  
Mapped Concept

Commercial/Industrial

Major Concerns:

- \* Better to consolidate commercial areas into centers, not strips. ✓

Other Issues:

- \* Mom and Pop commercial with residential area if well-located - and for residential service needs only. ✓
- \* No more commercial zoning on Dimond from Seward Highway to Jewel Lake and then the four corners. ✓
- \* Rezone B-1 on corner of Jewel Lake and Dimond to R-1. ✓
- \* Should have community - neighborhood commercial - need drugstore. ✓
- \* Shopping centers at 4-corners and Jewel Lake and Dimond. ✓
- \* Inadequate access to commercial land on Jewel Lake Road - north end. ✓
- \* Small shopping centers for convenience and to save energy. ✓
- \* Industrial should be concentrated between railroad and Seward Highway. ✓
- \* Industrial along Alaska Railroad is good use. ✓
- \* Industrial plan for Sand Lake Community desirable to show where it could best occur - gravel pit rehabilitation. ✓

Implementation Measures:

- \* Develop a commercial and an industrial plan.
- \* Develop commercial/business design standards.
- \* Examine and modify if necessary, neighborhood commercial zoning regulations.
- \* Deepen commercial at key locations for clustering of activities.





Transportation

Major concerns:

- \* E/W road connections alternate road to International - Raspberry - Strawberry.
- \* Lack of adequate community access to Sand Lake.
- \* Flasher on Strawberry and 76th by Sand Lake School.
- \* Cross-country skiing trails, pedestrian and bicycle trails.
- \* Put walkways away from road - at edge of road right-of-way.
- \* Put Minnesota through.

Other Issues:

- \* Closing off of access to Sand Lake = access by boats - no ramps - canal barricaded.
- \* Ought to put airport across the Inlet.
- \* Speed control signs on Caravelle.
- \* Need to restudy existing airport facility because of poor utility.

Implementation Measures:

- \* Street development standards for construction on marginal lands.
- \* Alternatives to the automobile.
- \* Implement the Official Streets and Highways Plan.
- \* Acquire funds for mass transit.

Utilities

Major Concerns:

- \* Any way of replenishing community wells.
- \* Better planning for sewers - storm drainage.
- \* Among priorities - sewers, storm drains and paved streets should be most important - continue to good health.

Other Issues:

- \* Need better planned street lights.
- \* Sewer to populated area first and should be filled first.

Implementation Measures:

- \* Stronger flood plain ordinance.
- \* Areawide utility consolidation.
- \* Establish amortization measure to phase out all existing above-ground utilities.
- \* Instigate the construction of new street lighting in those areas that need it.

Education

Major Concerns:

- \* Maintain neighborhood school concept. School - park concept. Better use of facilities.

Implementation Measures:

- \* Continue implementation of community school - park concept.
- \* Expand role at school system to include programs for adults.
- \* Develop community school concept.

Environment

Major Concerns:

- \* No additional gravel pits in Sand Lake.
- \* Do not permit development on unsuitable soils.

Other Issues:

- \* Detrimental - lowering of Sand Lake due to new sewer line installation - never been repaired.
- \* Land reclamation. Examples: gravel sites; bogs.
- \* Public lands unsightly area. Campbell - Point.
- \* Community hazards eliminated. Examples: car dump, old sewer pump site.
- \* Respect soils - development problems - Upper Campbell drainage - Birch Lake - Gladys Woods School.
- \* Make development off limits for area between Sundi Lake, behind Fire Department - not 45 acres not suitable for development, but an excellent open space and recreation area.

Implementation Measures:

- \* Tax incentives to retain marginal land in open space. ✓
- \* Require reclamation plan and bond in conjunction with all gravel permits. ✓
- \* Rehabilitate all present gravel pits. ✓
- \* Develop and enforce a stronger flood plain ordinance. ✓
- \* Establish water quality control of creeks. ✓

Government

Major Concerns:

- \* Tax base studied and possibly changed - sales tax (?) ✓
- \* Who's going to pay for all this? ✓
- \* Borough ought to enforce ordinances. ✓
- \* Basic distrust of public officials. ✓
- \* Adoption and enforcement of plan. ✓
- \* New zoning process which guarantees protection of neighborhood. ✓

Other Issues:

- \* What about plan alternative - options. ✓
- \* Check conflict of interest on decision-making policy groups. ✓
- \* Zoning should not be easily changed. ✓
- \* Better plan implementation with unification of city and borough. ✓
- \* Federal building should be on government land. ✓
- \* Continuity between agreements made with residents and implementation. ✓
- \* Government interrelate taxes zoning - services - land use. ✓
- \* More efficient government expenditures. ✓
- \* Tax property based on existing use - not potential use. ✓
- \* Zoning can limit growth in area. ✓

- \* Privately-owned land on tide plots zoned PLI? Don't zone private PLI. ✓
- \* How can we define optimum population? Example: What can the bowl support? ✓
- \* Credibility of planning and government process protecting integrity of plan. ✓
- \* Local desires not recognized - lot sizes - water - sewer. ✓
- \* Is planning flexible to adjust to new conditions? ✓
- \* Excessive government control. ✓
- \* Planning coordination between agencies. ✓
- \* Ombudsman. ✓
- \* Lack of communication between citizens and public officials. ✓
- \* More control or say to residents living in the community than absentee land owners. ✓
- \* Permanent editorial space in newspaper for community expressions. ✓
- \* How about TV or public poll on completion of community meetings. ✓
- \* No special exceptions for commercial gains. ✓
- \* Implementation of community and neighborhood councils. ✓
- \* Neighborhood councils might break down on volunteer basis. ✓

Implementation Measures:

- \* Formation of community councils.
- \* Acquire an ombudsman.
- \* Adoption of Comprehensive Plan by ordinance.
- \* Increase public notice procedure on zoning changes, other government changes.
- \* Keep planning current - allow for valid community need changes in planning.
- \* Develop and adopt alternative means of taxation other than land tax.

Housing

Major Concerns:

- \* More flexibility in PUD concept as long as residential integrity is protected. ✓
- \* Architectural design should be left to people who own the property. ✓

Other Issues:

- \* Require subdividers to dedicate land for parks. ✓
- \* Should be green areas - within subdivisions. ✓
- \* The same person or firm should not develop a subdivision and then design the structures. ✓
- \* Residential area should be built with open space/greenbelt concept. ✓
- \* Building height restrictions. ✓
- \* Like cluster townhouses. ✓
- \* Dislike townhouses (cluster). ✓
- \* Speed dips in residential areas. ✓

Implementation Measures:

- \* Allow for a mix in design in subdivisions.
- \* Develop and implement an ordinance on aesthetics.
- \* Establish design and architectural control commission.
- \* Instigate more planned unit developments.
- \* Require full-range of economic house choice.
- \* Require existing mobile home parks to upgrade to meet new standards.
- \* Provide consumer information booklet on housing.

Policy Required  
Mapped Concept

OVERALL PROGRAM SUGGESTIONS  
FROM SAND LAKE RESIDENTS

January 7, 8, 1974

Commercial/Industrial

Major Concerns: N/A

Other Issues:

- \* Not want industrial zoning.
- \* Conflict between CBD business interests versus outlying business formation.

Implementation Measures:

- \* Examine and modify if necessary, neighborhood commercial zoning regulations
- \* Develop commercial/business design standards
- \* Do plan/study for commercial activity in Spenard area community

Education

Major Concerns: N/A

Other Issues:

- \* Proper school location and land acquisition.
- \* Schools not equal in quality.
- \* Will need more and bigger schools.
- \* Build essential - basic educational facilities designed for maximum use.
- \* Hire chaperone for evening programs at schools.
- \* Outdoor education programs - run by the kids for kids.
- \* Year-round schools.
- \* Funding flexibility to be able to plan multi-use educational facilities.

Implementation Measures:

- \* Develop programs - regulations for:
  - \*\* Design and architectural standards
  - \*\* Increasing use of and accessibility to school facilities
- \* Encourage policy of the use of school facilities as community focal points for all types of activities
- \* Community use of schools in the summer

- \* Year-round school system
- \* Study use of present facilities before expanding ACC
- \* School facility planning should require input from all users

Environment

Major Concerns:

- \* Air, water quality, noise and aesthetics ordinance.
- \* Dangerous - brinks - danger from snowmachines and bikes.

Other Issues:

- \* Maintain bogs for water recharge, recreation.
- \* Desirable to retain woods and meadows in some areas.
- \* Develop - development standards - soils - foundations.
- \* Water reserves for a doubling of population.
- \* Purchase poor undevelopable land.
- \* Tax land according to actual use - poor land lower rate taxes - tax on environment factors.
- \* Preservation of natural wildlife and vegetation.
- \* Need - preparedness for skiing and hiking accidents, avalanches.

Implementation Measures:

- \* Integrate drainage control, floodplain zoning, greenbelt planning and acquisition and water quality control
- \* Modify necessary administrative policies
- \* Incorporate environmental assessment - environmental design standards as part of development controls
- \* Land Bank
- \* Tax incentives to retain marginal land in open space
- \* Require reclamation plan and bond in conjunction with all gravel permits



Transportation

Major Concerns:

- \* Prohibit truck traffic on certain roads and after certain hours and during busy traffic periods.
- \* Alternative means of transportation rather than the automobile.
- \* Separate bikes and pedestrians from auto traffic lane.
- \* Keep motorized vehicles off bike paths and along pedestrian walkways - law not enforced.

Other Issues:

- \* Develop or leave a greenbelt along major roadways.
- \* In winter, remove snow so that it is safe.
- \* Density traffic congestion.
- \* Citizens were not involved in airport planning process.
- \* Place for small airplanes - place to park them and places to land and takeoff.
- \* Need traffic control pattern in case of an air disaster.
- \* Borough should be responsible for easements - make contractor responsible - bonded.
- \* How much major commercial aviation growth.
- \* Plan a traffic flow system.
- \* Legalize passing on the right in specified areas.
- \* Tie transportation together to community focal points - serve Anchorage - need road network completed - no big highways.
- \* Public transit desirable if energy becomes scarce, particularly. Later, mini-buses in neighborhoods.

Implementation Measures:

- \* Extensive areawide transit including dial-a-ride concept
- \* Park and ride stations
- \* Commuter fare structure lower than monthly parking rate
- \* After transit is implemented, apply auto commuter tax where transit is available and car pooling is not utilized
- \* Incorporate trails system in all plans
- \* Include grade separation access for trail systems within transportation



- \* Grade separation for pedestrian access where commercial abutts arterial
- \* Acceleration/decceleration lanes - controlled access plan for all commercial abutting arterials
- \* Turning pockets at all access points to arterial commercial
- \* Areawide transit tax to include provision for trail acquisition

Miscellaneous

Major Concerns: N/A

Other Issues:

- \* Multiple use of public facilities.
- \* Save space for community focal point - use schools more and different uses.
- \* Complete one project before you start the next. Example: the greenbelt.
- \* Get basic needs solved first before affording cultural.
- \* Control outside (Japanese) economic forces.
- \* More is not necessarily better.
- \* Coordinate energy demands - ability to provide for growth.
- \* Should avoid leapfrog development.
- \* Pleasantries lead to excesses after initial pipeline impact.
- \* How do we determine priorities?
- \* Goals and objectives should be added to open.
- \* Need to know what housing/income according to needs/ subdivision of population according to needs.

Implementation Measures:

- \* Improve police protection through more officers and better training
- \* Explore and encourage the development of a civic center
- \* Encourage the development of more day care centers
- \* Encourage policy of the use of school facilities as community focal point for all types of activities
- \* Education planning should require input from parents

PROGRAM SUGGESTIONS AND ISSUES FROM  
CAMPBELL LAKE - KLATT COMMUNITY MEETINGS

Meeting held on November 9th, November 13th and December 6th

LAND USE

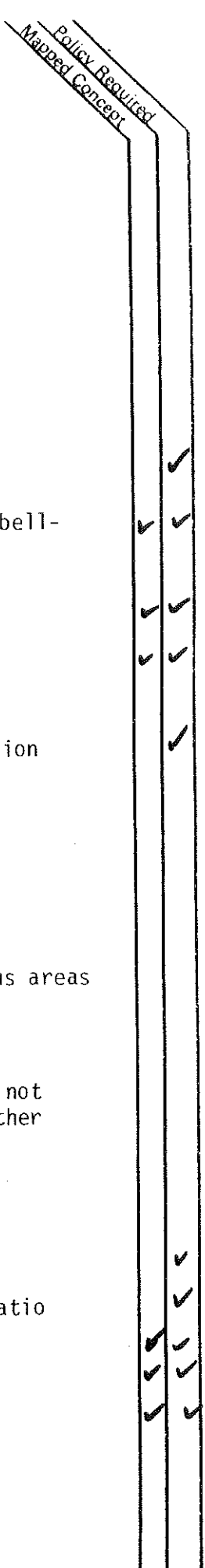
1. Hazardous lands should be allowed to be developed upon if there are stringent development and building standards ✓
2. There should be no more land zoned industrial in the Campbell-Klatt Community ✓ ✓
3. Mud flats should be public lands ✓ ✓
4. Peat or muskeg should be view land extracted as a natural resource ✓ ✓
5. Sand and gravel pits should be rehabilitated upon completion of extraction ✓

Implementation

- \* Strengthen and enforce building code
- \* Establish development standards for geologically hazardous areas
- \* Moratorium on industrial zoning
- \* Public acquisition of all mud flats along Turnagain Arm
- \* Require rehabilitation of gravel and sand pits for those not presently covered by special requirements, i.e.) grandfather rights

PARKS AND OPEN SPACE

1. Want school-park plan concept ✓
2. Want open space within a subdivision on an established ratio ✓
3. Want greenbelts along creeks ✓
4. Want some open space within the bog area ✓
5. Bogs and swamps should not be parks ✓



Implementation

- \* Enforce school-park plan in sight selection process
- \* Amend subdivision regulations to require open space or develop incentives through tax breaks
- \* Public acquisition land along creeks - immediate compensation for owner

TRANSPORTATION

1. Upgrade Klatt Road
2. Extend Arctic south to Klatt

Implementation

- \* Implement the Official Streets and Highways Plan

NEIGHBORHOOD

1. Local commercial in residential - the corner store
2. Keep elementary school small - 450 students maximum
3. Have socio-economic mix of people and housing
4. Mix architectural design of housing units
5. Insure that utilities won't be problematic
6. Subdivisions need to be planned communities, not just subdivisions

Implementation

- \* Limited mixed land use
- \* Encourage mixed housing through tax or developmental incentives
- \* Design standards for site development
- \* Develop and enforce standards for utility installations
- \* Architectural design review board
- \* Encourage PUD development

TURNAGAIN ARM COMMUNITY - Meeting of December 18, 1973

OVERALL PROGRAM SUGGESTIONS

Economic

Major Concerns:

- \* Need local wholesale store

Other Issues:

- \* Want opportunity to develop balanced lifestyles
- \* Improve quality of life for average citizen
- \* What type of economic base do we want
  - recreational
  - industrial
  - other
- \* Set aside commercial areas
- \* Local control on commercial locations - zoning - taxing structure
- \* More clean industry - or services to provide a stable population growth
- \* Girdwood socio-economic area is different and should be recognized as such
- \* Alternatives and future planning should be analyzed economically - Can we afford alternatives?
- \* Establish priorities based on finances
- \* Need growth impact funds
- \* Goals may be unrealistic - unattainable economically
- \* Cost of living and unemployment are big problem to area

Implementation Measures:

- \* Preserve - set aside - zone for commercial land and uses necessary to create a balanced community and increase economic base
- \* Prepare special economic growth study for area
- \* Create local planning group

Environment

- \* Natural land restrictions should be looked at when development occurs
- \* Protect natural vegetation
- \* Growth should not be detrimental to lifestyle
- \* Building activity should consider preservation of environment
- \* Want maximum protection of environment - stop destruction of natural environment

\* \* \* \* \* All statements are closely related - protection of environment \* \* \* \* \*  
is major concern

Implementation Measures:

- \* Adopt and implement planning, development and land use standards
- \* Create local planning group

✓  
✓  
✓  
✓  
✓



Implementation Measures:

- \* Create Borough community office - similar to one in Eagle River - would serve all of Turnagain Arm
- \* Create local planning group
- \* Change election precinct boundaries
- \* Improve code enforcement procedures - state, federal, Borough
- \* Change method of taxing land

Land Use

Major Concerns:

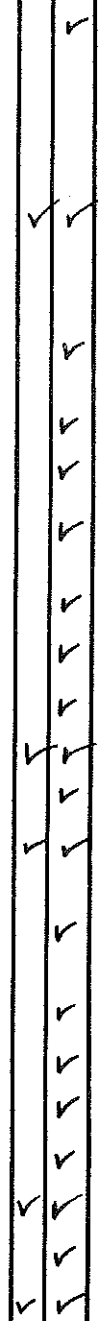
- \* Need: planning & controls  
subdivision regulations  
sewage disposal  
control of lot sizes  
local input to zoning
- \* Need local dump and enforce garbage disposal rules

Other Issues:

- \* Platting & subdivision of state land should require park and trail dedication
- \* Develop a formula of open space to developed land
- \* Provide sewers before land is subdivided and sold
- \* People who need sewers the most - can't vote for them - recreation lots - not registered in local area
- \* Reevaluate method of sewer assessment - base on use not acreage
- \* Sewers only where needed and for those who want them
- \* Pollution from on-site sewers is becoming a problem
- \* Need overall land use plan and solid waste study
- \* Look closely at small lot developments
- \* Development in hazardous areas should be looked at closely - avalanche areas - floodplains, etc.
- \* Good ground should be used first, and at higher density - leave poor ground in open space
- \* Scale of development should conform to established pattern of area
- \* Lot size and density should be related to ground area
- \* Preserve as many trees as possible when building
- \* When locating dump area, look at level of water table so won't pollute
- \* Certain areas should be residential only
- \* Don't want old buildings from Anchorage moved to this area
- \* Need local post office in Indian - Bird Creek area

Implementation Measures:

- \* Adopt and enforce Comprehensive Plan and implementing tools
- \* Local subdivision regulations
- \* Pollution control standards
- \* Land Use Plan
- \* Adopt hazardous zone area development standards





- \* Adopt hazardous zone area development standards
- \* Change state law to require local input to land use plans, zoning, subdivision, etc.
- \* Create local planning group

Recreation

Major Concerns:

- \* Use community resources for recreation

Other Issues:

- \* Zoning should reflect recreational nature of area
- \* Recreation in area should be peaceful
- \* Need more access for cross-country skiing
- \* Need bike trails
- \* Develop should provide trail access and easements
- \* Have concerns for:
  - \* wildlife
  - \* Forest fire
  - \* Hunting - public shooting
- \* Should increase summer recreation - trail system would help
- \* Increased exposure to recreational uses activity
- \* Indian-Bird Creek area valley should be wildlife preserve - need trails - no hunting in bird feeding area
- \* Want local input on state - national park planning and boundary changes

Implementation Measures:

- \* Adopt and enforce standards protecting recreational-oriented assets of area
- \* Develop trail system/plan for area
- \* Create local planning group



Transportation

Major Concerns:

- \* Need mass transit in Anchorage - so se can get around from railroad station
- \* Girdwood to Anchorage railroad shuttle services
- \* Want local involvement in highway planning

Other Issues:

- \* Extend railroad service to Alyeska
- \* Would like less dependency on the car
- \* Need transportation planning agency
- \* Want transportation alternatives

Implementation Measures:

- \* Provide mass transit in Anchorage
- \* Work with railroad to establish need for and provide shuttle service
- \* Create local planning group



TURNAGAIN COMMUNITY - Meeting of February 25, 1974

OVERALL PROGRAM SUGGESTIONS

Environment

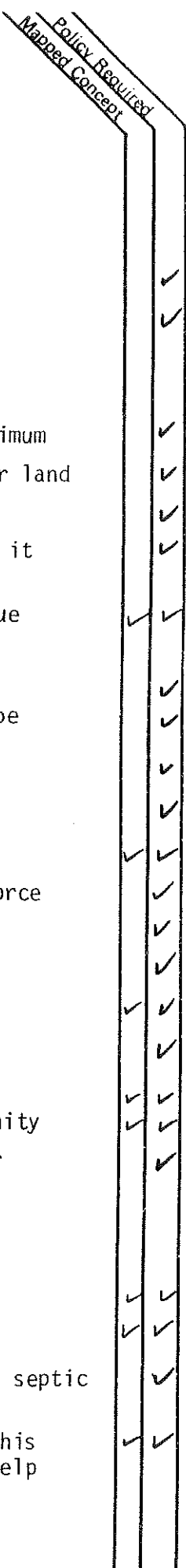
- \* Main concern is environmental protection
- \* Road herbicide spraying is bad

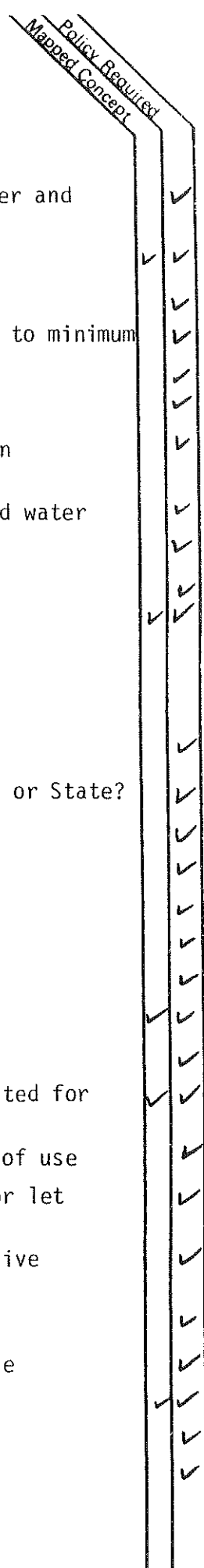
Government

- \* 20-year planning period is too long - should be 5-year maximum
- \* Don't want the Borough to tell people what to do with their land
- \* No zoning for this area
- \* State Park regulations are not enforceable because some of it is Borough land
- \* Should use dead wood in Bird Creek area for firewood - issue permits with local use preference for home use needs first
- \* Borough Assembly is not responsive to local needs
- \* What about areawide police? - no services now - will just be more taxes
- \* Want more voice in local government
- \* Go back to unorganized borough system
- \* Non useable lands (such as rock piles) should not be taxed
- \* Request more state police enforcement instead of Borough force
- \* Need protection for grandfather rights on zoning
- \* Need Borough enforcement or control over state police
- \* Need warning signs to keep tourists off of tide flats
- \* Borough Assembly should be obligated to use plans
- \* The Borough should build a rifle range
- \* Don't consider Girdwood and rest of Turnagain as one community
- \* Not much concern for police protection - concern for better investigation/prosecution - tightening up of criminal code

Land Use

- \* There should be some guidelines of 2.5 acres per lot
- \* Smallest subdivided lot should be 1.25 acre
- \* Try to use alternative sewage disposal to sewers other than septic tanks, i.e., chemical and compressed air
- \* What are plans for Bird Creek Park area? - can logging in this area be opened up? - It would create local employment and help clear dead timber





Land Use (continued)

- \* Lot sizes should be adequate to operate on individual water and sewer systems without need for future public systems
- \* Like to see R-6 or R-9 zoning except along highway
- \* Zoning should allow a person to maintain home occupations
- \* Need control on clearing of land - keep clearing of trees to minimum
- \* Require posting or public notice of clearing
- \* Give trees that are cleared to public rather than waste
- \* Want R-6 or R-9 zoning, but keep limitations to minimum on property owner
- \* Limit density in relation to capacity of on-site sewer and water
- \* No multiple dwelling units in area - single family only
- \* Keep scale and character of land use as it presently is
- \* Preserve view of inlet

Recreation

- \* Want a recreation type community and economic base
- \* Clear up responsibility of Bird Creek ownership - Borough or State?
- \* Keep all of Bird Creek Park - don't sell any of it
- \* Camping permits should be issued for park
- \* Build camping facilities
- \* State park should be policed
- \* Develop trail system to Ft. Rich
- \* Bicycle trails should be separated from highway
- \* Keep state park to limited use - no snowmobiles
- \* Like to see multiple use of State park with areas designated for uses of snowmobiles, skiing, etc.
- \* Need noise controls on snowmachines and control on hours of use
- \* Need recreational use activity in Bird Creek enforced - or let people know what uses are allowed
- \* Control hunting and trapping in area as too many people live in area now
- \* Want vote on local hunting regulations, etc.
- \* Make better use of Chugach State Park for recreational use
- \* Need better access to Chugach State Park
- \* Need local WPA program to fix up parks, trail systems
- \* Need control on discharging of firearms



Policy Required  
Mapped Concept

TURNAGAIN ARE COMMUNITY - Meeting of March 14, 1974

OVERALL PROGRAM SUGGESTIONS

Aesthetics

Major Concerns:

- \* Would like to see some wildlife preservation along Seward Highway - particular goals and sheep - important attraction for visitors and residents.
- \* Committee or Council of all agencies and landowners composed to meet and determine means of scenic protection along Turnagain Arm (Seward Highway) and other main roads - Coordinate with Kenai Borough to continue policies on Kenai in other scenic surface routes.
- \* Scenic protection of Turnagain Arm should be a GAAB leadership responsibility.
- \* Scenic easement along Seward Highway and Alyeska Highway needed to preserve attractiveness of roadside scenery. Limits on tree cutting, limits on color of buildings, Control over power line clearings, scenery essential for viability of economic base.

Other Issues:

- \* Have concern for forest fire in area - look at prevention - stop it before it starts.
- \* Avalanche hazardous areas should be zoned for open spaces.
- \* Airport noise control important - strip should remain a "small plane" strip. Limit number of flights in future to be compatible with community residents. Noise particular problem because valley is constructed and narrow.

Implementation Measures:

- \* Incorporate environmental assessment - environmental design standards as part of development controls.
- \* Effective noise control ordinance.
- \* Development and implement ordinances on aesthetics.
- \* Implement an ordinance on the planting and removal of vegetation.
- \* Develop a plan for environmental hazards.

Sense of Community

Major Concerns:

- \* City of Girdwood would like to be advised of any Borough actions affecting its operations.
- \* The more local input that is possible to be implemented, the better.
- \* Try to enhance or retain sense of community in Girdwood - may be diminishing.

Other Issues:

- \* What are park plans for Indian Area.
- \* Future development should be closely coordinated with community desires - need to communicate in formative stages.
- \* A public meeting should be held in the Bird Creek - Indian area to assist in the decision as to what facilities should be developed at the Old Indian Sawmill Site.

Implementation Measures:

- \* Historical preservation incentive.
- \* Adoption of Comprehensive Plan by ordinance.
- \* Formation of Community councils.
- \* Provide forum to maintain communication and coordination of governmental service delivery.

Ordinance and Code Enforcement

Major Concerns:

- \* Would like to see ordinance or regulations to prohibit garrish, flashing, or too large and unattended signs - see number 8.
- \* Flashing signs distracting and dangerous to driving.
- \* Oil development will increase pressure for use in valley. Need more control to prevent unsightly or uncontrolled development.
- \* Need good inventory land use - land capability etc.
- \* Qualitative factors needed in GAAB zoning regulations - need a strong scenic protection zone, ei: along highways and other areas that are visually sensitive.



Other Issues:

- \* Need some kind of GAAB regulation to require registration licensing (?) and better identification on snowmobiles.
- \* When and if the Bird Creek area is zoned the residential area should be zoned for not less than 1 1/4 acres.
- \* If zoning comes - want it tailored to Turnagain Arm area - want to maintain local options - home occupation and small home business - non nuisance uses.
- \* Pet problem - dogs running in packs - pose traffic hazard - chase skiers - GAAB dog control far removed - control originates only then complaints.

Implementation Measures:

- \* Develop and implement a strong sign ordinance.
- \* Adoption of the Comprehensive Plan by ordinance.
- \* Develop and implement ordinances to control aesthetics and the scenic values of the Turnagain Arm area.
- \* Develop an ordinance and method of registering snow machines.
- \* Control and license acts.

Government

Major Concerns:

- \* Plan for this community should be integrated with all other agencies whose jurisdiction over land management decisions would affect the community. Examples: Chugach National Forest U.S. Forest Service  
Department of Fish and Game  
Bureau of Land Management  
Chugach State Park State Division of Parks  
State Division of Lands  
State Department of Highways  
City of Girdwood  
G.A.A.B.  
Alyeska Resort area.  
Communities of Indian and Bird Creek  
Alaska Railroad (D.O.T.)  
Division of Aviation
- \* Want local (Turnagain) representation in government.
- \* Tax land on use - not on potential use.
- \* There is a lack of the borough being responsive to the citizens.

- \* Bird Creek feels that they cannot afford public sewers.
- \* Want public access - to (on) all water areas.

Other Issues:

- \* Public comments should be listed and answered - yea or nay in plans.
- \* Need community water pump - and hose - could stop small fires fast - also need fast fire alert system to BLM - park service.
- \* Need avalanche control for Seward Highway - used to shoot avalanches years ago.
- \* Is it possible to cure dead wood near old Portage.
- \* Someone from the trust council should come and explain the program.
- \* If public school lands are sold \$ should be used for local area improvements - facilities.
- \* Who owns the dump in back of Bird House? What is to become of the dump?
- \* Someone from this area should be on the land trust fund council.
- \* Want to have direct input into any zoning decisions made for area (mentioned that Alyeska Lease functions as a form of "zoning").
- \* All available sources of existing resource data (etc. water, geology, climate, vegetation) should be utilized in plan preparation. (p.2 and 6, December 18 meeting)

Implementation Measures:

- \* Create Borough Community office.
- \* Create a Community Council.
- \* Community-by-Community areawide information program.
- \* Examine present taxing policy - develop incentives, programs for good development, open space, property maintenance.
- \* Increase public notice procedure on zoning changes, other government action.
- \* Keep planning current - allow for valid community need changes in planning.
- \* Develop a solid waste study.

Parks

Major Concerns:

- \* When park facilities are built - \$ to maintain should also be made available also public should have input before facilities are built. Parks should respect private property - parks will need to build own roads and not always use others.
- \* Public hearings should be held on all park planning.
- \* Park service should post tide flats.

Implementation Measures:

- \* Expand recreational programs by volunteers, user fees, taxation.
- \* Compensation for land owners dedicating green belt/open space.
- \* Expand and develop complete trail system plan.
- \* Specify snowmachine areas.
- \* Develop legislation requiring use of State-owned land to be subject to local planning requirements.