

Huffman/O'Malley Community Council
It's your HOCC!

June 2009

Newsletter

Did you attend the May HOCC Meeting? It was busy, with a lot of new information and updates, including the following:

Report from Chugach Electric representative, Phil Styers, concerning construction of transmission level power lines along O'Malley Road. Plans are to bury some of the existing lines and place the high voltage transmission lines overhead. Project bids are out and Chugach expects to award bids by July. Construction will start during this summer with final completion by the end of the year. For more information go www.chugachelectric.com and under **Projects** go to Projects in the 5 year Capital Improvement Plan 2008-2012 / University Substation to Retherford Substation 138 -KV line.

Report from South Anchorage Water Improvement Project (SAWIP) representatives Bruce Robson and Julie Jesson, regarding the installation of the new 24 inch Hillside Water Transmission Main (WTM) to improve and increase AWWU's water efficiency to existing AWWUU service areas.. This project will be adding 7 fire hydrants along Elmore road. Construction will begin during the summer of 2009 with Elmore Road as the area most impacted by this project. Expected completion of this project is summer 2010. For more information regarding the July 14th Public Involvement meeting or for project updates go to www.awwu.biz/SAWIP

Representative Kari Sherman with the Municipality Rain Garden Grant Program, presented the program available to homeowners and businesses interested in developing "on site" solutions to reduce or eliminate storm water runoff. Rain Gardens are a depression in the landscape that is designed to catch and filter water from run off of the roof, driveways, walkways and compacted lawn areas. For more information go to www.AnchorageRainGardens.com

Hot Button Issue

The Hillside District Plan is set for Public Hearing on June 15th!

The Hillside District Plan will be on the agenda of the Planning and Zoning Commission on Monday, June 15. These meetings are held at the Assembly Chambers of the Loussac Library.

We need **ALL** members of the community to comment on this document that will be the guide for **our future**. We also need a standing-room-only audience of neighborhood support for the major issues that must be corrected. Please put that date on your calendar now! Remember that the Commission can make the changes we need that the Planning Department and Muni consultants have continually failed to accept as the will of the Hillside residents.

Your comments need to be made by June 4th to be included in the packet. You can comment by:

mail to the Planning Department, MOA, Box 196650, 99519-6650;

fax to 343-7927;

hand deliver to the Planning Department at 4700 Elmore Road;

or on the website <http://www.muni.org/planning/index.cfm>. Click on "cases online" and go to Case # 2009-090.

Information received after June 4th may be added as an addendum to the packets given to the Commission members.

The HOCC will be coordinating responses from our area for the Public Hearing. If you have specific knowledge or expertise in a particular area of concern, please let us know! That way, instead of repeating information, each of us can testify on one subject for our three minutes of individual testimony time allotment. This will give us the ability to address the numerous issues in a concise way. Those not wishing to testify are needed to show by their presence that the entire community desires these changes.

The HOCC has several items of concern with the current HDP Public Hearing Draft

FOREMOST:

Should not expand Public Water and Sewer

The push to bring city water and sewer into the area referred to as *Furrow Creek*, the area bordered by O'Malley Road and Huffman, and Elmore to Lake Otis. This move is the result of the Hillside Area Household Survey, http://www.hillsidedistrictplan.com/pdf/whitepapers/survey_w-appendices.pdf, the survey only allowed respondents the options of "rural" or "urban" to describe their neighborhoods. By omitting "suburban" option for our current R-6 zoned area, it led some to describe our area as "urban", despite the fact that most of our area has no public services and only a few are within walking distance to commercial services. As a result our entire area was lumped into the "Lower Hillside". This in spite of the fact that the *Furrow Creek* area has more in common with the "Middle Hillside" than the "Lower Hillside" and the public services that allow for the high density. As a result the HDP draft is calling for greatly increasing density in the *Furrow Creek* area, this to be achieved by the expansion of city water and sewer and rezoning of the entire *Furrow Creek* area. This area is already over-developed for the mandates set in the 2020 plan and HOCC wants to maintain R-6 zoning in this area. The Hillside District Plan (HDP) was intended to be a community driven document that would guide us into the future protecting existing developments and land uses while establishing sensible guidelines for new developments. This current draft has failed to do that.

Other concerns are:

Should not expand commercial properties further up the Hillside.-current town centers and residential business should remain as allowed by current code.

Should allow for the formation of a Hillside Road Service Area - similar to the existing Chugiak-Birchwood-Eagle River Rural Road Service Area (CBERRSA)

Should integrate Context Sensitive Design and Solution guidelines - allows for road development that will retain the rural appearance of the Hillside's current road system and hopefully will result in safer and not just faster roads.

For additional information more details on HDP and the concerns of the HOCC go to <http://www.communitycouncils.org/servlet/content/1295.html>

HALO Update

The Hillside Area Landowners Organization, Inc. held its annual meeting in May. Congratulations to new President Wayne Westberg! Wayne has long been a valuable member of HOCC, and will definitely be an asset to HALO.

At the meeting, the Municipal Planning Department answered questions about the Hillside District Plan. Once again, they shared the information that the HDP Public Hearing Draft is virtually identical to the last draft. The only major change was done at the request of the Planning Department: a rearrangement of the material and addition of implementation methods. A question from the audience verified that the Municipality and contractor Agnew::Beck ignored the hundreds of individual comments submitted by the public, including very specific requests from individual councils.

HALO also hosted a meeting on the HDP, organizing the councils for our response. HALO will be drafting a response to the HDP Public Hearing Draft to be submitted by the June 4th deadline. HALO will also be coordinating the individual responses from each of the Hillside Community Councils in support of each of the individual council's areas of concern with this draft.

HALO meets the first Thursday of the month at the Holy Spirit Retreat House, corner of O'Malley and Hillside Drive, in the Loyola room at 700pm. Meeting is open to the public.

Question of the Month

When is the Public Hearing on the Hillside District Plan? That's right! It's a trick question!

The Public Hearing is Monday, June 15th, at the Assembly Chambers in the Loussac Library. **We need you there!**

Welcome New Members

Everyone within our boundaries - residents, landowners, and business owners - is important to the future of our community council. We especially need your participation now, when we are facing such dramatic changes that may well alter the face of our neighborhoods. Did you know that, for some neighborhoods, the proposed HDP plan even calls for guidelines on what color you can paint your home? What building materials are suitable to protect "visual quality"? Thank you to our newest five members who will help shape the future of our community!

HOCC June Meeting

Plan now to attend the June 18th meeting. Remember that we always meet on the third Thursday of each month at 7 pm. Our meeting location is the Christian Church of Anchorage, corner Lake Otis and O'Malley. Entry is on the O'Malley side of the building, and we meet downstairs.

Are your neighbors members of HOCC? Have you renewed this year? Has your information changed? Use this form as needed!



Yes, I want to become a contributing member of HOCC

Enclosed is my contribution (\$5 minimum) for this year.

Name: _____

Physical Address: _____
Mailing Address: _____

Phone: (h) _____ **(other)** _____
E-Mail _____

Comments & Concerns:

Mail to:
**Huffman/O'Malley Community Council, 1120 Huffman Road Suite 24, PMB
420 , Anchorage, AK 99515**

