

Huffman/O'Malley Community Council
It's your HOCC!
May 2010

Newsletter

April Meeting Recap:

What a meeting! We had a presentation from Chugach Electric regarding the new substation they are hoping to build on O'Malley Road next to the Greek Orthodox Church, and an update on the SAWIP water line construction. We also unanimously adopted the new ByLaws revision that our Steering Committee member Mark Schroeder carefully shepherded through a long process. Before the evening drew to an end, we elected your new 2010-2011 Steering Committee! Thank you outgoing Committee, and welcome, new Committee: Wayne Crayton, Joe Finnie, Christine Monette, Katie Nolan, Pete Nolan, Brian Partch, Jim Pekar, Paul Rasmussen, Melissa Schmiedt, Mark Schroeder and Tim Stevens!

Meet your new Steering Committee at the May Meeting!

Hot Button Issue **Hillside District Plan is Done! And Furrow Creek is Saved!** (at least for the moment)

Led by Assembly Member Jennifer Johnston, the Assembly voted 10 to 1 to adopt an amendment that removed plans for a Furrow Creek Transition Area from the Hillside District Plan. Assembly Member Sheila Selkregg was the only vote against protecting this area, located in the center of large-lot residential zoning. With a couple more tweaks, the entire Plan was adopted.

Much thanks to all who have tirelessly worked on this for so very long. From the beginning, the goal was to protect existing uses while guiding future development. The Hillside District Plan provides the framework that will make this a reality.

The developer for the 19-acre parcel that was at the center of this controversy argued in favor of allowing high densities in this area. Mr. Barillo explained to the Assembly that instead of the 16 homes that current zoning allows, he wished to put in up to 100 homes on 6,000 to 7,000 square foot lots. He explained that he could do this in the same way one of his projects brought high density and public services in Sand Lake, sharing the expenses of the projects with the neighbors, many of whom later hooked up to city services. He patiently explained that both Huffman Elementary School and Trinity Presbyterian Church wanted to hook up to city services, as could another church, and they could underwrite most of the costs of bringing in city water and sewer. While the Principal of Huffman Elementary was present, the churches did not speak to the matter.

As a reminder, the costs for a typical 1.25 acre lot frontage to hook up to city services starts at approximately \$150,000. While residents are not forced into using city services (unless an assessment district is created), lenders typically do not loan mortgage monies on properties that are not connected, if city services are available.

Thank you to all the residents and neighbors of Furrow Creek who expressed both their opposition to allowing higher zoning densities and their desire to preserve the character of our rural neighborhoods by emailing, calling, and attending the Assembly hearings on the HDP.

Huffman Park Clean-Up Day

We need your help!

Huffman Park, on the corner of Huffman and Elmore Roads, is due for both clean up and revitalizing. On Saturday, May 15th, everyone is invited to participate in the Huffman Park Clean-Up Day. Volunteers will meet at Trinity Presbyterian Church (corner of Huffman and Lorraine) and will work from 8 am to 2 pm. All ages are encouraged to participate, lunch and child care will be provided for all volunteers. Wear work clothes and bring gloves. Other equipment will be provided.

During this time, your Huffman/O'Malley Community Council Steering Committee will be developing ideas for the revitalization of this neighborhood park. Working with representatives from Trinity Presbyterian, Huffman Elementary School, and PTA and area residents and users, this park is in line for upgrades. These may include widening paths, creating new trails, adding lighting and perhaps a picnic area. Challenge grant funding is available for this project. If you have specific ideas for the future of this park, please let us know.

We especially need volunteers to work on eliminating the devil's club invasion in this park. If you are able to work on this project, please be sure to wear long-sleeved clothing. There are several large areas of infestation that need to be eliminated for the safety of the park and trail users.

please be sure to check in with the clean up park coordinator Erin Kirkland, volunteers are asked to sign in and out so that we know how many hours you worked. Your volunteer hours will count as credits for funding for the larger projects.

If you would like more information about the Clean-Up Day, contact Megan Holliday at 345-4823 or mholliday@trinityalaska.org.

Come join your neighbors and let's clean up Huffman Park!

SAWIP Begins Phase II Construction

Construction on the final stretch of the Anchorage Water & Wastewater Utility's Hillside Water Transmission Main (South Anchorage Water Improvement Project) will

begin in May. This project will run underneath Elmore Road from Abbott Road to the 135th Avenue booster station.

Work will occur daily from 7 am to 8 pm. There will be occasional road closures starting in may. The O'Malley and Elmore Road intersection will be closed the weekend of May 21-23, and the Huffman - O'Malley intersection closed in July. Road construction is scheduled to end in August before school starts. All neighbors will be informed of specific road closures that will affect them, and the contractor plans to offer a shuttle service for those unable to use their driveways during construction days.

The restoration of a traditional creek crossing should be completed in May, at a cost of approximately \$250,000. The water reservoir planned for the corner of Huffman and Elmore is working through the Conditional Use Permit process.

HOCC is asking that AWWU work with the State DOT & PF on solving the drainage issues along Elmore Road during this construction process. This would prevent the necessity of having two separate projects that would each create construction closures along Elmore Road.

You can visit www.awwu.biz/SAWIP to learn more about this project.

New Chugach Substation on O'Malley

Chugach Electric is putting in for a Conditional Use Permit for a new substation on property they are purchasing at 2940 O'Malley Road, next to the Greek Orthodox Church. This two-acre parcel will need to be leveled and the corner at Hane excavated. A vegetative buffer is planned for the sides. Construction is scheduled to begin in 2013-14.

While there are not that many new homes in our area, skyrocketing electric consumption is creating the need for this new substation. Apparently, today's usage of everything from cell phone chargers to our new plasma televisions are dramatically altering our usage patterns.

Huffman Road Reconstruction Project Update

Information should be posted soon at www.hillsideroads.com/huffmanscope.htm. Comments are still being accepted at <http://www.hillsideroads.com/huffmansubmit.htm>. This project is also on the 2010 Capital Improvement Project list. Read about the rest of this list at "Capital Improvement Projects".

Upcoming Meeting

Put it on your calendar now! Our next meeting will be held Thursday, May 20, 2010. We meet the third Thursday monthly at 7 PM, at the Christian Church of Anchorage, corner of Lake Otis and O'Malley. Enter on the O'Malley side, come downstairs, and enjoy some cookies and conversation.

Capital Improvement Projects

The annual list of Capital Improvements is out for public comment. Would you like to review and prioritize these projects? They range from local LSRA road upgrades to the back-to-back roundabouts at Huffman & New Seward. Please send an email to hoccpresident@gmail.com or hocvicepresident@gmail.com and we will forward you the list for your input. You can rank the projects by number or ask for specific projects to be added or deleted from consideration.

Please get your comments in to HOCC by May 15th.

President's Message: By Christine Monette, HOCC President

As you saw at the top of this Newsletter, our efforts to protect the Furrow Creek area in the framework of the Hillside District Plan finally succeeded! It was a long, hard fought battle.

Way back in 2003, when the idea of creating a Hillside District Plan was first discussed, the goal was in protecting our existing large lot neighborhoods while guiding appropriate future development. The community, working together, began working towards this goal. In 2006, we managed to get funding for the studies to complete this project. Unfortunately, it was those monies that allowed the Municipal Planning Department to enter into the project with their own agenda. Revision after revision, public comment period after public comment period, several massive problems remained, including plans for higher density in Furrow Creek and the refusal to admit that most residents are extremely satisfied with their onsite services.

It took a lot of hard work and effort to combat failure after failure. The Planning Department won at virtually each and every level. We knew that the Assembly would be our best hope.

The Assembly listened to the people, reaffirming our belief in our local government. Thank you, Assembly Member Jennifer Johnston, for leading on this issue. Thank you, Assembly Member Debbie Ossiander, for recognizing the reality of our situation. Thank you to all the Assembly Members who listened to our residents and voted to support us.

I would also like to thank all our friends who worked so hard on this project for so many years, including our Huffman/O'Malley Community Council area residents Lori Carini, Katie Nolan, Brian Partch, Tim Stevens, Melissa Schmiedt, Ryan Stencel, Wayne Crayton, and Wayne Westburg.

And I would be remiss in not offering a giant thank you to my patient husband, Greg, and all the spouses who supported us during this process. Thank you all!

Christine Monette, hoccpresident@gmail.com

Items of Interest?

Do you have an item of local interest you would like to share? Does your Homeowner's Association, Road Service Area or Neighborhood group have information that needs to get out? Is there a particular concern on your street? Let us know! We can put your short pieces in the body of the newsletter, or link to longer items. Email your items to hoccpresident@gmail.com.

You can also attend our meetings and share your concerns in person. Community Councils exist to serve the community!

Question of the Month

Break Up has been going on for some time, although it has been more gentle than other years. Have you seen any problems in your neighborhoods that need to be addressed? Is water gathering or running off? Have you found erosion issues or contaminated runoff? Let us know!

Remember to call the Muni Pothole Hotline at 343-6363 to report potholes. This service works quickly to correct these holes in our roads. Add the number to your speed dial!

HALO Update

The Annual Meeting of Home and Landowner's Organization, Inc. will be held Thursday, May 6th, at 7 PM. This Annual Meeting will include election of new officers and representatives, featured speakers discussing implementation of the Hillside District Plan, and door prizes from local businesses.

HALO always meets on the first Thursday monthly, 7 p.m., at the Holy Spirit Retreat, corner Hillside and O'Malley. Visitors are always welcome to attend. For additional information on HALO please visit www.anchoragehalo.org

Just a Random Thought...

Are unexpected snow dumps in late April a sign of global warming or global cooling?

Welcome New Members!

Thanks so for your support! Dues paying members are vital to our mission of two-way conversation and grassroots community input.

If you are not yet a dues-paying member, simply use the form at the bottom of this newsletter. Membership fee is only \$10 per person each year, and yes, we do accept larger contributions (please see instructions below). Your donations pay for a gratuity for our meeting location, community outreach events, office supplies and our priority - this newsletter! For our "snail mail" residents, you can become an "email person" by just letting us know, and save us some postage in the process!

And remember to contact us with your comments and concerns. We like that "two-way" thing!

**Yes, I want to become a contributing member of HOCC
Enclosed is my contribution of \$5 per person 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**

Please note: Donations in a higher amount are greatly appreciated and accepted. For donations to be tax deductible, please make your check out to: FCC (Federation of Community Councils) on behalf of "Huffman O'Malley Community Council". Please send this donation to the above mailing address and a tax deductible receipt will be provided. Thank You!