

HUFFMAN TOWN CENTER / LOWER HILLSIDE FOCUSED GROUP QUESTIONS

April 15, 2016, Community Development Training Room, 4700 Elmore Road

Huffman Town Center, Huffman-O'Malley Map

This section of the Anchorage Bowl is represented by the Hillside District Plan. The Plan expects that the Hillside will absorb more compact urban development in areas with established infrastructure. The community has expressed through previous planning processes that the Hillside is expected to absorb more single-family rural housing units that are in keeping with the character of the Hillside and because it contains the most privately-owned vacant lands available for development in the Municipality. The Plan also assumes that a limited amount of medium-density and multi-family housing development will occur along the western portion of the lower Hillside. Smaller affordable and workforce housing, retention of trails and new connections, and open space areas are essential to future growth. The following questions pertain to the map included in this email and will be discussed during the Focused Group Meeting on April 16 from 4:00 p.m. to 7:00 p.m.

The Land Use Plan Map (LUPM) proposes increases in housing intensity on lower Hillside near O'Malley and also the Huffman Town Center. What design and densities could make housing opportunities appropriate in this area within AWWU's water/sewer service area?

Specific areas of focus that need your consideration, analysis, and comment in the Land Use Plan Map review process include:

1. Huffman Town Center and the potential idea of a Greenway Supported Development corridor/trail connection with rail. Where are opportunities for more housing? Where should a potential for a greenway trail go east of the Seward Highway?
2. Lots on north side of Huffman east of Seward Highway, including a church, Tanglewood Golf Course (the "stipple" pattern on the LUPM represents mixed-use), and large lots. What if these were increased to R-2M density?
3. Area north of Tanglewood Golf Course, along north and south side of O'Malley Road. Is this an appropriate area for more housing?
4. Would housing be appropriate in the area east of the wetlands, north of Tanglewood, along the south side of O'Malley, if sewer service were available?
5. Area west of Lake Otis, between Huffman and O'Malley: Is the vacant land appropriate for single-family, or two family, or small-lot/compact housing?
6. SE corner of O'Malley and Lake Otis: Is it appropriate for an increase to R-1 density, in the water/wastewater service area?
7. Where are the most appropriate opportunities for housing in the lower Hillside? Where would the highest Return on Investment (ROI), or the least impact be expected? What about possible expansion of water/sewer service in this area area? Is there a preference for innovative forms of cooperative housing, or conservation subdivisions as is called for in the Hillside District Plan?