

# 10-Year Review of Community Council Boundaries

## White Paper #2: Boundary Study Areas

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Municipality of Anchorage  
Planning Department

Project Information:

<https://www.muni.org/Departments/OCPD/Planning/Projects/Pages/CommunityCouncilBoundariesReview.aspx>

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Appendix B	Identification of Boundary Study Areas from Public Comments
Appendix C	Summary Table of Boundary Study Areas

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## White Paper #2

# BOUNDARY STUDY AREAS

## INTRODUCTION

This **White Paper No. 2** evaluates 38 boundary study areas that the public has identified regarding community council district boundaries. Each study area comprises all or a part of a community council district's area or boundary segments where public comments received between November 2022 and February 2023 suggest consideration for changes. *White Paper No. 2* applies the boundary review criteria from *White Paper No. 1* to assess each boundary study area and options for how to address the boundary issue raised.

The first section of *White Paper No. 2* summarizes the public's online survey questionnaire responses and email comments that identified the 39 boundary study areas. The second section of is the assessment of the 38 boundary study areas. It organizes the study areas geographically starting from Chugiak-Eagle River, Turnagain Arm, and then through the Anchorage Bowl, proceeding in order from north to south. For each study area, *White Paper #2*:

- Summarizes the issue and proposed changes from the public comments;
- Applies the applicable boundary review criteria from *White Paper #1* to assess the boundary study area; and
- Identifies options for resolving the boundary study area (including a “no action” option).

The boundary study areas also list the affected community council districts, show maps of existing boundaries and proposed options for change, and reference the questionnaire responses and other public comments in Appendices A, B, and C.

White Paper No. 2 does not make any final recommendations regarding boundary study areas. This White Paper is a foundation for discussion with the project's Boundary Advisory Committee and community council members and officers. In some boundary study areas, White Paper No. 2 indicates if staff has identified a preferred option, based on the information collected so far. After more consultations, White Papers 1 and 2 will be revised into a staff *Report and Recommendations* for public review.

## PUBLIC COMMENTS IDENTIFYING BOUNDARY STUDY AREAS

To identify boundary study areas, the Planning Department solicited comments regarding community council district boundaries from the community councils' officers and members from November 4 through February 17. This included an online survey questionnaire that the Community Councils Center distributed as public information alerts in November and February to its contact list of approximately 9,500 email addresses. The Planning Department also received comments by email, through February 26. **Appendix A** documents the public comment solicitation and the questionnaire responses and other comments received.

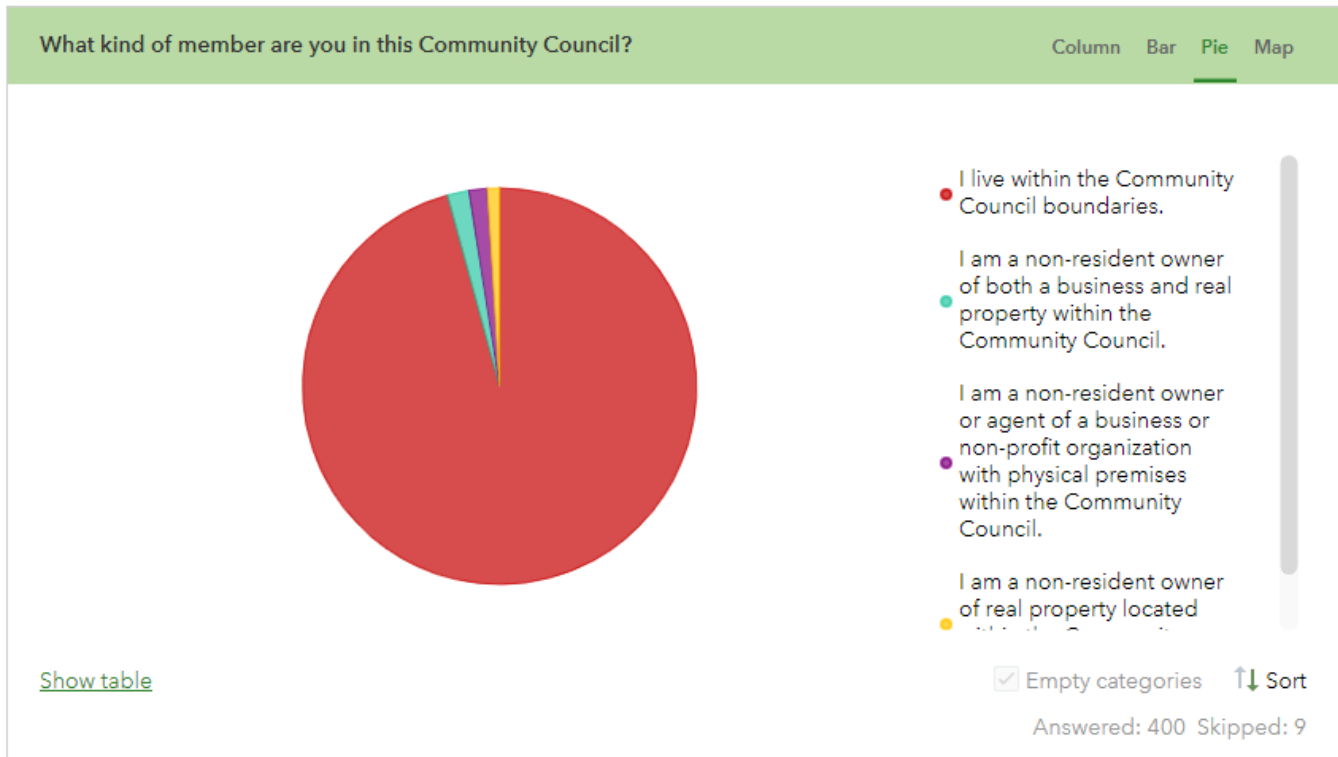
The public feedback and information came from community council members, community council officers, individual Assembly members, the municipal Ombudsman, and the Community Councils Center. This feedback provided the basis for the “boundary study areas” – i.e., where there is an identified issue or a suggested change to a community council district area or its boundary with a neighboring community council – to be considered in the 10-Year Review of Community Council Boundaries project. This feedback also identified where respondents were satisfied with their existing community council boundaries.

**Summary of Public Feedback.** Following is a summary of the questionnaire responses and email comments received.

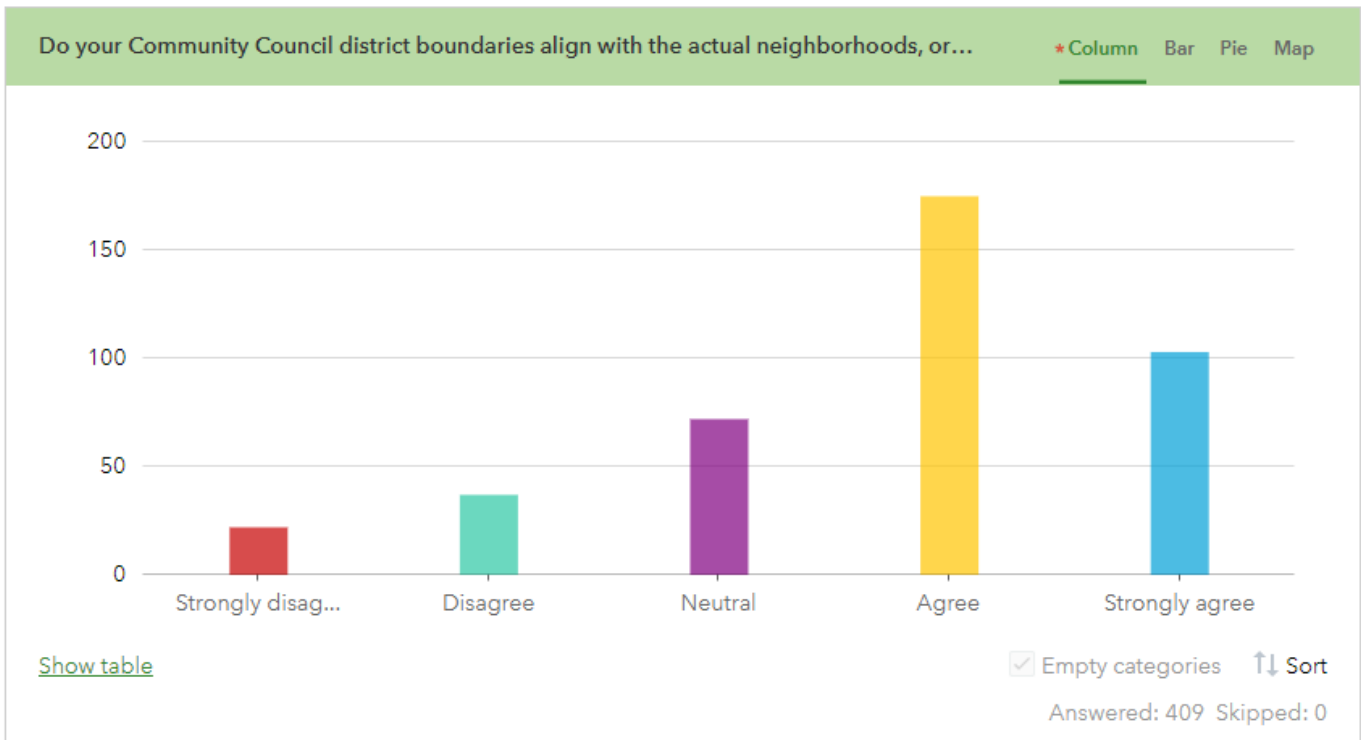
- There were 409 responses to the online survey questionnaire. (Appendix A)
- Approximately 100 responses, or one-quarter, indicated dissatisfaction with existing district boundaries or suggested boundary changes be considered. (Appendix B)
- 16 additional comments were received via email and one in a phone conversation.
- 11 of the 16 email/phone comments indicated dissatisfaction with existing districts and suggested boundary changes to be considered.

For statistics regarding the 409 questionnaire responses, see the graphs on next page.

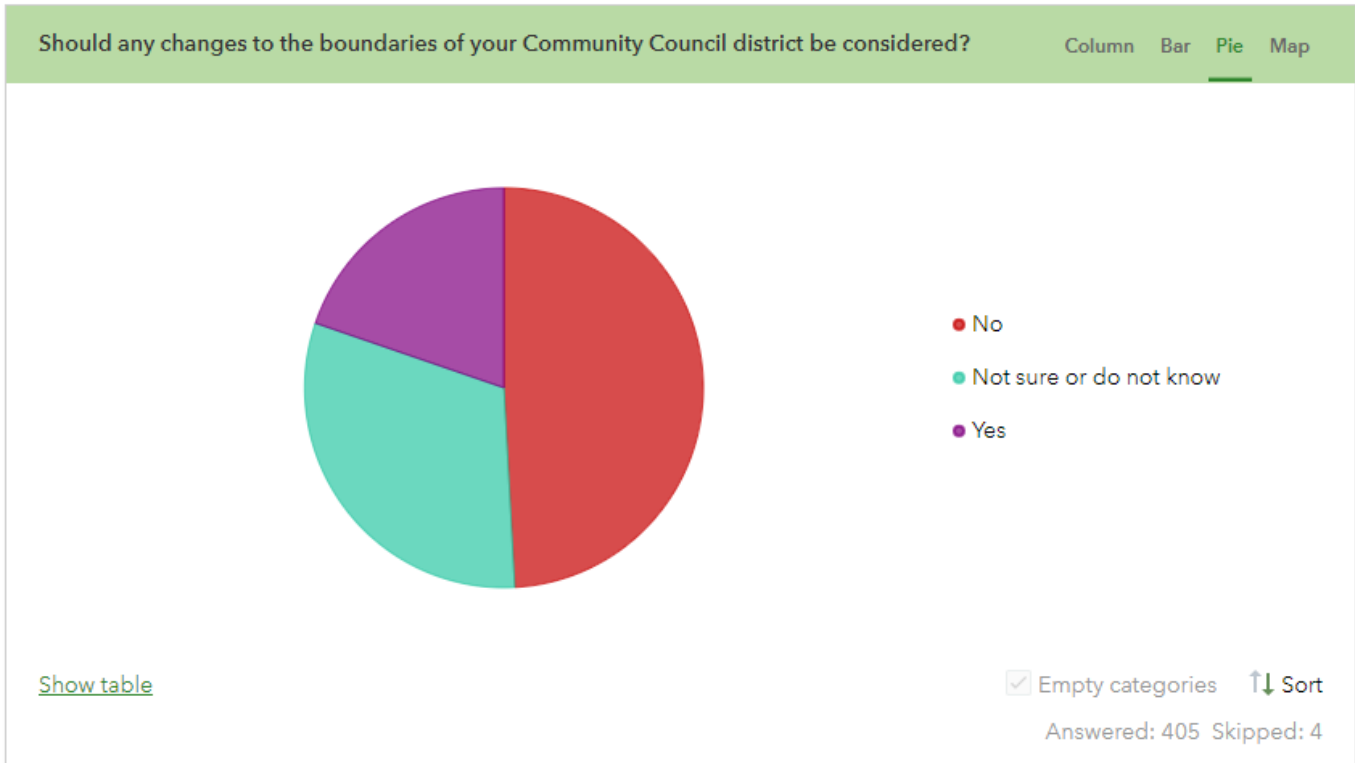
94% of questionnaire respondents are residents of the community council that they commented about:



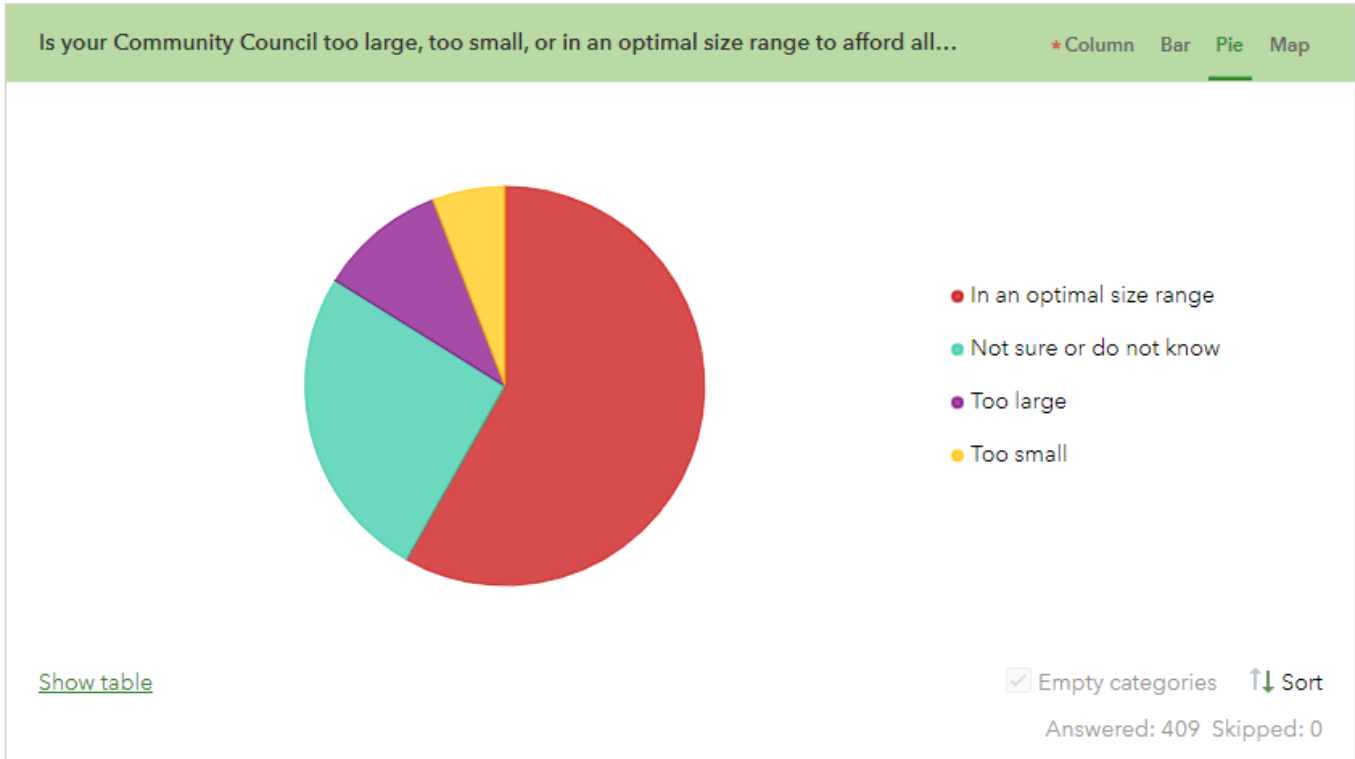
70% agreed that their community council aligns with the actual neighborhoods, or “natural communities:”



49% said no changes to boundaries should be considered while 20% said changes should be considered:



58% said their community council district is in an optimal size range, 10% said it is too large, and 6% said it is too small to afford all members with opportunity the for participation and representation.



## BOUNDARY STUDY AREAS

This section is the assessment of the 39 boundary study areas that were identified based on the public comments received from November 2022 through February 2023, as documented in Appendix B. The study areas appear in the same geographical order as in Appendices B and C, starting from Chugiak-Eagle River, then Turnagain Arm, and finally the Anchorage Bowl. Within each of these three regions, the Boundary Study Areas are arranged geographically from north to south.

Each boundary study area in this section includes a brief description of each Boundary Study Area and the proposed boundary change(s) from the public comments. It also indicates the total number of comments that called for the Boundary Study Area, and cross-references back to those source comments as documented in Appendices A and B. The description also identifies the community councils that are potentially affected, including neighboring community councils that may be affected by a proposed boundary adjustment.

The boundary study area then provides the assessment, or evaluation, of the boundary study area, using *the boundary review criteria* from White Paper No. 1. Specifically, it applies the seven “guiding principles,” numbered 1 through 7, from White Paper No. 1 (pages 3 - 5). The assessment considers factors such as physical boundaries, neighborhood characteristics, community desires, and common service districts such as a shared elementary school. The assessment includes a summary of the overall questionnaire results in Appendix A for each council. Population figures are **draft** research from 2020 U.S. Census data.

Each boundary study area concludes with a list of options for addressing the boundary issue. Option A is typically to retain existing boundaries without changes. Options B, C, etc. list options for changing the boundaries, generally in order of increasing level of change. A preferred or recommended option may be identified if the analysis has progressed that far.

**Index of Community Councils.** The index at right provides a cross-reference from each community council in the Municipality to the Boundary Study Area(s) on the following pages of this section that may affect that community council.

Community Council District Name	Boundary Study Areas that May Affect the Community Council
Abbott Loop	#33
Airport Heights	#15, #16, #17, #18, #21
Basher	#9
Bayshore/Klatt	#33, #34, #35
Bear Valley	#38
Birchwood	none
Campbell Park	#12, #13
Chugiak	#1
Downtown	#19, #22, #25
Eagle River	#2, #3
Eagle River Valley	#2
Eklutna Valley	none
Fairview	#14, #19, #20, #21, #22, #23, #24
Girdwood	#4, #5
Glen Alps	none
Government Hill	#14
Hillside	#37
Huffman/O'Malley	#36, #37
Midtown	#26, #28, #29
Mountain View	#14, #15, #19
North Star	#26, #27, #28, #29
Northeast	#6, #7
Old	#33, #34, #35, #36
Seward/Oceanview	
Portage Valley	#5
Rabbit Creek	#38
Rogers Park	#11, #12, #16, #17, #18
Russian Jack	#6, #15
Sand Lake	none
Scenic Foothills	#6, #7, #8, #9
South Addition	#22, #23, #24, #25
South Fork	#3
Spenard	#26, #27, #28, #29, #30, #31, #32
Taku Campbell	#33
Tudor Area	#11, #12
Turnagain	#30, #31, #32
Turnagain Arm	#4, #5
University Area	#8, #9, #10, #12, #13



## CHUGIAK-EAGLE RIVER

### 1. Chugiak Community Council District

(Map 1)

A questionnaire response commented that the Chugiak Community Council district is too large to afford all members the opportunity for participation and representation.

(Source Comment in Appendix B: 261.)

#### **Boundary Review Criteria:**

- 1. *Stable Boundaries*. Retain existing district unless the criteria that follow show a reason to divide it or reduce its size.
- 2. *Representation*: Chugiak provides representation for the area. No data has been collected that would indicate Chugiak is not providing active, engaged representation for all its neighborhoods.
- 3. *Natural Communities*: Distinct area and identity, served by Peters Creek interchanges of New Glenn Highway.
- 3. *Natural Communities*: A neighborhood commercial niche center, near South Peters Creek interchange of the New Glenn Highway, serves Peters Creek.
- 3. *Natural Communities*: Shared semi-rural, large-lot residential character shared across Chugiak and Peters Creek.
- 4. *Identifiable Boundaries*: Peters Creek (waterbody) and (New) Glenn Highway.
- 5. *Community Desires*: No expression of interest received from residents of a specific area to separate.
- 5. *Community Desires*: Chugiak council residents' desire to preserve existing boundaries.
- 6. *Optimal Size*: Chugiak is extensive with distinct neighborhoods; however its population is low density with less than two elementary school attendance areas.
- 7. *Sharing Information*: N/A.

#### **Options and Recommendations:**

- *Option A (Recommended)*: No change. Retain existing boundaries. In the future, if the local community shows sufficient interest

to support creating a separate community council for a part of the area covered by Chugiak, then consider establishing such a council district at that time.\*

- *Option B*: Adopt an Assembly Resolution recommending the establishment of separate council to serve a distinct natural community area named by the local community, once the local community shows interest in establishing a separate community council organization from Chugiak.

\* *The Boundary Advisory Committee recommends Option A (by unanimous vote).*

### 2. Eagle River and Eagle River Valley

(Map 2 including Inset B)

10 questionnaire responses indicated that the Eagle River and/or Eagle River Valley Community Council districts do not or may not reflect actual neighborhoods or natural communities. 2 of the responses recommended that the Eagle Ridge Subdivision, Parkview Terrace Subdivision, Gruening Middle School, and Eagle River Lions Park area southwest of Eagle River Road and Eagle River Loop Road be transferred from Eagle River Valley Community Council to Eagle River Community Council. One of the responses indicated the natural boundary is farther east, at Mile Hi Avenue and Eagle River Road. One of the responses recommended to merge the two community council districts. The other responses did not recommend specific changes.

Staff note: Eagle Ridge Subdivision, named above, is already in Eagle River Community Council.

(Source Comments in Appendix B: 260, 262, 184, 84, 257, 268, 409, 200, 266, 296.)

#### **Boundary Review Criteria:**

- 1. *Stable Boundaries*. Retain existing boundaries unless the criteria that follow show a reason to change.
- 2. *Representation*: All areas seem to enjoy representation by active councils.
- 3. *Natural Communities*: Gruening MS campus street access faces west toward

Eagle River and is shared with Eagle Ridge Subdivision's access in Eagle River council;

- **3. Natural Communities:** The size of lots, and character of the local streets on both sides of Eagle River Loop Road are typical of central Eagle River;
- **3. Natural Communities:** Eagle River Valley Community Council is a mix of smaller lots in an urban service area and larger lots outside of urban service areas.
- **3. Natural Communities:** Parkview Terrace Subdivision west of Eagle River Loop Road shares the Alpenglow Elementary School (ES) attendance area with Parkview Terrace East and Eaglewood Subdivisions east of Eagle River Loop Road;
- **3. Natural Communities:** Eagle River ES attendance area extends south of Eagle River Road to include Eagle Ridge Subdivision west of Gruening MS;
- **3. Natural Communities:** Parkview Terrace Subdivision has local street connection via Driftwood Bay Drive to the subdivisions east of Eagle River Loop Road, and no street connections west to Eagle Ridge;
- **4. Identifiable Boundaries:** Gruening MS campus; Eagle River Loop Road is a physical and traffic barrier;
- **4. Identifiable Boundaries:** Eagle River Road is a physical and traffic barrier; Meadow Creek east of Eagle River Loop Road is a physical barrier between neighborhoods to its north and south.
- **5. Community Desires:** 18 members of Eagle River submitted questionnaire responses:
  - 5 members agreed that existing boundaries align with natural communities, 7 disagreed, and 6 were neutral.
  - 4 said no changes to boundaries should be considered; 4 said changes should be considered; and 10 were not sure.
  - 6 said Eagle River is in an optimal size range; 1 said it is too large; 3 said it is too small; and 8 were not sure.
- **5. Community Desires:** 15 members of Eagle River Valley submitted responses:

- 11 members agreed that existing boundaries align with natural communities, 1 disagreed, and 3 were neutral.
- 11 said no changes to boundaries should be considered; 1 said that changes to boundaries should be considered; and 3 were not sure.
- 14 said Eagle River Valley is in an optimal size range; 1 was not sure.
- **6. Optimal Size:** Eagle River and Eagle River Valley are the two most populous community councils in Chugiak-Eagle River (2020 populations TBD);
- **7. Sharing Information:** Legislative and Census boundaries do not seem to align with natural communities or boundaries.

#### **Options and Recommendations:**

- **Option A:** No change. Retain Existing Boundaries.
- **Option B (Preferred):** Transfer the Gruening Middle School campus from Eagle River Valley to Eagle River Community Council. No other changes.
- **Option C:** In addition to Option B, transfer the Parkview Terrace Subdivision and Eagle River Lions Park area (southwest of Eagle River Road / Eagle River Loop Road intersection) from Eagle River Valley to Eagle River Community Council.
- **Option D:** In addition to Options B and C, transfer the large lot hillside area east of Eagle Loop Road and north of Meadow Creek (waterbody) from Eagle River Valley to Eagle River Community Council.
- **Option E:** In addition to Options B, C, and D, transfer all areas west of Mile Hi Avenue from Eagle River Valley to Eagle River Community Council.
- **Option F:** Merge Eagle River and Eagle River Valley Community Councils.

### **3. North of Eagle River Loop Road to Eagle River (Map 2)**

2 questionnaire responses recommended to transfer the Eagle Nest Subdivision, Eagle

River High School, and Wolf Den Drive area northwest of Eagle River Loop Road from South Fork to Eagle River Community Council.

Staff assessment finds that Eagle Pointe is an urban density subdivision south of Eagle River. Nearby is a prison and a secondary school site. There is vacant land and a former community fill site.

(Source Comments in Appendix B: 37, 262.)

#### **Boundary Review Criteria:**

- **1. Stable Boundaries.** Retain existing boundaries unless the criteria that follow show a reason to change.
- **2. Representation:** South Fork is an active, small to medium size community council that is active and engaged in the area.
- **3. Natural Communities:** Residential lot size and physical character is urban, more similar to Eagle River than South Fork.
- **4. Identifiable Boundaries:** Chugach State Park isolates neighborhoods up Hiland Road from this study area;
- **4. Identifiable Boundaries:** Eagle River (waterbody and valley) is a physical barrier the isolates the study area from Eagle River Community Council neighborhoods.
- **5. Community Desires:** The other response (404) from South Fork strongly agreed with retaining existing boundaries;
- **5. Community Desires:** Historically, the Eagle Pointe developer and homeowners association desired to remain in South Fork;
- **Community Desires:** Historically, Eklutna, Inc. desired its land holdings in the study area to remain in South Fork;
- **Community Desires:** South Fork Council desired to preserve existing boundaries;
- 6. **Optimal Size:** Retaining the area in question in South Fork supports preserving a critical mass of residents and property areas to maintain an active community council in South Fork.
- 7. **Sharing Information:** All options seem equal in terms of alignment with U.S. Census or Assembly District boundaries.

#### **Options and Recommendations:**

- **Option A (Recommended):** No change. Retain existing boundaries.\*
- **Option B:** Transfer the Eagle Nest Subdivision, Eagle River High School, and Wolf Den Drive area northwest of Eagle River Loop Road from South Fork to Eagle River Community Council.

\* The Boundary Advisory Committee recommends Option A (by unanimous vote).

### **TURNAGAIN ARM**

#### **4. Girdwood Community Council District (Map 10)**

5 commenters (including the municipal Ombudsman and the Community Councils Center manager) indicated concerns that the Girdwood Valley Service Area (GVSA) is smaller than the boundaries of the Girdwood Community Council district, leaving some Girdwood residents and property owners outside the GVSA. 1 of the commenters also expressed concern that the GVSA is a government entity, a different function from a community council, which is supposed to be independent from government.

The Girdwood Board of Supervisors (GBOS), a five-member body elected by GVSA residents, governs the GVSA provision of police, fire, parks, roads and drainage, and other services. The Municipality has recognized the GBOS as the community council ex officio for Girdwood (AMC 2.40.035). The GBOS created a Land Use Committee (LUC) to operate as the community council for all Girdwood including areas outside the GVSA. According to the [LUC operating procedures](#), all residents, property owners, and business owners in Girdwood—including those outside the GVSA—are qualified voting members of the LUC.

Girdwood residents, property owners, and businesses outside of the GVSA cannot vote for the GBOS and do not have standing in GBOS meeting discussions regarding police, fire, and other services for GVSA residents. Specifically, 3 of the 5 commenters indicated that the GBOS represents residents within the

town of Girdwood, but not residents in Upper Crow Creek.

1 of the 5 commenters recommended that the boundaries of the GVSA should be expanded. 4 recommended to establish a separate community council from the GBOS. Either option would be inclusive of all Girdwood including the Upper Crow Creek neighborhood.

Planning research and interviews identified two additional options: transfer Upper Crow Creek to Turnagain Arm Community Council or create an Upper Crow Creek Community Council.

(Source Comments in Appendix B: 431, 435, 438, 439, 440.)

**Boundary Review Criteria:**

- 1. *Stable Boundaries*. Retain existing boundaries unless the criteria show a reason to change.
- 2. *Representation*: Girdwood residents, property owners, and businesses in Upper Crow Creek and any other area outside of the GVSA cannot vote for the GBOS.
- 2. *Representation*: The LUC is a committee of GBOS but its members and chair can include people from outside the GVSA.
- 3. *Natural Communities*: The entire Girdwood Valley forms a single natural community.
- 3. *Natural Communities*: Upper Crow Creek subdivision is somewhat removed from the rest of the inhabited Girdwood Valley.
- 4. *Identifiable Boundaries*: Mountains and wilderness surrounding the Girdwood Valley.
- 5. *Community Desires*: The 2 questionnaire respondents from Girdwood agreed with existing community council boundaries.
- 5. *Community Desires*: The Land Use Co-Chair of the GBOS indicated in consultation with staff that, in an advisory vote 10 years ago the GVSA membership opposed moving to a two-organization structure—a GBOS and an independent community council. He believes the majority opinion has not changed.
- 5. *Community Desires*: A vote of the GVSA and Upper Crow Creek residents regarding annexing Upper Crow Creek into the GVSA

could resolve the representation problem in a way that reflects Girdwood voter preferences.

- 6. *Optimal Size*: The population of Girdwood is 2,100. There are 47 privately owned parcels in the Upper Crow Creek area.
- 7. *Sharing Information*: Legislative districts and U.S. Census tracts and block groups straddle Girdwood and its neighboring communities of Bird and Portage.

**Options and Recommendations:**

- *Option A*: No change. Retain existing boundaries and organizational structure.
- *Option B (Preferred)*: Adopt an Assembly Resolution in support of the establishment of separate community council organization independent of GBOS to serve the Girdwood Community Council district, once a voluntary association meeting the requirements of subsection 2.40.030B. requests recognition by the Assembly. For example, the Land Use Committee (LUC) of the GBOS could request formal recognition. Until such a voluntary association receives recognition from the Assembly, the GBOS shall continue to serve as community council ex officio.
- *Option C (Preferred)*: Adopt an Assembly Resolution in support of a ballot measure that would propose to expand the boundaries of the GBOS to annex all areas within the boundaries of the Girdwood Community Council district except Chugach National Forest and Chugach State Park lands.
- *Option D*: Transfer Upper Crow Creek and any other privately owned areas outside the GBOS service area boundary from Girdwood Community Council district to Turnagain Arm Community Council district.
- *Option E*: Adopt an Assembly Resolution in support of the establishment of a separate community council to serve Upper Crow Creek, once a voluntary association of the Upper Crow Creek community meeting the requirements of subsection 2.40.030B requests recognition by the Assembly.

## 5. Portage Valley Community Council District (Map 10)

The municipal Ombudsman and the Community Councils Center manager indicated that the Portage Valley Community Council has not submitted revised bylaws required by municipal code changes in 2014. There has not been an active community council meeting quorum for 9 years. It is an inactive community council district that does not meet the code criteria for recognition. Failing to meet these requirements means this community council should no longer be recognized by the Assembly. The commenters recommended to consider an option to merge it with an adjacent community council district.

(Source Comments in Appendix B: 433, 436.)

### **Boundary Review Criteria:**

- 1. *Stable Boundaries*. Retain existing district unless the criteria show a reason to change;
- 2. *Representation*: Portage Valley has not been an active community council, submitted revised bylaws, or met legal requirements for maintaining Assembly recognition since at least 2014 (i.e., inactive for 9 years);
- 2. *Representation*: Residents, businesses, and property owners should have representation from an active, engaged community council;
- 2. *Representation*: Turnagain Arm Community Council's hybrid (online + in-person) meeting format has made it possible for Portage Valley residents to participate remotely (online);
- 3. *Natural Communities*: Majority of Portage Valley properties are located along or near the Turnagain Arm and the Seward Highway, which is a commonality with Bird and Indian;
- 4. *Identifiable Boundaries*: Distance, topography, and creeks separate Portage from other communities in Turnagain Arm;
- 5. *Community Desires*: Portage community has not demonstrated interest in sustaining its own community council. There were no questionnaire responses from Portage;
- 5. *Community Desires*: 7 questionnaire responses from Turnagain Arm expressed a

a mix of positive or neutral/not sure opinions toward its existing boundaries. 1 of the 7 responses expressed it was "too large;"

- 6. *Optimal Size*: Portage Valley has approximately two dozen privately owned parcels. It does not seem to have a critical mass of members to maintain an active community council;
- 7. *Sharing Information*: Rainbow, Indian, Bird, and Portage Valley share the same municipal planning area, zoning, Assembly District, and Census Tract.

### **Options and Recommendations:**

- *Option A*: No change. Retain existing boundaries and continue recognition of Portage Valley Community Council.
- *Option B*: Remove Portage Valley Community Council from the list of recognized community councils and the maps. The area would no longer be represented by a community council, and the maps would indicate that no community council represents this area.
- *Option C (Recommended)*: Merge the Portage Valley Community Council district into the Turnagain Arm Community Council district. Residents, property owners, and businesses in the Portage Valley area would receive representation from the Turnagain Arm Community Council.

## ANCHORAGE BOWL

### 6. Northeast Community Council District (Map 3)

16 responses indicated that the Northeast Community Council district is too large to afford all its members the opportunity for participation and representation, and recommended to either divide it into two separate community council districts or transfer parts of it to an adjacent community council district. Some of these commenters recommended to divide Northeast into east and west districts with a few specifying using Turpin Street, Beaver Place, and/or political districts as boundaries. 1 of the commenters recommended to divide Northeast into north



and south districts using DeBarr Road as a boundary. 4 of the commenters recommended to transfer western portions of Northeast Community Council (including Nunaka Valley) to the Russian Jack Community Council district or unite those western areas with parts of Russian Jack into a new community council.

(Source Comments in Appendix B: 40, 44, 90, 99, 114, 126, 158, 186, 189, 233, 235, 285, 308, 408, 418, 425.)

**Boundary Review Criteria:**

- 1. *Stable Boundaries.* Retain existing district unless the criteria show a reason to change;
- 2. *Representation:* Northeast is an active council that includes business items on its agenda for all areas within its district;
- 3. *Natural Communities:* Muldoon area neighborhoods share a focus on Muldoon Road and Creekside Town Center;
- 3. *Natural Communities:* The western neighborhoods share Boniface Parkway and a focus on Cheney Lake Park, Nunaka Valley Park, and Russian Jack Springs Park via a grade-separated trail across Boniface;
- 3. *Natural Communities:* Cheney Lake and Nunaka Valley area share Nunaka Valley ES attendance area with Russian Jack, however would transfer to Chester Valley ES which is further east in Northeast district if the ASD were to close Nunaka Valley ES;
- 3. *Natural Communities:* The areas north and south of DeBarr Road are in different elementary school attendance areas;
- 3. *Natural Communities:* Cheney Lake area has a distinct physical character;
- 4. *Identifiable Boundaries:* Muldoon Road; Debarr Road; Northern Lights Boulevard;
- 4. *Identifiable Boundaries:* Boniface Parkway; Turpin Street; Baxter Road and Bever Place combined with Nunaka Valley Park and Cheney Lake Park;
- 4. *Identifiable Boundaries:* Patterson Street and Patterson Street Park;
- 5. *Community Desires:* 25 members of Northeast submitted questionnaire responses and email comments:

- 11 agreed that existing boundaries align with natural communities, 5 disagreed, and 10 were neutral.
- 5 said no changes to boundaries should be considered; 14 said that changes to boundaries should be considered; and 5 were not sure.
- 4 said Northeast is in an optimal size range; 16 said Northeast is too large; and 6 were not sure.
- 5. *Community Desires:* Northeast’s executive committee has not yet commented;
- 5. *Community Desires:* Interest by people in Northeast’s western or southern subareas may or may not be sufficient to organize a separate community council;
- 6. *Optimal Size:* Northeast has a population of 29,039 and includes distinct neighborhoods. Its size seems to large to be optimal for maximum participation, or representation for all areas by an engaged council;
- 6. *Optimal Size:* Cheney Lake/ Nunaka Valley area, with a population of 4,940, and Ptarmigan area, with a population of 5,949, have a total population of 11,926 west of Turpin Street and Baxter/Beaver;
- 6. *Optimal Size:* Russian Jack Community Council has a population of 11,573. Its population would increase to 16,513 if Cheney Lake/Nunaka Valley were transferred to its district; Its population would increase to 23,499 if Ptarmigan Area was also transferred;
- 6. *Optimal Size:* Concerns expressed by active member in consultation with staff that Northeast has a small base of active members relative to its size, because of household tenure and characteristics; Its population would be 24,095 if Cheney Lake/Nunaka Valley were removed, or 17,109 if Ptarmigan Area was also removed;
- 7. *Sharing Information* – DeBarr Road is the south boundary for State House District 22.

**Options and Recommendations:**

- *Option A:* No change. Retain existing boundaries.
- *Option B (Preferred):* Adopt an Assembly Resolution in support of the establishment of separate community council to serve the

Nunaka Valley and Cheney Lake area and the neighborhoods in the Ptarmigan Elementary attendance area, once a voluntary association from those areas meeting the requirements of subsection 2.40.030B requests recognition by the Assembly. The boundary between the two community councils would be Turpin Street and Baxter Road/Beaver Place. Until a voluntary association receives recognition from the Assembly, Northeast will continue to serve as community council and no changes to the Northeast community council map boundaries are necessary.

- *Option C:* Transfer Nunaka Valley and Cheney Lake subdivisions southwest of DeBarr Road and Baxter Road/Beaver Street from Northeast Community Council to Russian Jack Community Council.
- *Option D:* In addition to Option C, also transfer the Ptarmigan ES attendance area northwest of DeBarr Road and Turpin Street from Northeast Community Council to Russian Jack Community Council.
- *Option E:* Adopt an Assembly Resolution in support of the establishment of separate community council to serve the Northeast neighborhoods south of DeBarr Road, once a voluntary association from that area meeting the requirements of subsection 2.40.030B requests recognition by the Assembly. Northeast Community Council would focus on representing the areas north of DeBarr Road.

## 7. North of E. Northern Lights Boulevard to Foxhall Drive (Maps 3 and 4)

1 questionnaire response recommended to transfer the Foxhall Drive area north of E. Northern Lights from Northeast Community Council to Scenic Foothills Community Council district.

(Source Comment in Appendix B: 368.)

### **Boundary Review Criteria:**

- *1. Stable Boundaries.* Retain existing district unless the criteria show a reason to change.

- *2. Representation:* Northeast is an active council that includes business items on its agenda for all areas within its district.
- *3. Natural Communities:* Foxhall is within the Chester Valley ES attendance area shared with other Northeast neighborhoods.
- *3. Natural Communities:* Foxhall has physical development pattern in common with adjacent subdivisions in Northeast.
- *4. Identifiable Boundaries:* Northern Lights Boulevard.
- *4. Identifiable Boundaries:* Chester Valley Park with South Fork of Chester Creek and Patterson Street Park around Foxhall.
- *5. Community Desires:* Refer to Boundary Study Area #6 for Northeast respondents.
- *6. Optimal Size:* Northeast has a population of 29,039 and includes multiple neighborhoods. It seems too large to maximize participation, or representation for all areas. The Foxhall area has less than 1,631 residents.
- *7. Sharing Information:* US Census Tract and Block Group boundary at Northern Lights.

### **Options and Recommendations:**

- *Option A (Preferred):* No change. Retain Existing Boundaries.
- *Option B:* Transfer the Foxhall Drive area north of E. Northern Lights from Northeast Community Council to Scenic Foothills Community Council.

## 8. West of Baxter Road South of Northern Lights Boulevard (TBD) (Maps 3 and 4)

9 questionnaire responses indicated that areas west of Baxter Road are more aligned with the neighborhoods of Scenic Foothills Community Council than with University Area Community Council district. Some recommended to transfer the area between Baxter Road and Boniface Parkway from University Area Community Council to Scenic Foothills Community Council.

(Source Comments in Appendix B: Responses 415, 48, 52, 66, 297, 299, 370, 368, 146.)

### **Boundary Review Criteria:**

- 1. *Stable Boundaries*. TBD
- 2. *Representation*: TBD.
- 3. *Natural Communities*: There is poor street connectivity west from Baxter Road.
- 3. *Natural Communities*: School attendance areas are fragmented.
- 3. *Natural Communities*: Proximity to Scenic Park and Baxter Bog.
- 4. *Identifiable Boundaries*: Boniface is a physical and traffic barrier;
- 5. *Community Desires*: Some residents west of Baxter identify with the neighborhoods in Scenic Park more so than University Area.
- 6. *Optimal Size*: TBD.
- 7. *Sharing Information*: TBD.

**Options and Recommendations (TBD):**

- *Option A*. No change. Retain Existing Boundaries.
- *Option B*: Transfer the area between Baxter Road and Boniface Parkway from University Area Community Council to Scenic Foothills Community Council.
- *Option C*: Transfer all neighborhood areas east of the UMED District campuses to Baxter Road from University Area Community Council to Scenic Foothills Community Council.

**9. Scenic Foothills Community Council District** (*Maps 3 and 4*)

3 questionnaire responses indicated that Scenic Foothills Community Council district is too small and should be merged. The respondents recommended merging with Basher, Northeast, or University Area Community Council.

(*Source Comments in Appendix B: 22, 368, 415.*)

**Boundary Review Criteria:**

- 1. *Stable Boundaries*. Retain existing district unless the criteria show a reason to change.

- 2. *Representation*: Scenic Foothills, Basher, and University Area community councils are active organizations that meet quorum and are engaged in their districts.
- 3. *Natural Communities*: Basher is a separate, distinct natural community.
- 3. *Natural Communities*: Scenic Foothills is a distinct and distant neighborhood from most of University Area.
- 4. *Identifiable Boundaries*: Far North Bicentennial Park; Muldoon Road; Northern Lights Boulevard.
- 4. *Identifiable Boundaries*: Baxter Road; Boniface Parkway.
- 5. *Community Desires*: No community council has expressed interest in merging.
- 5. *Community Desires*: 7 of 7 questionnaire responses from Basher agreed with its existing boundaries and said no changes should be considered. 6 said it is in an optimal size range and 1 was not sure.
- 5. *Community Desires*: 27 members of Scenic Foothills submitted responses:
  - 22 agreed that existing boundaries align with natural communities, 5 were neutral.
  - 13 said no changes to boundaries should be considered; 2 said that changes should be considered; 12 were not sure.
  - 13 said Scenic Foothills is in an optimal size range; 4 said it is too small; and 10 were not sure.
- 6. *Optimal Size*: Scenic Foothills has a population of approx. 7,943 (the figures for one Block Group are 2016 ACS estimate);
- 7. *Sharing Information*: n/a.

**Options and Recommendations:**

- *Option A (Recommended)*: No change. Retain Existing Boundaries.
- *Option B*: Merge Scenic Foothills and Basher Community Councils into one community council district.
- *Option C*: Merge Scenic Foothills and University Area Community Councils into one community council district.



## 10. University Area Community Council District (TBD) (Map ##)

3 questionnaire responses indicated dissatisfaction with University Area Community Council's district area in general. One indicated it is too large. The others indicated it is disjointed and should more closely follow Assembly or legislative district boundaries.

(Source Comments in Appendix B: 23, 188, 213.)

### Boundary Review Criteria:

1. *Stable Boundaries:* TBD
2. *Representation:* TBD.
3. *Natural Communities:* TBD.
4. *Identifiable Boundaries:* TBD
5. *Community Desires:* TBD.
6. *Optimal Size:* TBD.
7. *Sharing Information:* TBD.

### Options and Recommendations (TBD):

- *Option A:* No change. Retain Existing Boundaries.
- *Option B:* TBD.
- *Option C:* TBD.

## 11. College Village (TBD) (Map ##)

1 questionnaire response recommended to transfer the College Village neighborhood out of Rogers Park Community Council district.

To assess options, Planning staff identified an option to transfer College Village to Tudor Area Community Council district.

(Source Comments in Appendix B: 35.)

### Boundary Review Criteria:

1. *Stable Boundaries:* TBD
2. *Representation:* TBD.
3. *Natural Communities:* TBD.
4. *Identifiable Boundaries:* TBD

5. *Community Desires:* TBD.

6. *Optimal Size:* TBD.

7. *Sharing Information:* TBD.

### Options and Recommendations (TBD):

- *Option A:* No change. Retain existing boundaries.
- *Option B:* Transfer College Village to Tudor Area Community Council district.

## 12. Tudor Area Community Council District (TBD) (Map ##)

7 questionnaire respondents plus the municipal Ombudsman and the Community Councils Center manager indicated that Tudor Area Community Council has been having difficulty making meeting quorum requirements or is too small, and recommended to merge Tudor Area into one or more of 3 adjacent community council districts.

(Source Comments in Appendix B: 354, 12, 53, 340, 381, 403, 52, 434, 437.)

### Boundary Review Criteria:

1. *Stable Boundaries:* TBD
2. *Representation:* TBD.
3. *Natural Communities:* TBD.
4. *Identifiable Boundaries:* TBD
5. *Community Desires:* TBD.
6. *Optimal Size:* TBD.
7. *Sharing Information:* TBD.

### Options and Recommendations (TBD):

- *Option A:* No change. Retain existing boundaries.
- *Option B:* Merge the Tudor Area Community Council into the Rogers Park Community Council district.
- *Option C:* Merge most areas of the Tudor Area Community Council into the Rogers Park Community Council district, and transfer the XXX subdivisions along Lake Otis Parkway to the University Area Community Council district.

- *Option C:* Merge the Tudor Area Community Council into University Area Community Council district.
- *Option D:* Merge the northwestern part of Tudor Area Community Council into Rogers Park Community Council district. Merge the southwestern part of Tudor Area Community Council into Campbell Park Community Council. Merge the eastern part of Tudor Area Community Council including the XXX subdivisions along Lake Otis Parkway to the University Area Community Council district.
- *Option E:* Merge Tudor Area Community Council into Campbell Park Community Council.

**13. South of Tudor Road and East of Lake Otis Parkway (TBD)** (Map ##)

4 questionnaire responses recommended to transfer some or all the neighborhoods south of Tudor Road and east of Lake Otis Parkway (and north of Dowling Road) out of Campbell Park Community Council to another community council district. 1 of these responses recommended to transfer the neighborhood along the south side of Tudor Road to University Area Community Council. Another suggested considering to transfer the public lands and facilities along the south side of Tudor Road in the MLK Jr. Parkway vicinity to University Area Community Council.

(Source Comments in Appendix B: 190, 280, 400, 387.)

**Boundary Review Criteria:**

1. *Stable Boundaries:* TBD
2. *Representation:* TBD.
3. *Natural Communities:* TBD.
4. *Identifiable Boundaries:* TBD
5. *Community Desires:* TBD.
6. *Optimal Size:* TBD.
7. *Sharing Information:* TBD.

**Options and Recommendations (TBD):**

- *Option A.* No change. Retain existing boundaries.

- *Option B:* Transfer the public lands and facilities along the south side of Tudor Road in the MLK Jr. Parkway vicinity from Campbell Park Community Council to University Area Community Council.
- *Option C:* Transfer the neighborhood south of Tudor Road, north of Campbell Creek, and east of Lake Otis Parkway from Campbell Park Community Council to University Area Community Council.
- *Option D:* Transfer all the neighborhoods and lands south of Tudor Road, east of Lake Otis Parkway, and north of Dowling Road from Campbell Park Community Council to University Area Community Council.

**14. West of Reeve Boulevard** (Maps 5, 5b)

2 questionnaire responses indicated that the western, industrial portion of Mountain View Community Council district seems more aligned with the Ship Creek industrial areas to the west, and recommended to transfer those areas out of Mountain View Community Council district.

Staff note: This study area is in the eastern Ship Creek industrial district west of Reeve, south of Ship Creek, and east of Ingra Street.

(Source Comments in Appendix B: 136, 253.)

**Boundary Review Criteria:**

- 1. *Stable Boundaries.*
- 2. *Representation:* Alaska Railroad Terminal Reserve located in 3 community councils.
- 3. *Natural Communities:* The Ship Creek industrial district is also peripheral to the other community councils that extend into it, including Government Hill, Downtown, and Fairview. Government Hill and Fairview community councils like Mountain View focus on their residential and commercial neighborhoods.
- 3. *Natural Communities:* The area in question is closest to Fairview and Mountain View, with the core neighborhood of Fairview being further away.
- 3. *Natural Communities:* Government Hill is across Ship Creek, however, includes most

of the Alaska Railroad Terminal Reserve lands in the Ship Creek industrial area. The Terminal Reserve extends south of Ship Creek into the industrial area within the Mountain View Community Council district.

- **4. Identifiable Boundaries:** Reeve Boulevard presents a strong boundary option north of 3<sup>rd</sup> Avenue, although it would divide an industrial district south of 3<sup>rd</sup> Avenue.
- **4. Identifiable Boundaries:** The existing boundaries consisting of Ship Creek, Post Road, and Merrill Field Airport lands provide identifiable boundaries, although Post Road divides an industrial district area.
- **4. Identifiable Boundaries:** There is a lack of strong physical barriers west of Reeve Boulevard that would facilitate splitting a smaller portion of the industrial district, such as the Terminal Reserve lands.
- **5. Community Desires:** No adjacent community council's officers or members have expressed interest in this industrial area. Downtown, Mountain View, and Government Hill are also based on core areas.
- **5. Community Desires:** Two of four questionnaire responses from Mountain View supported retaining existing boundaries.
- **6. Optimal Size:** N/A.
- **7. Sharing Information:** N/A.

#### **Options and Recommendations:**

- **Option A (Recommended):** No change. Retain existing boundaries. (Post Road remains the western boundary of Mountain View north of 3<sup>rd</sup> Avenue. From there the boundary runs east on 3<sup>rd</sup>. South of 3<sup>rd</sup>, the western boundary of Mountain View is the Merrill Field clear zone, demarked by a fence line west of Concrete Avenue. Businesses on Concrete Avenue would remain in Mountain View. Merrill Field clear zone is a buffer between the councils.) \*
- **Option B:** Transfer the area west of Reeve Boulevard from Mountain View Community Council to Government Hill Community Council.

- **Option C:** Transfer the area west of Reeve Boulevard from Mountain View Community Council to Fairview Community Council.
- **Option D:** Transfer the area west of Reeve Boulevard from Mountain View Community Council to Downtown Community Council, in combination with Boundary Study Area 19 Option B to transfer areas north of 5<sup>th</sup> Avenue from Fairview Community Council to Downtown Community Council.

\* **The Boundary Advisory Committee recommends Option A (by unanimous vote).**

#### **15. Penland Park and Brighton Park (Map ##)**

3 questionnaire responses recommended to transfer Penland Mobile Home Park, the Brighton Park apartments, and/or all areas north of DeBarr Road from Airport Heights Community Council to Mountain View Community Council district.

To clarify and simplify the options, staff includes the Alaska Regional Hospital and a fire station on the west side of Airport Heights Road in the Boundary Study Area.

(Source Comments in Appendix B: 104, 181, 206.)

#### **Boundary Review Criteria:**

1. **Stable Boundaries:** TBD
2. **Representation:** TBD.
3. **Natural Communities:** TBD.
4. **Identifiable Boundaries:** TBD
5. **Community Desires:** TBD.
6. **Optimal Size:** TBD.
7. **Sharing Information:** TBD.

#### **Applicable Criteria:**

- **Natural Communities:** Willawaw Elementary attendance area;
- **Natural Communities:** Airport Heights geographic focus near Merrill Field;
- **Natural Communities:** Shared activity center and endeavor--Town Center;

- *Natural Communities:* Connectivity across Bragaw at Penland and 7<sup>th</sup>;
- *Natural Communities:* Shared housing type – mobile homes in Russian Jack Park council;
- *Identifiable Boundaries:* Bragaw and DeBarr are traffic barriers;
- *Identifiable Boundaries:* Relatively long distance from the Town Center core to Airport Heights neighborhood;
- *Community Desires:* Airport Heights willingness to annex the area;
- *Undesignated Areas:* Each resident or business should belong to a council;

**Options and Recommendations (TBD):**

- *Option A:* No change. Retain existing boundaries.
- *Option B:* Transfer Penland Mobile Home Park and Brighton Park Apartments from Airport Heights Community Council to Mountain View Community Council.
- *Option C:* Transfer all areas north of DeBarr Road from Airport Heights Community Council to Mountain View Community Council.
- *Option D:* *Option C:* Transfer all areas north of DeBarr Road from Airport Heights Community Council to Russian Jack Community Council.

**16. Anchor Park Subdivision** (*Maps 3 and 4*)

4 questionnaire responses indicated that Anchor Park Subdivision (on the northeast corner of Lake Otis Parkway and E. Northern Lights Boulevard) may be more aligned with the Airport Heights neighborhood and should be considered for transfer from Rogers Park Community Council to Airport Heights Community Council.

(*Source Comments in Appendix B: 49, 20, 372, 132.*)

**Boundary Review Criteria:**

- **1. Stable Boundaries.** Retain existing district unless the criteria show a reason to change.

- **2. Representation:** Rogers Park provides representation and has active members from Anchor Park.
- **3. Natural Communities:** Anchor Park Subdivision was historically developed as part of Airport Heights and shares street layout, lotting, and housing patterns in common with Airport Heights;
- **3. Natural Communities:** Anchor Park and Airport Heights share Davenport Fields and Tikishla Park in the Chester Greenbelt.
- **3. Natural Communities:** Hillstrand Pond just west of Lake Otis in common with Eastridge Subdivision and Rogers Park;
- **3. Natural Communities:** Anchor Park shares the Lake Otis ES attendance area with eastern College Village in Rogers Park and neighborhoods in University Area and Campbell Park east of Lake Otis Parkway;
- **4. Identifiable Boundaries:** Chester Creek waterbody and Greenbelt;
- **4. Identifiable Boundaries:** Northern Lights Boulevard and Lake Otis Parkway, with a business district west of Lake Otis;
- **5. Community Desires:** 25 members of Rogers Park sent questionnaire responses:
  - 14 agreed that existing boundaries align with natural communities, 3 disagreed, and 4 were neutral.
  - 13 said no changes to boundaries should be considered; 5 were not sure; and 3 said that changes to boundaries should be considered including 1 Anchor Park resident who called for transfer.
- **5. Community Desires:** 30 members of Airport Heights sent responses:
  - 26 agreed that existing boundaries align with natural communities; 1 disagreed;
  - 6 said changes to boundaries should be considered; including 3 who called for Anchor Park to transfer.
- **5. Community Desires:** Rogers Park and Airport Heights executive boards indicated to staff they do not object to a transfer and defer to the preferences of Anchor Park residents;

- **5. Community Desires:** Two Anchor Park residents consulted by staff indicated that either community council would work fine;
- **6. Optimal Size:** Anchor Park Subdivision includes 114 homes and a population of 283. Rogers Park’s total population is 2,638.
- **7. Sharing Information:** Anchor Park in same State House District and U.S. Census Tract as Airport Heights.

**Options and Recommendations:**

- **Option A:** No change. Retain existing boundaries.
- **Option B (Preferred):** Transfer Anchor Park Subdivision on the northeast corner of Lake Otis Parkway and E. Northern Lights Boulevard from Rogers Park Community Council to Airport Heights Community Council.

**17. Eastridge (Map ##)**

1 questionnaire response recommended to transfer Eastridge Subdivision southeast of the intersection of 15<sup>th</sup> Avenue and Lake Otis Parkway from Airport Heights Community Council to Rogers Park Community Council district.

*(Source Comments in Appendix B: 206.)*

**Boundary Review Criteria:**

1. **Stable Boundaries:** TBD
2. **Representation:** TBD.
3. **Natural Communities:** TBD.
4. **Identifiable Boundaries:** TBD
5. **Community Desires:** TBD.
6. **Optimal Size:** TBD.
7. **Sharing Information:** TBD.

**Options and Recommendations (TBD):**

- **Option A.** No change. Retain existing boundaries.
- **Option B:** Transfer Eastridge Subdivision from Airport Heights Community Council to Rogers Park Community Council.

**18. 24th Avenue west of Lake Otis Parkway (Map ##)**

1 questionnaire response recommended to transfer the lots on 24th Avenue west of Lake Otis Parkway from Rogers Park Community Council to Airport Heights Community Council district.

*(Source Comments in Appendix B: 372.)*

**Boundary Review Criteria:**

1. **Stable Boundaries:** TBD
2. **Representation:** TBD.
3. **Natural Communities:** TBD.
4. **Identifiable Boundaries:** TBD
5. **Community Desires:** TBD.
6. **Optimal Size:** TBD.
7. **Sharing Information:** TBD.

**Options and Recommendations: (TBD)**

- **Option A.** No change. Retain existing boundaries.
- **Option B:** Transfer the residential lots on 24th Avenue west of Lake Otis Parkway from Rogers Park Community Council to Airport Heights Community Council.

**19. Fairview North of 5th Avenue (Maps 5, 5b)**

1 questionnaire response recommended to transfer the area north of 5th Avenue out of Fairview Community Council district.

To assess all options, Planning staff identified options to transfer the northern portion of Fairview to Downtown or Mountain View Community Council.

*(Source Comments in Appendix B: 279.)*

**Boundary Review Criteria:**

- **1. Stable Boundaries.** Retain existing district unless the criteria show a reason to change.
- **2. Representation:** Fairview is an active, engaged community council in this area.



- **3. Natural Communities:** Fairview has a lot of history with addressing issues in its areas north of 5<sup>th</sup> Avenue, and its efforts continue.
- **3. Natural Communities:** Fairview’s executive committee identifies it as a “creek-to-creek” community council extending to Ship Creek.
- **4. Identifiable Boundaries:** Ship Creek, bluff or ridgelines; 3<sup>rd</sup> Avenue; 5<sup>th</sup> Avenue; 6<sup>th</sup> Avenue.
- **5. Community Desires:** No adjacent community council’s officers or members have expressed interest in the industrial area. Downtown, Mountain View, and Government Hill are also based on core areas.
- **5. Community Desires:** Fairview executive board does not support this change and believes its membership will feel the same.
- **6. Optimal Size:** Not investigated.
- **7. Sharing Information:** State House District boundary is 4<sup>th</sup> Avenue west of Juneau St., and 5<sup>th</sup> Avenue east of Juneau St. Census Tract and Block Group boundary is 3<sup>rd</sup> Ave.

**Options and Recommendations:**

- **Option A (Recommended):** No change. Retain existing boundaries.
- **Option B:** Transfer the areas north of 5<sup>th</sup> Avenue from Fairview Community Council to Downtown Community Council.
- **Option C:** Transfer the areas north of 5<sup>th</sup> Avenue from Fairview Community Council to Mountain View Community Council.

**20. Fairview East and West of Gambell-Ingra Corridor (Maps 5, 5b)**

2 questionnaire responses observed the differences between eastern and western Fairview and the division created by the Gambell-Ingra corridor. One of these responses indicated Fairview is too small and should be merged with another community council district.

(Source Comments in Appendix B: 77, 286.)

**Boundary Review Criteria:**

- **1. Stable Boundaries.** There does not seem to be a strong reason to divide this district.
- **2. Representation:** Fairview provides active, engaged representation on issues throughout its district. South Addition and Downtown are not focused on western Fairview residential neighborhoods.
- **3. Natural Communities:** Areas both east and west of Gambell/Ingra corridor share similar neighborhood street, block, and development patterns, history, and aspirations, as well as common issues with Gambell and Ingra Streets.
- **4. Identifiable Boundaries:** Gambell and Ingra are each major traffic barriers.
- **5. Community Desires:** 5 of 7 questionnaire responses supported keeping Fairview unified (but some identified peripheral boundary issues).
- **5. Community Desires:** Fairview Community Council is implementing a unified neighborhood plan for this corridor and the neighborhoods on both sides, and seem unlikely to support a proposed division.
- **6. Optimal Size:** Dividing Fairview would significantly reduce the population base for the resulting community council districts.
- **7. Sharing Information:** Creating more community councils would cross more census and legislative districts.

**Options and Recommendations:**

- **Option A (Recommended):** No change. Retain existing boundaries.\*
- **Option B:** Transfer western portions of Fairview Community Council to Downtown Community Council in coordination with Option B of Boundary Study Area #22.
- **Option C:** Transfer western portions of Fairview Community Council north of 9<sup>th</sup> Avenue to Downtown Community Council and south of 9<sup>th</sup> Avenue to South Addition Community Council.
- **Option D:** Adopt an Assembly Resolution supporting the establishment of a separate community council in western Fairview.

\* *The Boundary Advisory Committee recommends Option A (by unanimous vote).*

## 21. Sitka Street Park (Map 5)

1 questionnaire response recommended to transfer the open space area west of Sitka Street from Airport Heights Community Council to Fairview Community Council district.

Staff note: Merrill Field Airport properties south of 15<sup>th</sup> Avenue east of Sitka Street comprise a clear zone open space of natural woodland and wetlands. A portion of that natural open space is developed as the Sitka Street Park playground.

(Source Comment in Appendix B: 107.)

### **Boundary Review Criteria:**

- 1. *Stable Boundaries.* Retain existing district unless the criteria show a reason to change.
- 2. *Representation:* N/A
- 3. *Natural Communities:* Sitka Street Park located just across the street from Eastridge Subdivision neighborhood in Airport Heights.
- 3. *Natural Communities:* Both Airport Heights and Fairview residents use Sitka Street Park. Fairview residents use a loop trail in the woods that starts at the Senior Center.
- 3. *Natural Communities:* Fairview has advocated for trail access improvements.
- 3. *Natural Communities:* Fairview's chair commented in consultation that sharing the open space could build social connectivity and common cause for improvements between Airport Heights and Fairview.
- 4. *Identifiable Boundaries:* Sitka Street.
- 4. *Identifiable Boundaries:* Break in topography between the northern, upland Fairview neighborhood areas and the Sitka Street Park open space. No topographic break from southern, lowland Fairview neighborhood areas.
- 5. *Community Desires:* AMC 2.40 ensures adequate notification of development proposals to both community councils.
- 5. *Community Desires:* Airport Heights community use of Sitka Street Park.

- 5. *Community Desires:* Airport Heights community use of Sitka Street Park.
- 5. *Community Desires:* 24 of 30 questionnaire responses from Airport Heights members were satisfied or neutral with existing boundaries, and only one of the 30 proposed any changes the boundary in this vicinity (Boundary Study Area #17).
- 5. *Community Desires:* 2 of 7 questionnaire responses from Fairview members were satisfied with Fairview's existing boundaries.
- 6. *Optimal Size:* N/A.
- 7. *Sharing Information:* N/A.

### **Options and Recommendations:**

- *Option A:* No change. Retain existing boundaries.\*
- *Option B (Preferred):* Transfer the western half of the Merrill Field Airport open space area from Airport Heights Community Council to Fairview Community Council.
- *Option C:* Transfer the Merrill Field Airport open space area including Sitka Street Park from Airport Heights Community Council to Fairview Community Council.

\* *The Boundary Advisory Committee recommends Option A (by unanimous vote).*

## 22. North of 15<sup>th</sup> Avenue between Ingra and I Streets; and North of 9<sup>th</sup> Avenue east of Cordova Street (Maps 5, 5b)

1 questionnaire response recommended to transfer the area between I Street, Ingra Street, 9<sup>th</sup> Avenue, and 15<sup>th</sup> Avenue from the Fairview and South Addition Community Councils to Downtown Community Council.

1 questionnaire response recommended to transfer the area east of Cordova Street and north of 9<sup>th</sup> Avenue from Downtown Community Council to Fairview Community Council.

(Source Comments in Appendix B: 121, 107.)

### **Boundary Review Criteria:**

- 1. *Stable Boundaries:* Retain existing district unless the criteria show a reason to change;

- **2. Representation:** Downtown, Fairview, and South Addition are all active, engaged, and geographically focused;
- **3. Natural Communities:** Fairview has a common interest in revitalization, has weighed in historically, and continues to have active interest in revitalizing the areas east of Cordova Street; Its executive board believes that strong advocates for this area are in Fairview because they see the interrelationships and that the land uses east of Cordova Street have commonalities with the uses in northern and central Fairview;
- **3. Natural Communities:** The tax abatement deteriorated properties district covers the areas east of Cordova Street and in Fairview;
- **3. Natural Communities:** Fairview participated in creating the HLB site master plan for the former ANHS site on 3<sup>rd</sup> Avenue;
- **3. Natural Communities:** Fairview has engaged citizens who advocate for change and investments in Downtown that will support implementation of the Downtown District Plan, bringing an ally to the table for Downtown Community Council;
- **3. Natural Communities:** Fairview executive board believes that restoring Fairview's old boundary at Cordova Street would promote a sense of unity about the urban core and strengthen common endeavors, as the future of Downtown is also the future of Fairview and South Addition;
- **4. Identifiable Boundaries:** Delaney Park Strip and 9<sup>th</sup> Avenue; 15<sup>th</sup> Avenue;
- **4. Identifiable Boundaries:** Ingra Street; Gambell Street; Cordova Street, Cemetery;
- **5. Community Desires:** Fairview executive board supports consideration for the transfer of area east of Cordova Street north of 9<sup>th</sup> Avenue to Fairview;
- **5. Community Desires:** No community council has expressed support for transferring the area north of 15<sup>th</sup> Avenue between Ingra and I Street to Downtown; South Addition and Fairview executive boards oppose the idea;

- **5. Community Desires:** 4 of 7 questionnaire responses from Downtown agreed its boundaries reflect natural communities; 3 said no changes to boundaries should be considered, 3 were not sure, and 1 recommended changes;
- **6. Optimal Size:** The proposed changes could reduce the affected community councils below an optimal size to support an active community council;
- **7. Sharing Information:** Not investigated.

### **Options and Recommendations:**

- **Option A (Preferred):** No change. Retain existing boundaries.
- **Option B:** Transfer the area north of 9<sup>th</sup> Avenue and east of Cordova Street from Downtown Community Council to Fairview Community Council.
- **Option C:** Transfer the area between I Street, Ingra Street, 9<sup>th</sup> Avenue, and 15<sup>th</sup> Avenue from Fairview and South Addition Community Councils to Downtown Community Council.

### **23. West of Cordova Street from 9th to 15th Avenue (Maps 5, 5b)**

4 questionnaire responses recommended considering to transfer some or all of the areas west of Cordova Street (between Cordova and C Street) from South Addition Community Council to Fairview Community Council district.

(Source Comments in Appendix B: 119, 336, 421, 107.)

### **Boundary Review Criteria:**

- **1. Stable Boundaries:** Retain existing district unless the criteria show a reason to change;
- **2. Representation:** Fairview and South Addition are both active, engaged councils;
- **3. Natural Communities:** North of 13<sup>th</sup> Ave., the scale and character of homes west of Cordova Street has commonalities with South Addition, while the housing east of Cordova has a higher density and scale;
- **3. Natural Communities:** The large vacant property south of 13<sup>th</sup> Ave. between Cordova



and A Street is anticipated to develop into high-density, large-scale multifamily more in character with Fairview east of Cordova;

- **3. Natural Communities:** Street character and housing density between A and C Streets is different from areas west of C;
- **3. Natural Communities:** Areas east of A St. are in Denali ES attendance area;
- **3. Natural Communities:** Area west of Cordova Street is oriented to the Delaney Park Strip and Delaney ES;
- **4. Identifiable Boundaries:** C Street and A Street arterials; Cordova Street collector;
- **4. Identifiable Boundaries:** 9<sup>th</sup> Avenue with Delaney Park Strip and Denali ES; 15<sup>th</sup> Ave.;
- **5. Community Desires:** In 2002, more than 100 residents and property owners in the area between Cordova and C Street petitioned to be transferred from Fairview to South Addition Community Council. As a result, the area was transferred in 2003;
- **5. Community Desires:** Currently, South Addition has active members who live in the area west of Cordova Street, identify with South Addition, and desire to remain with South Addition;
- **5. Community Desires:** South Addition executive board believes that areas west of Cordova Street north of 13<sup>th</sup> Avenue are more naturally a part of South Addition and should remain in South Addition;
- **5. Community Desires:** 3 of 7 questionnaire responses from Fairview members agreed its boundaries reflect natural communities. 2 said the boundaries should not be changed, and 5 recommended one or more changes;
- **5. Community Desires:** 9 of 10 questionnaire responses from South Addition agreed its boundaries reflect natural communities. 5 said its boundaries should not be changed, and 3 recommended changes. 9 said South Addition is in an optimal size range;
- **5. Community Desires:** Fairview and South Addition executive boards both support a transfer of the vacant blocks on the south side of 13<sup>th</sup> Ave. east of A Street (and north of Central Lutheran Church) to Fairview;

- **6. Optimal Size:** South Addition's population is 4,384, including 232 east of A Street, 403 between A and C, and 742 in Bootleggers Cove. If areas east of A Street and in Bootleggers Cove (boundary study area #25) transferred out, the population would fall to 3,410;
- **6. Optimal Size:** Fairview includes multiple neighborhoods including western Fairview;
- **7. Sharing Information:** The study area is its own Census Block Group; it is a part of Fairview's Census Tract.

#### **Options and Recommendations:**

- **Option A:** No change. Retain existing boundaries.
- **Option B (Preferred):** Transfer the area between Cordova and A Streets, 13<sup>th</sup> and 15<sup>th</sup> Avenues from South Addition Community Council to Fairview Community Council.
- **Option C:** Transfer the area between Cordova and A Street, 9<sup>th</sup> and 15<sup>th</sup> Avenue from South Addition Community Council to Fairview Community Council.
- **Option D:** In addition to Options B and C, transfer the area between A and C Street, 9<sup>th</sup> and 15<sup>th</sup> Avenue from South Addition Community Council to Fairview Community Council.

#### **24. A and C Street Corridor South of 15th Avenue (Maps 5, 5b)**

1 questionnaire response recommended to transfer the area between A and C Street south of 15<sup>th</sup> Avenue (between 15<sup>th</sup> Ave. and Chester Creek) from Fairview Community Council to South Addition Community Council district.

(Source Comments in Appendix B: 279.)

#### **Boundary Review Criteria:**

- **1. Stable Boundaries.** Retain existing district unless the criteria show a reason to change.
- **2. Representation:** Fairview is an active council but the corridor east of A Street south of 15<sup>th</sup> appears peripheral to its focus areas.

- **3. Natural Communities:** The property development pattern in this area is distinct from Fairview.
- **3. Natural Communities:** South Addition is impacted by issues in this areas and in the Mulcahy sports complex just across A St.
- **4. Identifiable Boundaries:** A Street; C Street.
- **5. Community Desires:** Fairview’s chair and South Addition’s board, in consultations with staff, indicated they support transferring the area south of 15<sup>th</sup> and west of A Street to South Addition, with A Street becoming a simple, consistent boundary running north and south of 15<sup>th</sup> Avenue.
- **5. Community Desires:** See summaries of questionnaire responses about boundaries from Fairview and South Addition members in boundary study area #23.
- **6. Optimal Size:** The boundary study area includes 110 residents, 11 properties, and Charles Smith Memorial Park.
- **7. Sharing Information:** n/a.

**Options and Recommendations:**

- **Option A.** No change. Retain existing boundaries.
- **Option B (Preferred):** Transfer the area between A and C Street, 15th Ave. and Chester Creek from Fairview Community Council to South Addition Community Council.

**25. Northwest of 9th Avenue and L Street**

*(Maps 5, 5a)*

A questionnaire response from a South Addition board member recommended to reassess the appropriate community council designation for the areas northwest of 9th Avenue and L Street, including Bootleggers Cove.

Another respondent suggested to include more of Downtown north of 9th Avenue in South Addition Community Council by extending further east into Downtown’s mixed-use residential areas.

*(Source Comments in Appendix B: 230, 421.)*

**Boundary Review Criteria:**

- **1. Stable Boundaries.** Retain existing district unless the criteria show a reason to change.
- **2. Representation:** South Addition is a highly active, engaged community council.
- **3. Natural Communities:** Land use and higher density and larger scale development pattern more in common with Downtown than South Addition;
- **3. Natural Communities:** More connectivity of streets and connection of activities with Downtown;
- **3. Natural Communities:** Connectivity of streets and mix of uses along 5<sup>th</sup> Avenue next to Elderberry Park, and natural connection from Downtown to the Cook Inlet in that area;
- **3. Natural Communities:** Multifamily residential density and character of Bootleggers Cove north of 9<sup>th</sup> Avenue;
- **3. Natural Communities:** Commercial area north of 9<sup>th</sup> Avenue is not South Addition’s neighborhood commercial focus center; Sagaya City Market is more central;
- **3. Natural Communities:** South Addition’s board indicated in consultation with staff that there are few active community council members from north of 9<sup>th</sup> Avenue as there is not a strong sense of belonging from Bootleggers Cove;
- **3. Natural Communities:** South Addition’s board commented in consultation with staff that if Bootleggers Cove residents became a part of Downtown, the three community councils in the area could be more cohesive and aligned with their residents and development goals.
- **4. Identifiable Boundaries:** L Street; ridges and breaks in the city’s topography above Bootleggers Cove;
- **4. Identifiable Boundaries:** 9<sup>th</sup> Avenue and Delaney Park Strip as a westward continuation of South Addition’s existing boundary with Downtown;
- **4. Identifiable Boundaries:** Breaks in street connectivity across Delaney Park;

- **5. Community Desires:** South Addition’s executive board supports transferring the area north of 9<sup>th</sup> Avenue to Downtown;
- **5. Community Desires:** 9 of 10 questionnaire responses from South Addition said that its boundaries reflect natural communities; 5 said its boundaries should not be changed, and 3 recommended changes; 9 said South Addition is in an optimal size range;
- **5. Community Desires:** 4 of 7 questionnaire responses from Downtown agreed its boundaries reflect natural communities; 3 said no changes to boundaries should be considered, 3 were not sure, and 1 recommended changes but not west of L Street;
- **6. Optimal Size:** Downtown Community Council’s population is 2,374; adding the study area would boost its population to 3,116 adding more residents having multifamily and mixed-use residences in common with Downtown residents;
- **6. Optimal Size:** South Addition’s population is 4,384, including 742 in the study area north of 9<sup>th</sup> Avenue and west of L Street. If the study area is transferred out and the other transfers recommended by staff in boundary study areas #23 and #24 are carried out, its population would be 3,752.
- **7. Sharing Information:** The study area is in a Census Tract shared with South Addition, but in its own Census Block Group.

**Options and Recommendations:**

- **Option A.** No change. Retain existing boundaries.
- **Option B (Preferred):** Transfer the areas west of “L” Street and north of 9<sup>th</sup> Avenue from South Addition Community Council to Downtown Community Council.
- **Option C:** Establish the top of the bluff above Bootleggers Cove as the physical boundary between Downtown and South Addition councils, from 9<sup>th</sup> Avenue and Resolution Park, so that upland areas are conveyed to Downtown council; Bootleggers Cove would remain in South Addition.

- **Option D:** Transfer Downtown’s western areas with housing southwest of 6<sup>th</sup> and H Street from Downtown to South Addition.

**26. North Star Community Council District**

*(Map 6)*

3 questionnaire responses indicated that North Star Community Council district is too small and recommended to merge it with Midtown and/or Spenard Community Councils.

*(Source Comments in Appendix B: 72, 85, 116.)*

**Boundary Review Criteria:**

- **1. Stable Boundaries:** The findings in the criteria that follow do not indicate a need to dissolve this community council.
- **2. Representation:** North Star provides active, engaged representation on issues throughout its district. Spenard and Midtown focused elsewhere, not on neighborhood issues north of Fireweed Lane or in Chester Creek greenbelt.
- **3. Natural Communities:** North Star neighborhoods are residential whereas Midtown and nearby Spenard areas are primarily commercial districts.
- **3. Natural Communities:** Midtown Community Council is a business district, and its areas south of North Star are primarily commercial property owners.
- **3. Natural Communities:** North Star’s core neighborhood spans east and west of Arctic Boulevard, such that dividing North Star between Spenard and Midtown at Arctic Boulevard would split a natural community.
- **3. Natural Communities:** Fireweed Lane corridor is a common interest with Midtown Community Council, equivalent in a way to how Chester Creek is a common interest with South Addition Community Council.
- **4. Identifiable Boundaries:** Fireweed Lane provides a simple, identifiable boundary.
- **5. Community Desires:** North Star Community Council adopted a resolution on March 8, 2023 that requests to retain its district and present boundaries.

- **5. Community Desires:** 3 of 7 questionnaire survey responses from North Star members agree with existing boundaries and 1 was neutral.
- **6. Optimal Size:** North Star Community Council includes more than 3,000 residents and dozens of businesses, is active monthly and regularly meets quorum.
- **7. Sharing Information:** Not investigated.

**Options and Recommendations:**

- **Option A (Recommended):** No change. Retain North Star Community Council.\*
- **Option B:** Merge North Star Community Council and Midtown Community Council district.
- **Option C:** Merge areas of North Star Community Council west of Arctic Boulevard into Spenard Community Council, and merge the areas east of Arctic Boulevard to Midtown Community Council district.

\* *The Boundary Advisory Committee recommends Option A (by unanimous vote).*

**27. Romig Park near Hillcrest Drive (Map 6b)**

1 questionnaire response recommended to transfer the Romig Park neighborhood along Spenard Road (up to the Hillcrest Drive area) from North Star Community Council to Spenard Community Council district.

Staff review finds this a mostly residential area north of 25<sup>th</sup> Avenue, tucked between Spenard Road and Minnesota Drive. The Franz bakery is also in this area. This area and areas east of Spenard Road in the western portion of North Star Community Council are in the Romig Park Improvement Company water district, a community well.

(Source Comment in Appendix B: 251.)

**Boundary Review Criteria:**

- **1. Stable Boundaries.**
- **2. Representation:** Either community council seems capable, although North Star possibly more focused on this general area.

- **3. Natural Communities:** Shared community (water) service district east and west of Spenard Road and north of Hillcrest Drive;
- **3. Natural Communities:** Shared residential character in Romig Park and North Star—a mixed density of older homes with some condos and apartments;
- **3. Natural Communities:** North Star geographic focus along the top of the bluff above Chester Creek;
- **3. Natural Communities:** Nearness to the heart of North Star neighborhoods, peripheral location in Spenard area;
- **3. Natural Communities:** Neighborhood east-west street connections on Hillcrest Drive;
- **4. Identifiable Boundaries:** Breaks in street connectivity to the south of Fireweed “extended” west of Spenard Road;
- **4. Identifiable Boundaries:** Spenard Road;
- **5. Community Desires:** 3 of 7 questionnaire survey responses from North Star agreed with existing boundaries; 1 was neutral; and 3 responses indicated that North Star is too small and recommended to merging it.
- **5. Community Desires:** North Star Community Council adopted a resolution on March 8, 2023 that requests to retain its district and present boundaries.
- **5. Community Desires:** Spenard Community Council executive committee requested returning to their historical boundaries in Midtown but it was not clear to staff if they requested this specific area (Appendix A, Comment 427).
- **6. Optimal Size:** Romig Park residents have historically been active in the councils attending North Star council meetings, which supports the critical mass of active members in this relatively small community council.
- **7. Sharing Information:** Shared Assembly district with North Star and northwestern Spenard.

**Options and Recommendations:**

- **Option A (Recommended):** No change. Retain existing boundaries.\*



- *Option B:* Transfer the Romig Park Subdivision west of Spenard Road and north of Fireweed Lane extended, from North Star to Spenard Community Council.

\* *The Boundary Advisory Committee recommends Option A (by unanimous vote).*

## 28. Midtown Community Council District

(Map 6)

6 questionnaire responses, and a letter from the Spenard Community Council executive committee (Appendix B, comment no. 427), indicated that Midtown Community Council is not providing representation or participation opportunities for its residents because it is focused on representing commercial property owners and businesses, for example by moving its membership meeting time to noon. 2 of the responses were from Midtown residents and recommended to merge Midtown Community Council with North Star. The other 4 responses recommended merging with Spenard Community Council or a combination of councils. One of these 4 responses also suggested that another option could be to extend Spenard eastward to C Street

(Source Comments in Appendix B: 56, 172, 390, 191, 199, 222, 427.)

### **Boundary Review Criteria:**

- **1. Stable Boundaries.** A primary rationale for changing the boundaries seems to be the community council's unique noon-hour meeting time that seems to have the effect of discouraging participation by residents of the community council district. Otherwise, the boundary review criteria below do not seem to show a strong reason to dissolve Midtown.
- **2. Representation:** Midtown is an active, engaged community council on issues throughout its district, meeting monthly, making quorum, and adhering to its bylaws;
- **2. Representation:** Midtown is Anchorage's largest commercial and employment center with 100s of businesses; but it also has 4,543 residents—more residents than in Downtown and some of the residentially oriented community councils;
- **2. Representation:** Midtown executive board's focus is on commercial property owner and business issues, and it is conducting active outreach to businesses;
- **2. Representation:** If Midtown were required to also conduct outreach to its residents to encourage them to become active members, then the Municipality should be consistent and require all community councils to conduct active outreach and recruiting;
- **2. Representation:** Midtown meetings are in-person only, at the noon hour on a weekday, however are open to the public, and open to Midtown residents to become members; Community councils are private associations so it could be problematic for the Assembly to direct them when and where to meet or mandate a hybrid (in-person + remote) meeting format;
- **2. Representation:** Municipal staff do not perceive that residents are being made unwelcome at Midtown meetings;
- **2. Representation:** Midtown reached out to and engaged with residents of Midtown and Spenard (in Windemere neighborhood) regarding 2 potential homeless shelters, on Tudor Road and Arctic Boulevard;
- **2. Representation:** Representation can be improved by strategies other than boundary changes, such as assistance with Zoom (hybrid) meetings, or evolution in Midtown's executive committee's focus;
- **3. Natural Communities:** Midtown developed later than Spenard and became a natural community with business and development issues and was recognized as a community council in 2004;
- **3. Natural Communities:** Shared aspiration—creating a Midtown Plan; the potential for a business improvement district;
- **3. Natural Communities:** Colonial Manor in the superblock between Arctic, Benson, C Street, and 36<sup>th</sup> Avenue; and other large residential enclaves in Midtown;
- **3. Natural Communities:** Midtown's anchoring institution at Loussac Library and open space at Midtown Cuddy Family Park;

- **3. Natural Communities:** Midtown’s focus on two commercial corridors: Northern Lights / Benson and “C” / “A” Street couplet;
- **4. Identifiable Boundaries:** Fireweed Lane; Northern Lights/Benson Blvd.; Tudor Road; International Airport Road;
- **4. Identifiable Boundaries:** Arctic Boulevard; C Street; A Street; Seward Highway;
- **5. Community Desires:** Midtown Community Council executive committee responded by email (Exhibit A, comment 430) that it is satisfied with and requests to retain its current boundaries;
- **5. Community Desires:** 14 members of Midtown sent questionnaire responses:
  - 9 agreed that current boundaries align with natural communities, 2 disagreed, and 3 were neutral.
  - 9 said no changes to boundaries should be considered; 2 were not sure; and 2 called for merging Midtown into North Star to improve opportunities for participation and representation for residents.
  - 10 said Midtown is in an optimal size range, 2 said it was too small, and 2 were not sure.
- **5. Community Desires:** North Star adopted a resolution on March 8, 2023, requesting to retain its district and not merge with Midtown;
- **5. Community Desires:** 3 of 7 questionnaire survey responses from North Star members agree with existing boundaries, 1 was neutral, and 3 recommended merging North Star with Midtown and/or Spenard;
- **5. Community Desires:** 17 members of Spenard sent questionnaire responses:
  - 9 agreed that current boundaries align with natural communities, 4 disagreed, and 4 were neutral.
  - 6 said no changes to boundaries should be considered; 3 called for merging Midtown into Spenard; 4 called for other boundary changes for Spenard; and 4 were not sure.

- 10 said Midtown is in an optimal size range, 2 were not sure, and 2 said it was too small.
- **6. Optimal Size:** A district that is primarily commercial in character can be a legitimate natural community, like Downtown;
- **6. Optimal Size:** Midtown has a population of 4,543, Spenard has nearly 8,800, and each has 100s of businesses and many items of business for their meeting agendas;
- **6. Optimal Size:** If Midtown and Spenard Community Councils are individually within the optimal size range for a community council to be engaged in all its areas, combining them risks exceeding optimal size range and creating challenges providing focused representation for all areas between Turnagain to Seward Highway;
- **7. Sharing Information:** Not investigated.

**Options and Recommendations:**

- **Option A:** No change. Retain Midtown Community Council with its existing boundaries.
- **Option B: (Preferred).** No change. Retain Midtown Community Council with its existing boundaries. Investigate if there is merit in considering adjustments to municipal code or funding levels to encourage and/or resource open, accessible meetings, such as offering training and tech assistance, to maximize participation and representation for all members of each community council district.
- **Option C:** Transfer the areas west of C Street, which contain most of the residences in Midtown, from Midtown Community Council to Spenard Community Council.
- **Option D:** Merge Midtown Community Council into Spenard Community Council.
- **Option E:** Merge Midtown Community Council areas south of 36<sup>th</sup> Avenue into Spenard Community Council and areas north of 36<sup>th</sup> into North Star Community Council.

## 29. Spenard Community Council District

(Map 6)

1 questionnaire response recommended to realign the Spenard Community Council district boundaries to follow [Assembly district boundaries](#) if those work well with natural communities.

Staff finds that Assembly District 2 is west of Minnesota Drive, its eastern boundary. In the area of Spenard east of Minnesota Drive, Assembly Districts 1 and 4 are divided north and south by 36<sup>th</sup> Avenue.

(Source Comments in Appendix B: 94.)

### **Boundary Review Criteria:**

- **1. Stable Boundaries:** The findings in the criteria that follow do not indicate a need to dissolve this community council.
- **2. Representation:** Spenard provides active, engaged representation on issues throughout its district.
- **3. Natural Communities:** The boundaries between Assembly Districts 1, 2, and 4 split the natural communities that form Spenard, and would cut the Spenard Road corridor into 3 parts and arbitrary dividing lines.
- **3. Natural Communities:** See also boundary study area #26 assessment this criteria, with respect to areas in Midtown and North Star.
- **4. Identifiable Boundaries:** Minnesota Drive is a strong physical traffic barrier running north to south, although other physical features further west (the Alaska Railroad, Fish Creek) also provide strong boundaries that enable Spenard to remain whole.
- **5. Community Desires:** Spenard Community Council executive committee comments (Appendix A, comment 427) indicate an interest in expanding the community council eastward, but not to divide its existing areas at 36<sup>th</sup> Avenue or Minnesota Drive.
- **5. Community Desires:** 22 of 28 questionnaire survey responses from Turnagain members agree the community council district reflects the natural community and 5 were neutral.
- **6. Optimal Size:** Not investigated.

- **7. Sharing Information:** Potential alignment with Assembly District boundaries.

### **Options and Recommendations:**

- **Option A (Recommended):** No change. Retain existing boundaries.\*
- **Option B:** Transfer all areas west of Minnesota Drive to Turnagain Community Council, merge the remaining areas with North Star (north of 36<sup>th</sup> Avenue) and Midtown (south of 36<sup>th</sup> Avenue).

\* *The Boundary Review Committee recommends Option A (by unanimous vote).*

## 30. Turnagain Community Council District

(Map 6)

3 questionnaire responses indicated that North Star Community Council district is too small and recommended to merge it with Midtown and/or Spenard Community Councils.

(Source Comments in Appendix B: 203.)

### **Boundary Review Criteria:**

- **1. Stable Boundaries:** The findings in the criteria that follow do not indicate a need to dissolve this community council.
- **2. Representation:** Turnagain provides active, engaged representation on issues throughout its district.
- **3. Natural Communities:** Turnagain Community Council often addresses western neighborhood issues such as the Coastal Trail and Airport, whereas Spenard is focused on Spenard Road and the mixed neighborhoods along that corridor.
- **3. Natural Communities:** Turnagain and Spenard share the Spenard Road corridor as the nearest commercial and mixed-use district.
- **3. Natural Communities:** Turnagain and Spenard share an interest in Fish Creek and impacts of the Alaska Railroad Corridor.
- **3. Natural Communities:** Most of Turnagain's residential neighborhoods are distinct in character and somewhat distant out west from Spenard.

- **3. Natural Communities:** Fireweed Lane corridor is a common interest with Midtown Community Council, equivalent in a way to how Chester Creek is a common interest with South Addition Community Council.
- **4. Identifiable Boundaries:** The Alaska Railroad, Fish Creek, southern Spenard Road, Wisconsin Street, and Northern Lights as barriers and boundary options.
- **5. Community Desires:** Turnagain Community Council executive committee responded by email (Exhibit A, comment 426) that it is satisfied with Turnagain’s current boundaries.
- **5. Community Desires:** 22 of 28 questionnaire survey responses from Turnagain members agree the community council district reflects the natural community and 5 were neutral.
- **6. Optimal Size:** Turnagain and Spenard Community Councils each seem to generally be within the optimal size range for maintaining an active community council engaged in all its areas. Combining them may exceed that size range and create challenges providing focused representation for all areas.
- **7. Sharing Information:** Not investigated.

**Options and Recommendations:**

- **Option A (Recommended):** No change. Retain Turnagain Community Council with its existing boundaries.
  - **Option B:** Merge Turnagain Community Council and Spenard Community Council district.
- \* *The Boundary Review Committee recommends Option A (by unanimous vote).*

**31. West of Fish Creek to Wisconsin Street (TBD) (Map 6)**

1 questionnaire response recommended to transfer the neighborhoods south of W. Northern Lights between Fish Creek and Wisconsin Street from Turnagain Community Council to Spenard Community Council district.  
 (Source Comments in Appendix B: 191.)

**Boundary Review Criteria:**

1. *Stable Boundaries:* TBD
2. *Representation:* TBD.
3. *Natural Communities:* TBD.
4. *Identifiable Boundaries:* TBD
5. *Community Desires:* TBD.
6. *Optimal Size:* TBD.
7. *Sharing Information:* TBD.

Spenard council proposed to annex areas west of Turnagain Boulevard from Turnagain council. The Spenard Road corridor and surrounding residential areas at the heart of Spenard are currently divided between Spenard and Turnagain councils. This study area addresses the Spenard Road corridor.

**Applicable Criteria:**

- *Natural Communities:* Northwood and Lake Hood school attendance areas;
- *Natural Communities:* Spenard council geographic focus on Spenard Road corridor and Fish Creek;
- *Natural Communities:* Turnagain council focal points include Coastal Trail, Airport, Northern Lights, Wisconsin Street, Lake Hood, Balto Seppala Park, and Fish Creek;
- *Natural Communities:* Mutual focus on and stewardship of Fish Creek;
- *Natural Communities:* Neighborhood street connectivity, access to Spenard;
- *Natural Communities:* Neighborhood character – scale of homes and lots, the pattern of streets,
- *Identifiable Boundaries:* Fish Creek and greenbelt—creek restoration will increase water flow, creek viability.
- *Identifiable Boundaries:* Spenard Road, Railroad.

**Options and Recommendations:**

- **Option A.** No change. Retain existing boundaries.



- *Option B:* Transfer the neighborhoods south of W. Northern Lights between Fish Creek and Wisconsin Street from Turnagain Community Council to Spenard Community Council.

#### Options and Recommendations (Old)

- *Option A (Recommended):* Establish Fish Creek as the boundary between Spenard and Turnagain councils between Northern Lights Boulevard and Spenard Road. Areas west of Fish Creek, including the former La Honda Trailer Court site and the Lake Hood Elementary attendance area, would be in Turnagain. Areas east of Fish Creek, including almost all of the Northwood Elementary attendance area, would be Spenard.
- *Option C:* As an alternative to above, convey commercial areas south of Lakeshore Drive to Spenard council, leaving a few Spenard businesses in Turnagain council.
- *Option B (Recommended):* In addition, to above, convey the nonresidential districts (B-3, R-O, and I-1) on the north side of Spenard Road near Lakeshore Drive to Spenard council. Spenard Road commercial corridor would be entirely in Spenard council.
- *Option D:* Convey only areas east of Fish Creek to Spenard council. West of Fish Creek, Spenard Road would remain as an identifiable boundary between Spenard and Turnagain councils.

### **32. Spenard Beach Park (TBD) (Map 6a)**

1 questionnaire response recommended to transfer Spenard Beach Park from Turnagain Community Council to Spenard Community Council district.

(Source Comments in Appendix B: 191.)

#### **Boundary Review Criteria:**

1. *Stable Boundaries:* TBD
2. *Representation:* TBD.
3. *Natural Communities:* TBD.
4. *Identifiable Boundaries:* TBD

5. *Community Desires:* TBD.

6. *Optimal Size:* TBD.

7. *Sharing Information:* TBD.

#### **Options and Recommendations:**

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Transfer Spenard Beach Park from Turnagain Community Council to Spenard Community Council.

### **33. South of Dimond Boulevard to 92nd Avenue (TBD) (Map 7)**

A questionnaire response, which was from a Taku Campbell Community Council officer representing the position of its board, recommended to transfer the area south of Dimond Boulevard between Dimond and 92<sup>nd</sup> Avenue out of Taku/Campbell. The community council membership had had discussed reducing its southern boundary from 92<sup>nd</sup> Avenue up to Dimond Boulevard Taku Campbell Community Council as members find the district is too large, has a lot of business to address in the industrial areas north of Dimond, has not had many agenda items from the area south of Dimond, and believe 92<sup>nd</sup> Avenue is difficult to find, and Dimond Boulevard is preferable to provide a stronger, cleaner southern boundary.

To assess options, Planning staff identified alternative options to transfer areas south of Dimond Boulevard to Bayshore/Klatt, Abbott Loop, and/or Old Seward/Oceanview Community Councils.

(Source Comments in Appendix B: 298.)

#### **Boundary Review Criteria:**

- 1. *Stable Boundaries.*
- 2. *Representation:* Area between Dimond and 92<sup>nd</sup> is peripheral to Taku Cambbell and other councils.
- 3. *Natural Communities:* Dimond Center commercial center straddles north and south of Dimond Boulevard, extending south to 92<sup>nd</sup>/Scooter.

- *3. Natural Communities:* Old Seward/Oceanview is centered east of C Street along Old Seward Highway.
- *3. Natural Communities:* Bayshore/Klatt is Centered west of C Street, mostly southwest of Minnesota Dr./O’Malley Rd.
- *3. Natural Communities:* Dimond Estates Mobile Home Park is in Klatt Elementary school attendance area, however ASD has discussed transferring it to Campbell Elementary school attendance area. Queensgate and Newland Subdivisions in Campbell Elementary attendance area.
- *4. Identifiable Boundaries:* 92<sup>nd</sup> Avenue not identifiable or constructed west of Old Seward Highway.
- *4. Identifiable Boundaries:* Dimond Boulevard; O’Malley Road.
- *4. Identifiable Boundaries:* C Street; Alaska Railroad; Seward Highway.
- *5. Community Desires:* Taku Campbell membership preference to not represent this area.
- *6. Optimal Size:* Abbott Loop one of the most populous councils.
- *7. Sharing Information:* State legislative districts boundaries on Dimond Boulevard and (New) Seward Highway.
- *7. Sharing Information:* Assembly Midtown district boundary on Dimond Boulevard; Assembly West and South districts boundary on C Street except for Vernon St. neighborhood (Newland Subdivision).

**Options and Recommendations:**

- *Option A:* No change. Retain existing boundaries.
- *Option B:* Transfer all areas south of Dimond Boulevard from Taku Campbell Community Council to Bayshore/Klatt Community Council.
- *Option C:* Transfer the area south of Dimond and west of C Street (to Minnesota Drive) from Taku Campbell Community Council to Bayshore/Klatt Community Council; and transfer the area east of C Street (to the New Seward Highway) to Old Seward/Oceanview Community Council, *in combination with*

*Option B of Boundary Study Area #34 and Option B of Boundary Study Area #35.*

**34. Bayshore/Klatt Community Council District (TBD) (Maps 7 and 8)**

1 questionnaire response indicated that Bayshore/Klatt Community Council district too large and recommended to divide it into two community council districts.

To assess options, Planning staff identified alternative options to either split Bayshore/Klatt Community Council into two community councils, or to transfer all areas east of the Alaska Railroad corridor to Old Seward/Oceanview and/or Abbott Loop Community Councils.

*(Source Comments in Appendix B: 371.)*

**Boundary Review Criteria:**

1. *Stable Boundaries.*
2. *Representation:* TBD.
  - *3. Natural Communities:* Bayshore/Klatt focus on Southport residential areas;
  - *3. Natural Communities:* Diamond Willow Estates and Hillcrest Subdivisions residential areas east of Old Seward Highway north of O’Malley Road in Taku Elementary attendance area.
  - *3. Natural Communities:* Diamond Willow Estates and Hillcrest Subdivisions residential areas east of Old Seward Highway between Scooter Drive and O’Malley Road are more distant, disconnected, and different in character from Bayshore/Klatt residential areas than from Old Seward/Oceanview.
  - *3. Natural Communities:* Diamond Willow Estates and Hillcrest Subdivisions residential areas east of Old Seward Highway share Old Seward Highway corridor connection with Old Seward/Oceanview.
  - *Natural Communities:* South Anchorage industrial area, as identified in the Comprehensive Plan, extends generally from Dimond Boulevard to O’Malley Road, C Street to Old Seward Highway, straddling the Alaska Railroad Utility Corridor;

- *Natural Communities:* Old Seward/Oceanview and Taku/Campbell focus along the Old Seward Highway;
- *4. Identifiable Boundaries:* Dimond Boulevard, O'Malley Road.
- *4. Identifiable Boundaries:* C Street; Alaska Railroad Utility Corridor; Seward Highway.
- *5. Community Desires:*
- *6. Optimal Size:* TBD.
- *7. Sharing Information:* Assembly West and South districts boundary on C Street except for Vernon St. neighborhood (Newland Subdivision).

**Options and Recommendations:**

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Select Option B in Boundary Study Area #35, to transfer areas southeast of O'Malley and C Street to Old Seward/Oceanview Community Council
- *Option B:* Transfer all areas east of the Alaska Railroad corridor to Old Seward/Oceanview Community Council.
- *Option C:* Transfer all areas east of C Street to Abbott Loop Community Council.
- *Option D:* Adopt an Assembly Resolution supporting the establishment of a separate community council to serve parts of Bayshore/Klatt Community Council.

**35. South of O'Malley Road to Klatt Road, East of C Street (TBD) (Map 8)**

3 questionnaire responses recommended to transfer the area of C Street on the west, O'Malley Road on the north, New Seward Highway on the east, and Klatt Road on the south, from Bayshore/Klatt Community Council to Old Seward/Oceanview Community Council district.

(Source Comments in Appendix B: 241, 318, 422.)

**Boundary Review Criteria:**

1. *Stable Boundaries.* TBD
2. *Representation:* TBD.

3. *Natural Communities:* Study area is in Klatt Elementary school attendance area, however ASD has discussed transferring it to Oceanview Elementary school attendance area.

4. *Identifiable Boundaries:* TBD

5. *Community Desires:* TBD.

6. *Optimal Size:* TBD.

7. *Sharing Information:* 7. *Sharing Information:* Assembly West and South districts boundary on C Street and West Klatt Road; Both councils are in same state legislative district.

**Options and Recommendations:**

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Transfer the area of C Street on the west, O'Malley Road on the north, New Seward Highway on the east, and Klatt Road on the south, from Bayshore/Klatt Community Council to Old Seward/Oceanview Community Council.

**36. Oceanview East of Old Seward Highway (TBD) (Map 9)**

1 questionnaire response recommended to transfer the area of Oceanview neighborhood between the Old Seward Highway and the Seward Highway from Old Seward/Oceanview Community Council to Huffman/O'Malley Community Council district.

(Source Comments in Appendix B: 137.)

**Boundary Review Criteria:**

1. *Stable Boundaries.* TBD
2. *Representation:* TBD.
3. *Natural Communities:* TBD.
4. *Identifiable Boundaries:* TBD
5. *Community Desires:* TBD.
6. *Optimal Size:* TBD.
7. *Sharing Information:* TBD.

**Options and Recommendations:**

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Transfer the area of Oceanview neighborhood between the Old Seward Highway and the Seward Highway from Old Seward/Oceanview Community Council to Huffman/O'Malley Community Council.

**37. East of Elmore Road from 104th Ave to De Armoun Road (TBD) (Map 9)**

1 questionnaire response recommended to transfer areas east of Elmore Road from Huffman/O'Malley Community Council to Hillside Community Council district.

(Source Comments in Appendix B: 166.)

**Boundary Review Criteria:**

1. *Stable Boundaries.* TBD
2. *Representation:* TBD.
3. *Natural Communities:* TBD.
4. *Identifiable Boundaries:* TBD
5. *Community Desires:* TBD.
6. *Optimal Size:* TBD.
7. *Sharing Information:* TBD.

It was originally proposed that all residential areas east Ruth Arcand Park, between Abbott and O'Malley Road, be conveyed to Mid-Hillside council.

However, Huffman/O'Malley objected to a boundary as far south as O'Malley Road. A facilitated negotiation process resulted in a compromise boundary at 104<sup>th</sup> Avenue, small local street to the north of O'Malley Road. This study area reviews the result according to the boundary criteria.

This area appears as Area 11B in the Boundary Review Committee report.

**Applicable Criteria:**

- *Natural Communities:* O'Malley school attendance area based in Mid-Hillside;
- *Identifiable Boundaries:* O'Malley Road is a physical and traffic barrier;

- *Identifiable Boundaries:* O'Malley is simple to understand as a boundary and easiest for residents to relate to;
- *Identifiable Boundaries:* 104<sup>th</sup> Avenue is narrow, unpaved, not a thru street;
- *Natural Communities:* Good local street connectivity between areas north and south of 104<sup>th</sup> Avenue—no physical barrier along 104<sup>th</sup> Avenue;
- *Natural Communities:* Huffman/ O'Malley council concerns about Alaska Zoo impacts on water wells;
- *Community Desires:* Some residents in between 104<sup>th</sup> Avenue and O'Malley Road wish to remain within Huffman/O'Malley council district;
- *Community Desires:* Councils negotiated the boundary on 104<sup>th</sup> Avenue in a facilitated process.

**Options and Recommendations (Historical):**

- *Option A:* Convey the zoo and residential area north of O'Malley Road to Mid-Hillside, to adhere to identifiable boundaries and shared elementary school areas.
- *Option B:* Convey the residential area north of 104<sup>th</sup> Avenue to Mid-Hillside, to adhere to a compromise negotiated between two councils, and supported by the Boundary Review Committee.
- *Option A (Recommended):* Convey the Undesignated area north of Rabbit Creek (water body) into Hillside East. Incorporate the Undesignated Area south of Rabbit Creek (water body) to Rabbit Creek council. [Note: Due to an error, the public review draft Map 9-B does not show the east boundary line of the proposed extended Rabbit Creek council. Map 9-B should have depicted a solid line separating Rabbit Creek council and Chugach State Park.]

**Options and Recommendations:**

- *Option A.* No change. Retain existing boundaries.

- *Option B:* Transfer areas east of Elmore Road from Huffman/O'Malley Community Council to Hillside Community Council.

### 38. Higher Elevations of Rabbit Creek Community Council (TBD) (Map 9)

1 questionnaire response recommended to transfer higher-elevation portions of Rabbit Creek Community Council district out of Rabbit Creek.

To assess options, Planning staff identified an options to transfer higher-elevation portions of Rabbit Creek Community Council district to Bear Valley Community Council.

(Source Comments in Appendix B: 112.)

#### Boundary Review Criteria:

1. *Stable Boundaries:* TBD
2. *Representation:* TBD.
3. *Natural Communities:* TBD.
4. *Identifiable Boundaries:* TBD
5. *Community Desires:* TBD.
6. *Optimal Size:* TBD.
7. *Sharing Information:* TBD.

#### Options and Recommendations (TBD):

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Transfer higher-elevation portions of Rabbit Creek Community Council district to Bear Valley Community Council.

### 39. Undetermined Boundary Study Areas (Map N/A)

6 questionnaire responses indicated dissatisfaction with existing boundaries in 5 community council districts, including Rabbit Creek, Rogers Park (2 responses), Russian Jack, Sand Lake, and University Area. However, staff was unable to determine their specific issue. These six responses did not provide enough information for staff to be able to determine the issue or boundary segment of concern, and the questionnaire responses did

not provide contact information for staff to be able to request clarification.

(Source Comments in Appendix B: 306, 89, 183, 139, 405, 374.)

#### Options and Recommendations:

- *Option A (Recommended):* No changes to boundaries based on these responses.\*  
\* *The Boundary Advisory Committee concurs with this recommendation (by unanimous vote).*