

Mountain View



TARGETED NEIGHBORHOOD PLAN



SEPTEMBER 2016

Thank You!

The *Mountain View Targeted Neighborhood Plan* is the product of over three years' work by the Anchorage Community Land Trust, in partnership with the Mountain View Community Council. We would like to thank the community of Mountain View, and the families, businesses, and institutions whose vision for their neighborhood is documented here. We would also like to thank the Municipality of Anchorage, Wells Fargo, ConocoPhillips Alaska, and the Annie E. Casey Foundation for funding that allowed us to host the 2012 Mountain View Community Summit, focus groups, work sessions, and an open house for the plan. The work of our Assembly representative, Patrick Flynn, and Representatives Geran Tarr and Max Gruenberg, and Senators Johnny Ellis and Bill Wielechowski was crucial to the development of this plan. This plan could not have been completed without the countless of hours of effort by Carol Wong, Joni Wilm, and Nicole Jones-Vogel of the Municipality of Anchorage's Long-Range Planning Division. We would like to thank the Planning & Zoning Commission and the Anchorage Assembly for their deliberation of the contents of this plan. And of course, we thank the members of our Mountain View community for their commitment every day to making Mountain View a neighborhood of first choice in Anchorage.

Partners

Airport Heights Community Council
Alaska Housing Finance Corporation
Alaska Museum of Science and Nature
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Anchorage Park Foundation
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Clark Middle School
ConocoPhillips Alaska
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Municipality of Anchorage
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Northeast Community Council
Red Apple
Rasmuson Foundation
Russian Jack Community Council
State of Alaska
William Tyson Elementary School
Wells Fargo

MOUNTAIN VIEW Targeted Neighborhood Plan

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EXECUTIVE SUMMARY

MOUNTAIN VIEW

Targeted Neighborhood Plan

Dear Neighbor,

It began with an invitation to dream. In 2012, the Mountain View Community Council and the Anchorage Community Land Trust partnered to engage those of us who live in and are invested in Mountain View in an effort to create a targeted neighborhood plan defined by the collective vision which we hold for the future of our community.

We estimate that more than a thousand of you responded to that call to dream. Every voice strengthened this plan. I am grateful for this incredible level of participation, and humbled by it. Over three years of development, we sought out and listened to residents, business owners, students, people employed in the neighborhood, nonprofit organizations, and anyone else willing to help. What you'll find here is our best effort to capture your thoughts, wishes, and dreams. This plan is a guide to the neighborhood's future that is grounded and achievable.

What we have now is a map leading us forward. It allows us to document our priorities, needs, and opportunities. Notably, it provides an answer to the question, "What can I do for my community?". Chapter 3 provides goals and action items to achieve this vision. It is up to us now to hold ourselves accountable and ensure that these goals are carried out. This plan, like the neighborhood, is a living thing. It will serve as a representation of the expressed vision of all the participants in this process, and intends to define the community's growth in the years to come. This plan mandates that future development and growth take into account the community's expressed vision.

There have been several planning efforts over the years, which we have learned from. What sets this plan apart is that it is a comprehensive and targeted plan that intentionally encompasses all aspects of community life. The profound change that Mountain View has experienced in the last decade makes this plan all the more critical and relevant. No plan is written in stone, and the places we love are always changing. Mountain View will continue to grow and change in the future, and we hope this plan will be revisited and updated rather than left on the shelf. I encourage each of us to familiarize ourselves with the various tasks within the plan, and to hold each other accountable.

I would like to express my deep personal gratitude for the countless hours of work by Radhika Krishna, Kirk Rose, Erin Hardy, Jewel Jones and the rest of the staff at the Anchorage Community Land Trust, for their tireless dedication to helping the resident-volunteers of the Mountain View Community Council articulate our values, aspirations, and vision for the future of Mountain View.

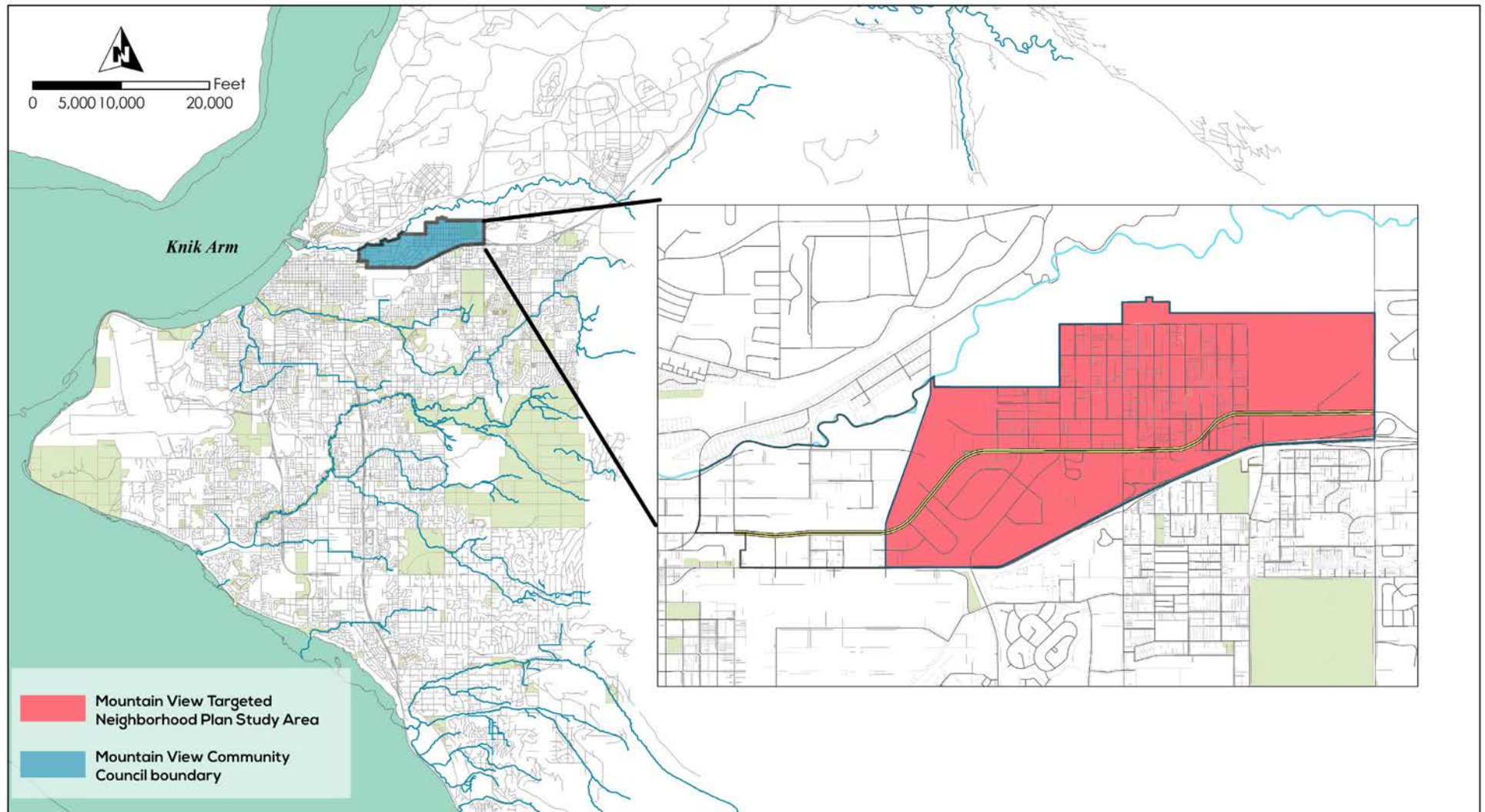
Thank you for taking the time to learn about Mountain View. I hope you will join us as we continue to work to make this the best place to live, work, and play in Anchorage.

Sincerely,



Daniel George
President, Mountain View Community Council

Map 1: Mountain View Targeted Neighborhood Plan - Location and Study Area Map



Please note that this is a targeted neighborhood plan, and the boundaries of this plan do not encompass the entire Mountain View Community Council district. The rationale for the scope of this plan is explained on the next page.

INTRODUCTION

A. SCOPE

1. Mountain View Boundaries

Mountain View is a community within the Anchorage Bowl metropolitan area, located in Anchorage, Alaska. The *Mountain View Targeted Neighborhood Plan* will apply to the areas within the official boundaries of the Mountain View neighborhood, as defined by the Federation of Community Councils. The core of the neighborhood is high density residential, light industrial, and small-scale commercial real estate, with large park and community facility areas also present in the neighborhood. Mountain View's neighborhood boundaries are defined by Boniface Parkway to the east, Joint Base Elmendorf-Richardson (JBER) to the north, the Glenn Highway (which turns into E. 5th Avenue) to the south, and Juneau Street and Post Road to the west. The neighborhood abuts JBER, Merrill Field, and residential areas in the Russian Jack and Northeast Community Council districts (Map 1).

2. Targeted Neighborhood Plan Boundaries

This plan focuses on the areas of Mountain View east of Reeve Boulevard, as the Community Council's membership and expertise is by and large limited to the residential, commercial, and light industrial areas of the neighborhood. The plan includes all the residential areas within Mountain View, and the commercial and light industrial areas of Mountain View between the Glenn Highway and Mountain View Drive and Commercial Drive. The areas west of Reeve Boulevard are considered to be in Anchorage's industrial reserve, and are thus excluded from this plan. We see the continued value of industrial land and do not foresee major changes to land use there.

3. Range of Topics Addressed

This plan focuses on the experiences of Mountain View residents. The plan identifies Mountain View's assets, and offers means to more fully value, protect, and expand them, while also identifying the challenges that Mountain View faces and creating a framework for community-driven action to improve problem areas.

The plan concentrates on the residential and retail commercial areas of the neighborhood, especially on the main commercial corridor of Mountain View Drive. Most importantly, the plan provides a guiding vision for community-driven investment in the safety, health, and happiness of those who live and work in Mountain View.

B. THE COMMUNITY PROCESS

The *Mountain View Targeted Neighborhood Plan* has been the product of the hard work and commitment of many Mountain View residents, organizations, and businesses. The plan was envisioned, drafted, and shepherded by a community organization, the Anchorage Community Land Trust (ACLT).

The planning process began in 2012, when the Mountain View Community Council (MVCC) charged the Anchorage Community Land Trust with the coordination of the Mountain View Neighborhood Plan planning effort. In August 2012, the Anchorage Municipal Assembly approved the Mountain View Community Council and the Anchorage Community Land Trust as plan sponsors (see Appendix B), and planning efforts began in earnest.



Left: Attendees at the Mountain View Community Summit read the graphic recording created by Michelle Royal and Aurora Sidney-Ando. Below: Residents created the vision at the Summit.



In the fall of 2012, throughout 2013, and in the spring of 2014, ACLT and the Mountain View Community Council surveyed Mountain View residents, conducted focus groups, and presented the plan to residents, businesses, nonprofit organizations, and other stakeholders.

In the fall of 2014, the Mountain View Community Council, Anchorage Community Land Trust, and the Municipality of Anchorage Planning Department conducted five work sessions to finalize the content of the plan. In June 2015, an open house for the plan was held at the seventh annual Mountain View Street Fair.

1. Mountain View Community Summit

The Mountain View Community Summit took place on October 5-6, 2012, at Clark Middle School. The summit brought together over 150 Mountain View community members to assess the progress of revitalization efforts taking place over the last decade. This first-ever gathering of residents led to the sharing of needs, goals and dreams for the future of the community and built a new level of participation in crafting a targeted community plan for Mountain View. The event was styled as a forum where participants identified steps for the future. The summit asked residents to “Dream, Connect, and Act” to imagine the future they wanted to see, connect with others to make it happen, and then be accountable to one another for their actions. The following page details the events of the summit.

DREAM

Mountain View residents were invited to share what they love about Mountain View and their dreams for their neighborhood. The first night of the Summit, Friday October 5th, was facilitated by Peter Kageyama, author of “For the Love of Cities,” who encouraged residents to actively ‘love’ their cities and transform them into places in which they want to live.

CONNECT

The second day of the Summit, October 6th, was a full day of community connection. Topics for discussion included youth safety, personal finance, real estate development, business and private sector development, arts and culture, transportation, community wellness, and resident leadership and engagement opportunities. Participants’ responses were documented and put into the Implementation Matrix that is the core of this plan.

ACT

The Implementation Matrix was the main outcome of the summit, and serves as a guide to community-driven action in Mountain View.



Mountain View residents discuss neighborhood goals at the 2012 Mountain View Community Summit.

2. Focus Groups and Presentations

Date	Event	Outcome
October 5-6, 2012	Mountain View Community Summit	Over 150 Mountain View residents gathered to dream, connect, and act. They created goals and action items, which were the basis for the implementation chapter (Ch. 3) that is the core of this plan.
February 2013 - May 2014	Surveying Mountain View residents	125 Mountain View residents were surveyed at the Red Apple, Mountain View Branch Library, through the Cook Inlet Housing Authority Mountain View office, and at school events. Residents answered questions about housing, underutilized land, transportation, parks, and cultural amenities.
May 10, 2013	Focus group with Clark Middle School students	Clark Middle School students learned about the neighborhood plan planning process, and shared their thoughts about the problems that Mountain View faces and ways to improve their neighborhood.
November 8, 2013	Focus group with Homeward Bound residents in Mountain View	Participants discussed community safety, employment opportunities, alcohol access, cultural amenities, and recreation.
February - May 2014	Business surveys and case studies	With the help of Leadership Anchorage and the Anchorage Economic Development Corporation, businesses on Mountain View Drive were interviewed, and data was gathered.
April 8, 2014	Focus group with representatives of social service agencies and schools based in Mountain View	Participants discussed safety, employee satisfaction, transportation, and outreach efforts.
June 27, 2015	Open House	The plan was shared with the public, and public input and support was sought.

As this table shows, public participation in the planning process included a community summit, 125 long-form surveys, 3 focus groups, 6 business case studies, and an open house.

The second aspect of the public participation for this targeted neighborhood plan was the convening of focus groups, and the collection of surveys. Three focus groups were held between May 2013 and May 2014, and the outcomes of these focus groups are included in Appendix A.

The first focus group consisted of students from Clark Middle School, who shared their visions for their neighborhood, and learned about the neighborhood planning process. This focus group took place on May 10, 2013.

The second focus group took place on November 8, 2013, and consisted of participants in RurAL CAP's Homeward Bound supportive housing program, all of whom live in Mountain View. Participants discussed workforce training, recreation and cultural amenities, and public safety concerns and solutions.

The third focus group, consisting of social service agencies and schools based in and active in Mountain View, took place on April 8, 2014. Attendees present included representatives from Catholic Social Services – Refugee Assistance and Immigration Services Program, Camp Fire Alaska, The Foraker Group, Crossroads (ASD school), Best Beginnings, Special Olympics, Alaska State Council on the Arts, Programs for Infants and Children, and the Mountain View Lions Club. Participants discussed safety, transportation, employee satisfaction, and community outreach efforts.

In addition to these focus groups, 125 long-form surveys were completed by Mountain View residents. The surveys were collected by ACLT staff at the Red Apple, the Mountain View branch library, the schools, and other community hubs. In these surveys, Mountain View residents provided input on underutilized land, sites for new housing, transportation and pedestrian infrastructure improvements, parks and gardens, and cultural amenities.

From February through May 2014, Leadership Anchorage and the Alaska Economic Development Corporation (AEDC) assisted with the surveying of Mountain View businesses. Through the Business Retention & Expansion (BRE) survey conducted by AEDC, data was collected on the challenges and opportunities Mountain View businesses face. In addition, six case studies were conducted with businesses on Mountain View Drive, including Subway, the Alaska Butcher Supply Co., and Mountain View Family Dentistry. These case studies are included in Appendix A.

On June 27, 2015, an open house for this plan was held at the Mountain View Library during the annual Mountain View Street Fair. At the open house, the draft plan was shared with the public, and attendees interacted with members of the Mountain View Community Council, the Municipality of Anchorage's Parks and Recreation Department, the Municipality's Planning Division, and ACLT staff to learn about the vision and goals of this plan. Over 300 Mountain View community members attended the open house, shared their comments and support for the plan, and reaffirmed the goals, action items, and priorities of the *Mountain View Targeted Neighborhood Plan*.



Above: The *Mountain View Targeted Neighborhood Plan* open house, held on June 27, 2015, during the seventh annual Mountain View Street Fair.

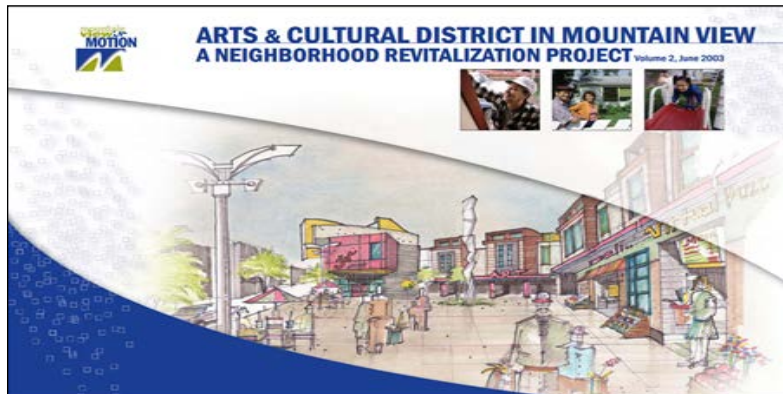


Left: Mountain View Community Council members talk to attendees about resident leadership at the open house.

C. RELATIONSHIP TO EXISTING PLANS

1. Previous Planning Efforts in Mountain View

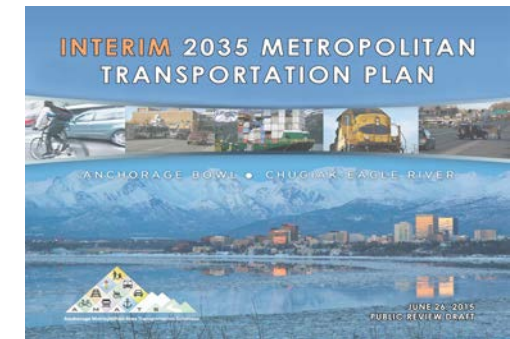
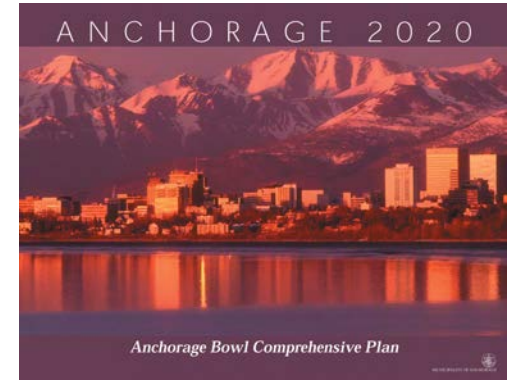
In 1993, a group of Mountain View residents, working with consultants, produced the *Mountain View Community Strategic Plan*. In 1998, the community of Mountain View developed a vision for its commercial district. This collective visioning effort described a future where Mountain View Drive would evolve to become "... the showcase of an ethnically diverse community... [with] the best ethnic restaurants and coffee shops in the area."



These were two of a number of planning efforts that were conducted in Mountain View by local residents and by various agencies to promote and strengthen the neighborhood. Other plans include:

- *Greetings from Anchorage, Alaska: Revitalizing Mountain View into a Community of Choice* prepared by czb, LLC (November 2004)
- *Mountain View Neighborhood Revitalization Strategy* prepared by the Municipality of Anchorage (April 2004)
- *Mountain View Land Use Study* prepared by Northern Economics (February 2004)

- *Mountain View Neighborhood Profile* prepared by Davis Consulting (January 2004)
- *Arts & Cultural District in Mountain View: A Neighborhood Revitalization Project, Volume 2* by Anchorage Neighborhood Housing Services, Inc. (June 2003)
- *Assessment and Recommendations for Development of an Arts and Culture District in Mountain View* prepared by OKM Associates (October 2002)
- *Mountain View Neighborhood Revitalization Program* prepared by Cook Inlet Housing Authority (2000)
- *Mountain View Drive: A Vision for the Future* prepared by Municipality of Anchorage (November 1998)



In addition to these plans, Anchorage Neighborhood Housing Services, Inc. (ANHS) launched, in 2002, the Mountain View in Motion project to facilitate community revitalization. One of the key components of this effort was the establishment of an arts and culture district along Mountain View Drive. This arts and culture district would promote the redevelopment of existing commercial and residential infrastructure and incorporate art and cultural activities and organizations to help spur local change.

1. Regional Plans

The *Mountain View Targeted Neighborhood Plan* relates to other plans that have been completed within the Municipality of Anchorage. These plans include *Anchorage 2020 - Anchorage Bowl Comprehensive Plan (Anchorage 2020)*, the *2035 Metropolitan Transportation Plan*, and other neighborhood planning efforts, such as the *Fairview Neighborhood Plan* and the *Government Hill Neighborhood Plan*. The following table summarizes some of the Mountain View-specific recommendations in various Anchorage-wide plans.

Planning Document	Relevance to Mountain View Targeted Neighborhood Plan
Anchorage Bowl Comprehensive Plan (Anchorage 2020)	Land use maps shall be developed with each neighborhood. Goals identify northeast Anchorage as needing to accommodate 5,000-7,000 new housing units by 2020. Encourages mixed-use development within major employment centers, and as a redevelopment strategy. Supports higher-density residential development that is accompanied by multi-modal transportation, including pedestrian facilities. Advocates against strip commercial development, and for commercial development within neighborhood commercial centers and major employment centers. Supports public landmarks and art, trail connections, and attractive affordable housing. Identifies a neighborhood commercial center at Mountain View Drive and Bragaw Street, and a town center focused around the Northway Mall. Identifies the areas west of Reeve Boulevard as being part of the Anchorage industrial reserve.
2035 Metropolitan Transportation Plan	Forecasts that the Glenn Highway in Mountain View will operate at capacity, creating spillover traffic. The plan recommends capital improvements in and near Mountain View, including a frontage road along the Glenn Highway from Boniface Parkway to Muldoon Road. The Plan also recommends that frequency of bus service on People Mover Route 45, which serves Mountain View, be increased to 15 minutes, and that the existing separated trail on Mountain View Drive from Pine Street to Lane Street be upgraded.
Anchorage Bicycle Plan	Gives highest priority to several Mountain View projects, including the construction of a pathway along Mountain View Drive from Pine Street to Lane Street. Mountain View Drive is identified as a shared road in this area. A Bicycle Boulevard along Peterkin Street is recommended in the plan to connect from the Glenn Highway to Tyson Elementary School and the Ship Creek Trail. The Plan also recommends Post Road from 3rd Avenue to the Ship Creek Trail as a shared roadway, and paved shoulder bikeways along Reeve Boulevard from 5th Avenue to Post Road. The Plan identifies the need for a separated path (trail connection) along the northern edge of Mountain View from the Glenn Highway to Tyson Elementary School.
Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan	Mountain View falls in the northeast park district. While the district currently has enough special use facilities, the area will see a shortage of seven soccer fields, four basketball courts, sixteen open play fields, and three outdoor skating areas by 2020 without new construction. This plan recommends that access to Mountain View be improved along Ship Creek and to the south to Northway Mall, and that the Ship Creek trail connection be completed.
Municipality of Anchorage Snow Plow Plan	Residential areas in Mountain View are scheduled for the second day of plowing, and the industrial areas of Mountain View are scheduled to be plowed on the third day after a heavy snowfall. All Mountain View bus stops are priority bus stops for snow removal except the bus stop at the Glenn Highway and Concrete Road and the bus stop at the Glenn Highway and Reeve Boulevard.
Anchorage Pedestrian Plan	The Plan lists five capital projects in the Mountain View area, including sidewalk construction along the south side of Mountain View Drive from Flower Street to McCarrey Street, which is ranked second in priority among all projects region-wide. Other projects include an improved crossing at Bragaw Street and Mountain View Drive (ranked 14th), sidewalk improvements on Mountain View Drive east of Bragaw Street (ranked 65th), sidewalk construction on McPhee Avenue from McPhee Park to Mountain View Elementary School (ranked 141st), and a pedestrian crossing at 3rd Avenue and Reeve Boulevard (ranked 289th). Nearby but outside the Mountain View area, the Plan also identifies a safer crossing at Airport Heights Drive and the Glenn Highway, which is a gateway to Mountain View (ranked 87th).
1998 Mountain View Transportation Study	The plan's implementation resulted in many traffic calming features existing in Mountain View today, including intersection diverters, curb extensions at intersections, and road closures on and south of Mountain View Drive.

CHAPTER 1. NEIGHBORHOOD PROFILE

A. THE EVOLUTION OF MOUNTAIN VIEW

Mountain View, in northeast Anchorage, Alaska, is a culturally rich community of approximately 7,300 people. Research at the University of Alaska Anchorage has found that Mountain View is the most ethnically diverse community in the United States. This neighborhood has always welcomed newcomers to Alaska, whether they were workers on the pipeline in the 1970s and 1980s, or immigrants from countries spanning the globe today.

Mountain View is becoming a community of choice due to the hard work of residents and community leaders who are catalyzing transformation. In a 2012 study (the Mountain View Community Indicators Report), 57% of respondents living in the neighborhood rated Mountain View as an excellent place to live. Families are staying to raise their children and the children are doing better in school. Residents feel revitalization efforts are strengthening the community and are headed in the right direction. Always known as a neighborhood for working-class families, the neighborhood is starting to now work for all kinds of families.

From its beginnings in the 1940s as housing for construction workers at Elmendorf Air Force Base, Mountain View has been a place of transition, diversity, and energy. As the city grew, up until the 1970s, the neighborhood was largely composed of single-family homes, some scattered duplexes, and apartment complexes that were located mostly nearer the commercial areas. Stable renters and the solidly middle- and working-class families were the anchor residents.



Carol Ross standing outside the Big Bear Bed and Breakfast on Richmond Street, which she owns and operates. Carol and her family have been active community members since the 1940s.

The neighborhood was rezoned in 1965 to allow R-3 and R-4 development, which allowed multi-family housing to be constructed on lots that had previously been single-family. This change allowed Mountain View to serve the housing needs of the population surge during the Alaska Oil Pipeline construction of the 1970s and early 1980s. The area began transitioning in the 1970s from a stable, relatively healthy neighborhood on the edge of Anchorage to one in social distress. During this time, four-plex and multi-family apartment buildings were constructed, redefining the character of the neighborhood. Rental housing, originally filled with single persons or small families, transitioned to larger families needing affordable housing. These housing options later attracted many people immigrating to Anchorage from other countries, maintaining a constant demand for affordable rental housing. Local entities responded to



The office for the former John's Motel and RV Court, an example of a Mountain View commercial property in the 1980s. View facing north, September 20, 2004.

this demand by providing more housing for low-income families and individuals.

Since that time, the rest of Anchorage has become more educated, more prosperous and less transient, while Mountain View has experienced the opposite. The local poverty rate climbed steadily from 7.5% in 1970, to 16.2% in 1980, to 23.3% in 1990, to 25.1% in 2000. In 2010, Mountain View had a poverty rate of 24.3%. The citywide poverty rate remained roughly 7% throughout this entire period. While the portion of residents in the same house five years before each census increased from 22% in 1970 to 57.3% in 2010 for Anchorage as a whole, it only increased from 20% to 40.8% in

Mountain View; and, while the proportion of residents without a high school diploma decreased for the city as a whole from 12% in 1980 to 8.1% in 2010, for Mountain View during the same time period that proportion increased from 22% to 32%.

These data demonstrate that in the 1970s Mountain View was on par with the rest of Anchorage, but in the 1980s and 1990s, the neighborhood degraded considerably and became an area dominated by low-income households. Those characteristics severely limited the buying power of the local area, which in turn hampered business development. The result is a neighborhood that has often been more a place of last resort than a community of choice. According to the American Community Survey's 5-year estimates, in 2013, nine out of ten Mountain View residents were bringing home an annual income of less than 70 percent of the Anchorage area median income, and 28.9% of the Mountain View population had an income below the poverty level.



The former Alaska Pawn storefront, on the corner of Price Street and Mountain View Drive. The west side of the building now houses studios for five artists, and the east side will be the new Alaska Regional health clinic.



A duplex built by Cook Inlet Housing Authority on North Bliss Street.

In the early 2000s, the community mobilized to revitalize the neighborhood. The Mountain View Community Council attracted many partners who understood the social and economic benefit of a revitalization effort for people in the neighborhood and Anchorage at large. The community council wanted to improve the general quality of life by removing blight, creating smarter density, improving the quality of residential and commercial property, increasing home ownership opportunities, and providing a diversity of new businesses and jobs while reducing crime.

Over the last decade, revitalization efforts have brought new investment into Mountain View. New businesses, such as Bass Pro Shops, continue to enter the neighborhood, and existing businesses have been reinvesting in Mountain View by remodeling their exteriors. Housing developers, such as Cook Inlet Housing Authority, NeighborWorks, and Habitat for Humanity, have collectively invested over \$100 million in Mountain View's housing stock. The Municipality of Anchorage rebuilt Clark Middle School and built the Mountain View branch library. Along with the new branch of Credit Union 1, those institutions have brought valuable services to the community. The State of Alaska's new Glenn Highway - Bragaw Street overpass connected Mountain View with the rest of the Anchorage. Redevelopment of the commercial corridor, through the Anchorage Community Land Trust's work and private investors such as JL Properties, which owns the Glenn Square Mall, has removed blight and created commercial activity in formerly vacant spaces. Reinvestment fostered by these partnerships has brought Mountain View a long way in the last decade.

B. DEMOGRAPHICS

Today, the Mountain View population is more diverse, more transitory and is growing more quickly than the rest of Anchorage. Mountain View is the most racially diverse neighborhood in Anchorage, a city where over 70% of the population is white. According to the 2010 census, only 30% percent of Mountain View identifies as Caucasian, while 16% are Asian, 14% are Black/African American, 8% percent are Alaska Native / Native American and 6% are Hawaiian/Pacific Islander. The Asian population more than doubled between the 1990 and 2010 Census. Fifty-seven percent of Anchorage's Cambodian, 45% of the city's Hmong and 36% of the Laotian population live in the Mountain View area. These populations were not present in Mountain View for the 1990 Census.

In 2013, Mountain View made headlines as the 'most diverse neighborhood in America'. Chad Farrell, a professor at the University of Alaska Anchorage, used census data to determine that Anchorage's Census Tract 6, which contains Mountain View, is the most diverse census tract in the country. These charts, from the 2012 Community Indicators Report, illustrate Mountain View's demographics.

Table 4.2 Mountain View Ethnicity/Race from 1980 until Recent Years (as a share of total population)

Ethnic/Racial Group	1980	1990	2000	2010
White	63.1%	49.0%	35.9%	27.1%
African American	12.6%	13.4%	13.1%	13.8%
Asian/Pac Is.	2.2%	7.1%	17.2%	26.1%
Am Ind/AK Native	18.2%	26.5%	17.7%	16.7%
2+ races, incl. AI/AN			6.4%	7.0%
Subtotal AI / AN alone or in combination	n/a	n/a	24.0%	23.7%
2+ races, other			5.2%	4.2%
Other	3.8%	4.0%	4.6%	5.0%
Total ⁹	100.0%	100.0%	124.0%	123.6%

⁹ For 2000 and 2010, totals exceed 100 percent because people can choose more than one category.

Table 5.4 Poverty Rates

Area	1990	2000	2005-09
Census Tract 6	23.3%	25.1%	27.6%
Anchorage total	7.1%	7.3%	7.8%



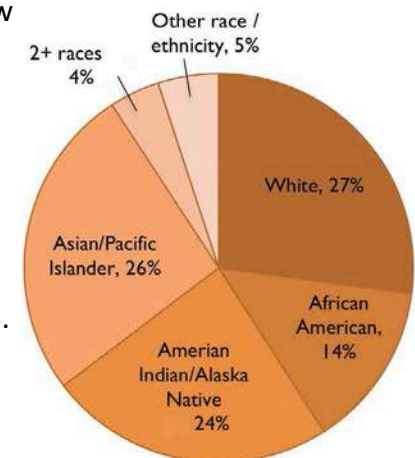
A Hmong dance group performing at the 2012 Mountain View Street Fair.

Table 4.1 Population + Growth Rates

Item	Population				Average Annual Population Growth Rates			
	1980	1990	2000	2010	1980 to 1990	1990 to 2000	2000 to 2010	1980 to 2010
Anchorage overall	174,431	226,338	260,283	291,826	3.0%	1.5%	1.2%	2.2%
Mtn View (Tract 6)	5,463	5,291	6,727	7,747	-0.3%	2.7%	1.5%	1.4%
Mtn View % of Anchorage	3%	2%	3%	3%	not applicable			

There are three schools in Mountain View: Mountain View Elementary, William B. Tyson Elementary, and Clark Middle School. These schools are far more diverse than Anchorage schools as a whole; the vast majority of students belong to minority ethnic and racial groups. For example, William B. Tyson Elementary School has a student population that is 42% Asian or Pacific Islander, 15% Hispanic or Latino, 13% Alaska Native, 13% multi-ethnic, 12% Black or African-American, and 5% white.

Graphic 1.1 Race and Ethnicity in Mountain View, 2010





Community Events

Mountain View residents are engaged in their community, through participation in the community council, schools, local organizations, through social networking websites such as Nextdoor, and by knowing their neighbors. Below are some of the events which take place every year in Mountain View, and which show the variety of ways that Mountain View residents are actively engaged in their community. The goals and action items in Chapter 3 show that residents want to continue these traditions, grow them, and create new events to celebrate their neighborhood and to bring the community together.

Hmong New Year Celebration. Usually held in December at the Boys and Girls Club (BGC).

Mountain View Community Clean-Up. A one-week event in May organized by the Mountain View Community Council.

Faster Than A Falcon 5K Run. An annual five kilometer race hosted by the Mountain View Boys and Girls Club in May.

World Refugee Day Celebration. A one-day event held on the Friday closest to World Refugee Day by Catholic Social Services. Usually takes place in May at Lions Park.

Mountain View Street Fair. A one-day event held every June at Clark Middle School.

National Night Out. Held every August at the Boys and Girls Club.

School events. Held throughout the year at Clark Middle School, William B. Tyson Elementary School, and Mountain View Elementary School. Events include literacy nights, math and science nights, and multicultural celebrations.

Above: the Mountain View Community Center, which houses the Boys and Girls Club (BGC).
Right: community members gather at a World Refugee Day event in Lions Park.



C. EXISTING CONDITIONS

Mountain View has many assets, including strong community institutions, consistently improving schools, and a high number of green and community gardening spaces. However, high unemployment continues to plague the neighborhood (see the *2012 Mountain View Community Indicators Report*). One of Mountain View's priorities for the future is promoting business and strengthening the economic core of the neighborhood. The following discussion highlights some of the features of the neighborhood.



Parks, Trails, and Community Gardens

Mountain View has five parks, the largest being Davis Park at the eastern edge of the neighborhood. The other parks in the community are Mountain View Lions Club Park adjacent to Davis Park, Duldida Park on Hoyt Street, the William B. Lyons Park next to the Boys and Girls Club on Price Street, and the Louis B. Mizelle Park on Lane Street. The Anchorage Park Foundation's report card system provides an assessment of park performance. Of these five parks, Duldida Park and William B. Lyons Park are on dedicated parkland that is owned by the Municipality of Anchorage (MOA). Louis B. Mizelle Park is also on land owned by the MOA, but is located on a vacated right-of-way, not on dedicated parkland. Davis Park and the adjoining McPhee Park are on land owned by Joint Base Elmendorf-Richardson and leased to the MOA. The adjacent Mountain View Lions Park is also on land owned by JBER, but is leased to the Mountain View Lions Club separately.

Duldida Park has been given an F grade by the Anchorage Park Foundation, due to the poor quality of playground equipment, which needs to be cleaned and repaired.

Davis Park has been given a D grade by the Anchorage Park Foundation, due to the poor quality of the baseball fields, lack of amenities such as bathrooms and picnic tables, and safety concerns with the trails and wooded areas. In the spring and fall of 2014, volunteer days took place at Davis Park, at the request of residents, who wanted to extend community clean-up efforts to the trails at Davis Park. A master planning project for the park was started in the fall of 2014.

William B. Lyons Park has recently been renovated and is connected to the Mountain View Boys and Girls Club.

The Mountain View Lions Park consists of a playground area, pavilion, and clubhouse managed by the Mountain View Lions Club. The park, while needing improved lighting and updates to playground equipment, is the most heavily used park in the neighborhood and is widely considered a community asset. In the summer of 2014, the Snack Lane concession building was repainted, new turf was installed on the ballfields, and the bleachers and dugouts at the park were replaced.

Louis B. Mizelle Park has not been rated by the Anchorage Park Foundation, but is considered to be one of the most blighted spaces in the community. The park is less than a square city block, and is located on Lane Street between Mayfield's Custom Cleaners and the Alaska Housing Finance Corporation's Lane Street housing development. The park is not visible from Mountain View Drive and is rarely used by families or children as a recreation area; instead, it has become a location where drinking and illegal activities occur.

Mountain View has the most community garden plots per resident of any neighborhood in Anchorage. Plots are located within two community gardens, both of which are located within McPhee Park, and are consistently full and well-used by gardeners from within the neighborhood and around the city. The Fresh International Gardens, operated by Catholic Social Services (CSS), is used as a source of income and an entrepreneurship tool by clients of CSS's refugee relocation program. The adjacent McPhee Community Gardens is operated by the Municipality of Anchorage.



The pavilion and playground area at Mountain View Lion's Park.

While Anchorage has over 120 miles of paved trails within the Municipality, Mountain View remains without a trail connection. The Ship Creek Trail runs next to William B. Tyson Elementary School, and ends abruptly on Meyer Street. There is a walking trail along the north end of Davis Park, and the bike trail to Eagle River picks up at Boniface Parkway. Between those two trails, however, there is no connection for pedestrians or bicyclists through the neighborhood. However, a bicycle boulevard on Peterkin Avenue is slated to be installed soon, which will provide an on-street trail connection.



The Municipality of Anchorage's McPhee Community Gardens.



Attendees at the dedication of Clark Middle School, which was rebuilt in 2009.



Housing built by Habitat for Humanity.

The revitalization of Mountain View's residential and commercial core is a result of the consistent and focused efforts of a core group of partners, including the Mountain View Community Council, the Rasmuson Foundation, the Anchorage Community Land Trust, Cook Inlet Housing Authority, the Municipality of Anchorage, and private businesses that have entered the neighborhood. Redevelopment of properties along Mountain View Drive has aimed to bring needed goods and services into the neighborhood, and to build attractive commercial spaces that are well-lit, deter crime, are leased by businesses that draw both Mountain View residents and those from around the city and state, and provide a strong basis for local employment. Between 2003 and 2014, over 10% of Mountain View's housing stock, and a substantial amount of its commercial and retail spaces, have been redeveloped.

Mountain View in Motion

Key Site Owners

- Private
- Anchorage Community Development Authority
- Municipality of Anchorage
- Anchorage Community Land Trust
- Cook Inlet Housing Authority
- Habitat for Humanity
- NeighborWorks Anchorage
- Other
- Number of Housing Units
- Parking
- Opportunity Site

Road Projects

- Municipality of Anchorage
- State of Alaska

Note: this section of the original map is not accurate. Davis Park is entirely north of Mt. View Dr. and does not abut the Glenn. McCarrey Rd. intersects Mt. View Dr. east of Pine and continues south over the highway. Mt. View Dr. ends in a T-intersection with Boniface Parkway; the JBER main gate is to the north, the Glenn to the south.

This map shows the lots in Mountain View that have been redeveloped in the past decade.

Institutional Resources

Mountain View has three schools within the boundaries of this targeted neighborhood plan. William B. Tyson Elementary School and Mountain View Elementary School draw students exclusively from Mountain View, while Clark Middle School's students reside in Mountain View as well as other parts of northeast Anchorage. All three schools provide valuable institutional resources to Mountain View families. The playgrounds at the school serve as de facto park space after school hours, and community meetings and events are often hosted in school buildings and parking lots. Clark Middle School, in particular, has hosted the Mountain View Street Fair for the past seven years, and was the venue of the Mountain View Community Summit in 2012. Campfire Alaska operates an after-school program at Tyson Elementary during the school year.

The Mountain View branch library was rebuilt in 2009, at the same time as Clark Middle School, and is consistently full and well used by students from Clark and by northeast Anchorage residents. The library stocks materials in several languages spoken in the neighborhood, and hosts story and movie events. The community room at the library is another venue used for open houses, workshops, and community garden plot registration.

The Alaska Museum of Science and Nature, located on Bragaw Street, is another valuable cultural resource. The museum has a wide variety of exhibits on natural history, geology, and Alaskan flora and fauna, and is well used by school groups, families, and visitors to Anchorage.

Other conference rooms in Mountain View that are available for reservation for events are the Wells Fargo Community Room, within the Mountain View Service Center, and the community room at the Mountain View branch of Credit Union 1.

The Mountain View Community Center, which is operated by the Boys and Girls Club (BGC), is funded by the Municipality of Anchorage and is one of the best-used resources in Mountain View. As well as hosting the monthly Mountain View Community Council meetings in a basement conference room, the Boys and Girls Club provides a safe and supervised recreational space for Mountain View youth every day of the week. The Children's Lunchbox, operating out of the Mountain View Community Center, provides free meals to students during the summer.

Nine Star's Mountain View employment center is also located in the Mountain View Community Center. Nine Star serves both clients referred by the State of Alaska and walk-in clients; services provided include workforce training, help with resume writing, and help applying for jobs. With new stores opening in Mountain View, Nine Star clients have had more luck finding local jobs; in August 2014 alone, 29 of the 46 clients referred by the state were able to find employment. The AlaskaWorks construction academy, located in the Mountain View Service Center, is another workforce training center that teaches construction industry skills.

The Food Bank of Alaska (FBA) is located on Spar Avenue in Mountain View. FBA serves Mountain View residents with a mobile food pantry that parks at the Latino Lions Club, and hosts seasonal events such as the Mountain View Blessing, which provides a Thanksgiving meal.

Mountain View also contains a large number of religious institutions. Some of these institutions, such as True North Church and Bethel Chapel, have provided volunteers and support for events such as neighborhood watch meetings, food distributions, and the Mountain View Community Clean-Up.

[illegible]

Mountain View
EMBRACE IT!

Existing Zoning

The majority of Mountain View's residential area, from Meyer Street to Pine Street and from McPhee Street to Mountain View Drive, is zoned as a multi-family residential district (R-3). Within this area, there is a small site, on Parsons Street between Bragaw Street and Irwin Street, which is zoned as a neighborhood business district (B-1 A). Between Peterkin Street and Mountain View Drive, and between Taylor Street and Lane Street, as well as in a few blocks abutting Tyson Elementary School, Mountain View's residential area is zoned as a higher-density multiple family residential district (R-4). The residential area south of Mountain View Drive is zoned R-2M, a lower density than the rest of the neighborhood, because prior to the construction of the Glenn Highway, Mountain View Drive was the highway. It bisected the neighborhood and created an area in south Mountain View with lower density, which closely matches the density of northern Russian Jack.

Outside the residential area, Clark Middle School's and William B. Tyson Elementary School's parcels are zoned PLI, or as a public lands and institutions district. Mountain View Elementary is on a site currently owned by Joint Base Elmendorf Richardson, and therefore along with Davis Park and Lions Park (also owned by JBER), is zoned as a transition district.



The neighboring Glenn Square Mall, with the exception of the Ridgeline Terrace site - the site of an affordable housing development created in a partnership between the Alaska Housing Finance Corporation and Cook Inlet Housing Authority - is zoned as a general business district (B-3), but is also designated SL (with a special limitation of use). The former John's RV site on Mountain View Drive is also zoned B-3 SL. These special limitations constrain the types of the businesses that may lease and operate spaces on those lots. The industrial areas to the west of the Glenn Square mall are zoned I-1 as a light industrial district. South of Mountain View Drive, between Mountain View Drive and Pine Street, the neighborhood is zoned B-3, as a general business district.

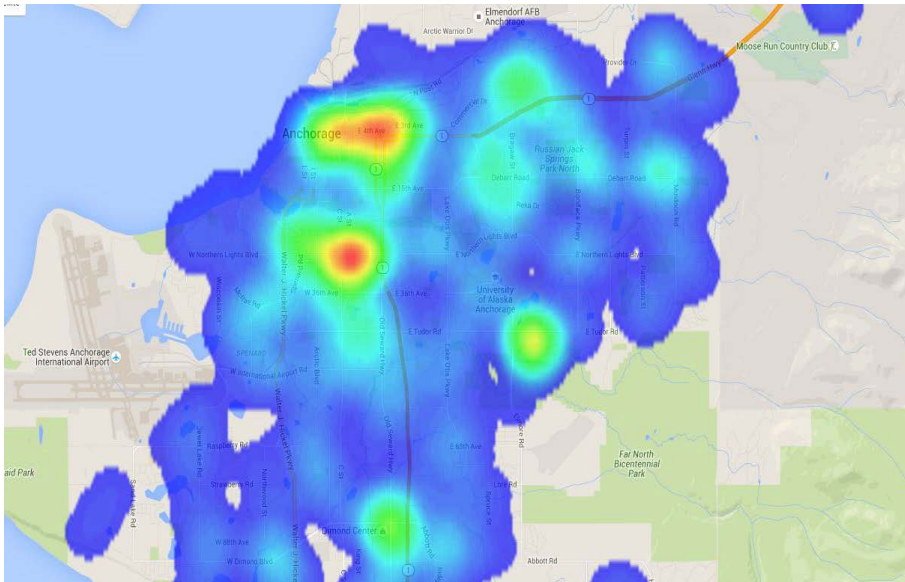
The majority of Mountain View's residential area is zoned R-3 and R-4, which are the highest-density zoning districts in Anchorage's land use code, Title 21. However, narrow lots, small lot sizes, and requirements for setbacks, parking spaces, and minimum lot usage mean that housing developers in Mountain View are unable to create the density intended from an R-4-zoned district. The density intended by R-2M zoning areas meets or exceeds the density of housing developments constructed within the last decade. In the Land Use Plan Map (page 55) and accompanying narrative (page 56), we show the zoning changes that would accomplish the vision described in this plan.



Examples of existing multifamily housing in Mountain View on North Flower Street (at left) and Irwin Street (above).

Safety

Mountain View continues to have a much higher crime rate, when adjusted for population size, than Anchorage as a whole. The Anchorage Police Department Annual Statistical Report from 2010 reveals alarming rates of reported homicide, sexual assaults, missing persons, assaults, and theft when compared to Anchorage as a whole. This report indicates that in 2010, 23.5% of Anchorage homicides occurred in Mountain View, as did 19.3% of thefts; 18.5% of the city's missing persons cases were reported from Mountain View, as were 32.4% of reported assaults. These statistics are startling because Mountain View is just 2.3% of the overall population of Anchorage.



Map showing crime density throughout Anchorage, as recorded by the Anchorage Police Department on the RAIDS online system. Red and orange are used to identify areas with a higher concentration of crime, while blue and purple are used to identify area with a lower concentration of crime. The map shows crimes reported from December 1, 2014 to December 1, 2015. See <http://raidsonline.com>.

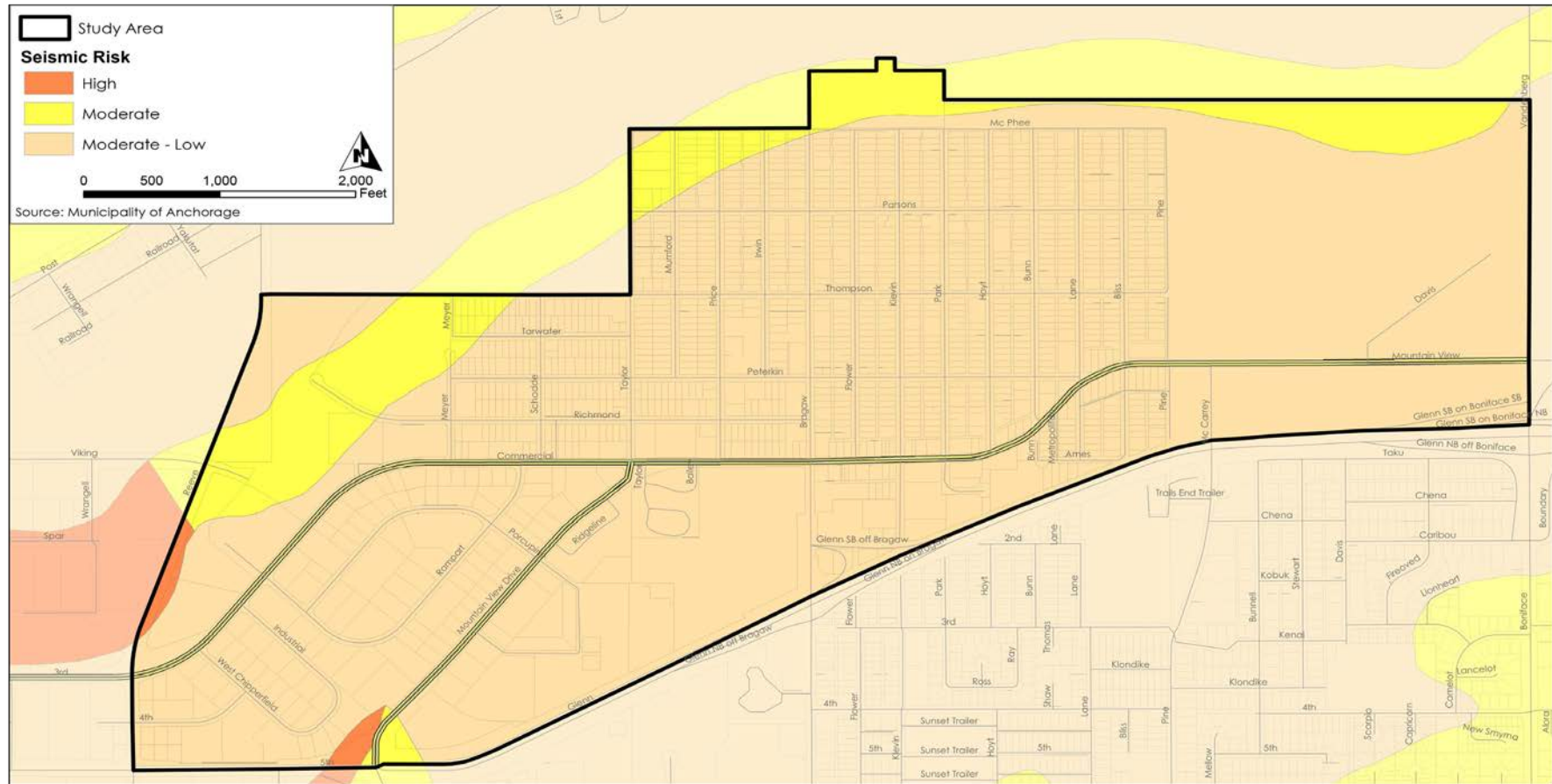
The Anchorage Police Department (APD) became a major partner in Mountain View through a Weed N 'Seed Department of Justice grant that was active from 2006-2011. Overtime patrols in the community, paid for by \$230,000 of the grant, increased law enforcement presence in the community. Through this program, APD saw a positive change in the community. When a new Credit Union 1 branch was built on the corner of Mountain View Drive and Bragaw Street, Mountain View's major commercial intersection, the bank built a new substation free of charge. As a result, the bank has the best security possible and the community benefitted from the first financial institution to open in the neighborhood in 20 years.

Mountain View has a strong tradition of grassroots crime-prevention efforts. The Mountain View Community Patrol is group of volunteers trained by the Anchorage Police Department to monitor activities in the neighborhood. The patrol is supported by the MVCC and reports suspicious activities and crimes to the APD. In addition, Mountain View has two neighborhood watch blocks on Bunn Street and Pine Street. Chapters 2 and 3 describe the vision for a community-led partnership with APD to improve safety in Mountain View.



The 2009 National Night Out event in Mountain View.

Map 5: Mountain View Targeted Neighborhood Plan: Seismic Risk Map

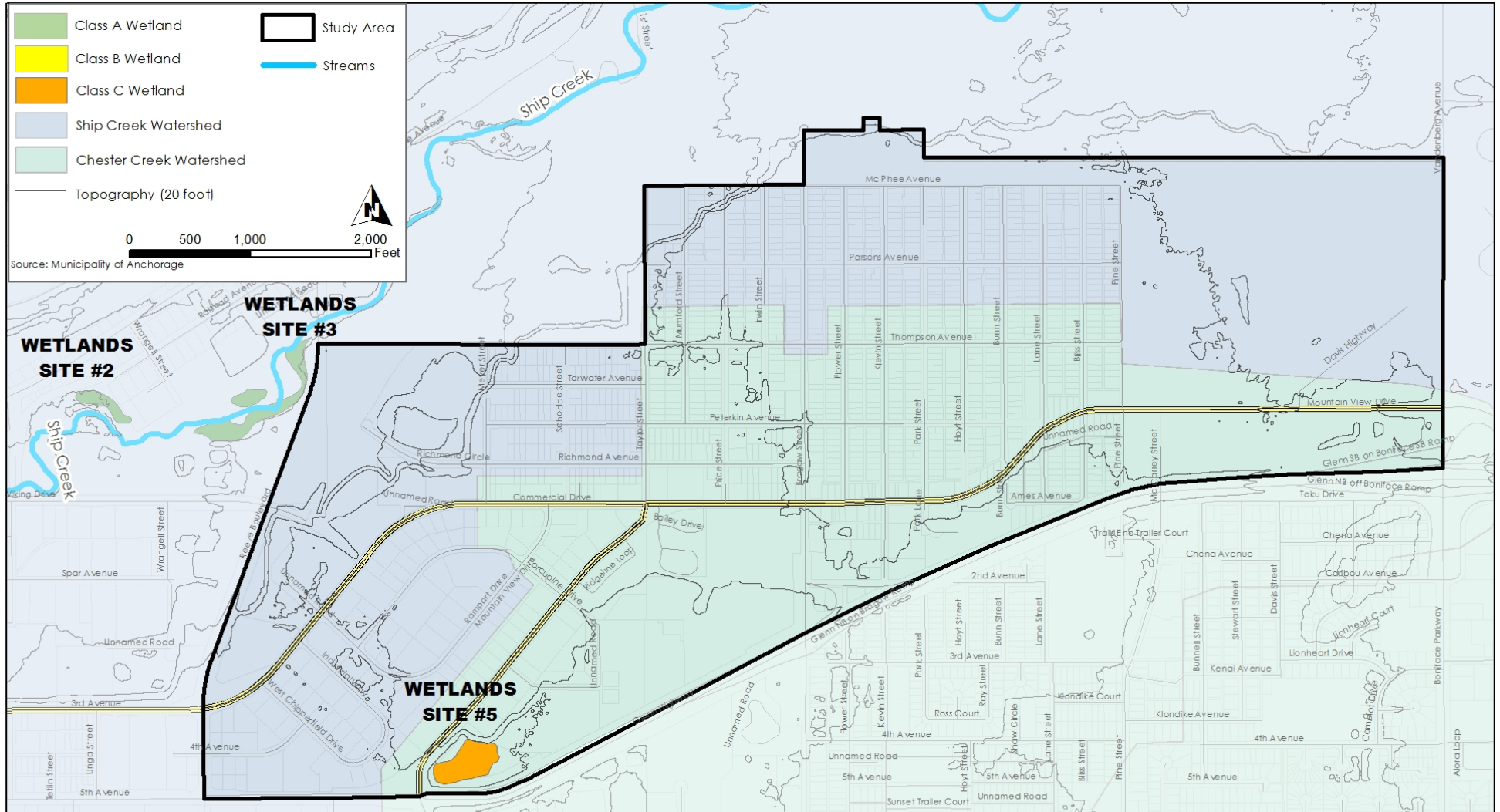


Seismic Risk

The majority of Mountain View, including all of the commercial corridor, is rated by the Municipality of Anchorage as having moderate-low ground failure susceptibility; however, the western edge of Mountain View's residential area is rated as having moderate ground failure susceptibility.

Despite this susceptibility, most of the neighborhood sits on bedrock, and has a much lower seismic risk than most other areas in Anchorage. The low seismic risk makes Mountain View a particularly good location for large-scale housing or commercial construction.

Map 6: Mountain View Targeted Neighborhood Plan: Natural Features Map



Mountain View Targeted Neighborhood Plan - Neighborhood Profile

Natural Features

Ship Creek runs along the northwest edge of the neighborhood. According to the *Anchorage Wetlands Management Plan* (AWMP), the MVTNP area contains or abuts three designated wetlands sites (numbers 2, 3, and 5 in the plan). For specific notes and recommendations for each of the wetland sites, see the AWMP. This plan supports the AWMP and continued conservation of these wetlands and Ship Creek.

Wetlands site #3, located immediately south of Ship Creek and split by Reeve Boulevard, is partially designated an “A” wetland and partially designated a “B” wetland. The “A”-rated portion is located west of Reeve, and the “B”-rated portion is located east of Reeve. “A” wetlands have the highest wetland resource values. They perform at least two, but typically more, significant wetland functions. “A” wetlands are considered most valuable in an undisturbed state, as more uses or activities, especially those requiring fill, negatively impact known wetland functions” (AWMP, 24). The AWMP states that “A” wetlands are not to be altered or otherwise disturbed in any manner,” (AWMP, 24) with the exception of unavoidable fill activities, requiring a permit, that are necessary for “utility, road or trail crossings, or park amenities” (AWMP, 25). The AWMP’s definition of a “B”-rated wetland is that “within each “B” site, there is typically a mixture of higher and lower values and functions and some portion of these wetlands have a fairly high degree of biological or hydrological functions and site development limitations. They possess some significant resources, but could possibly be marginally developed. The intent of the “B” designation is to conserve and maintain a site’s key functions and values by limiting and minimizing fills and development to less critical zones while retaining higher value areas. Development is allowed in the less valuable zones of a “B” site, provided Best Management Practices are applied to limit disturbance and impacts to the higher value non-fill portions.



Coho salmon in Ship Creek. Image source: <http://www.adfg.alaska.gov/index.cfm?adfg=viewinglocations.shipcreek>

Wetlands site #5, located within the site of the Glenn Square Mall, which was developed in 2009, is designated a “C” wetland. The AWMP states that “C” wetlands are the “lowest value wetlands within the Municipality. Some “C” sites may have moderate values for one or more wetland function, but they generally have reduced or minimal functions and/or ecological values. Such sites are suitable for development and are to be generally managed to support community expansion and infilling. “C” sites are intended to be permitted under General Permit authorization from the Corps of Engineers, administered by the Municipality of Anchorage’s Planning Department” (AWMP, 27).

Infrastructure

Mountain View has water mains under each of the residential streets, with the exception of Parsons Avenue east of Irwin Street, Taylor Street between Mumford Street and McPhee Street, and McPhee Street west of Irwin Street. The industrial sections of Mountain View also have water mains and sewer pipes underneath most of the streets, with the exception of Reeve Boulevard. Sewer pipes are underneath all of the alleys in the residential portion of Mountain View, with the exception of the northwest corner bounded by Mumford Street and Irwin Street.

In the last few years, Municipal Light & Power (ML&P) has invested approximately \$14-15 million in Mountain View to rebuild Substation 14 and its associated power lines.

In 2012, the Mountain View Community Council passed a resolution supporting ML&P's efforts to relocate electrical lines underground. Since the Title 21.90 Ordinance was passed in 2005, no large scale undergrounding project in the residential area of Mountain View has occurred. The primary reason is that electric utilities are to underground target areas that are specified in the Ordinance. The only target areas in the Mountain View Community Council district are parks and schools.



The proposed project in Mountain View with the highest score for future undergrounding is the Mountain View Lions Park. This proposed project is not on the five-year plan yet, as of 2015. The process to underground electric lines is a long process; at the current rate, ML&P expects undergrounding will take 180-200 years.

This plan encourages undergrounding of electric lines, especially when



Above: Mountain View Drive facing east at Bragaw Street. At left: A light pole along Mountain View Drive with two Mountain View banners.

undergrounding can be completed in conjunction with road, lighting, alley paving, or other construction and maintenance projects. This goal is listed in Chapter 3.

Ten blocks of Mountain View's alleys, about one-fifth of the alleys in the residential area, are paved. Mountain View's alleys are routinely used by residents to access parking spaces and alley-facing driveways, and trash collection by Solid Waste Services takes place on the alleys in the residential portion of the neighborhood. Many unpaved alleys contain potholes and standing water. Chapter 3 of shows additional alley paving to be a top priority of this plan.

Bunn Street is the only residential street in Mountain View which has separated sidewalks, which increase pedestrian safety and walkability.

In the last few years, several major road projects on Mountain View Drive and Bragaw Street have been completed. This plan does not anticipate that major road projects will need to be completed in the near future, although surface rehabilitation of neighborhood streets will likely be an ongoing need.

Funding from the Alaska Housing Finance Corporation, and new construction from Cook Inlet Housing Authority have resulted in the installation of solar panels and weatherization, making Mountain View one of the greenest neighborhoods in Anchorage. In Chapter 3, this plan lists the inclusion of solar panels and other energy efficient features on new housing construction as a goal.



Joint Base Elmendorf-Richardson

Mountain View is bounded to the north by Joint Base Elmendorf-Richardson (JBER). JBER also owns a significant percentage of the land within the Mountain View Community Council boundary. The land upon which Mountain View Elementary School, Davis Park, and the snow dump south of Mountain View Drive sit are all owned by JBER and leased to the Municipality of Anchorage. Lions Park is also owned by JBER, and leased to the Mountain View Lions Club. JBER has worked closely with the Mountain View Community Council, and has been a valuable neighborhood partner, whose support has been integral to projects such as improvements to Lions Park, the proposed building renewal of the Mountain View Elementary School property, and the Davis Park master planning process.

The map on this page shows the Accident Potential Zone (APZ) surrounding the runway on JBER; the APZ is the area deemed to contain a high crash risk. The APZ-1 is an area of higher risk than the APZ-2. The designation of high-risk zones for airplane crashes was created in the 1970s, after the areas of Mountain View contained within it had been developed.

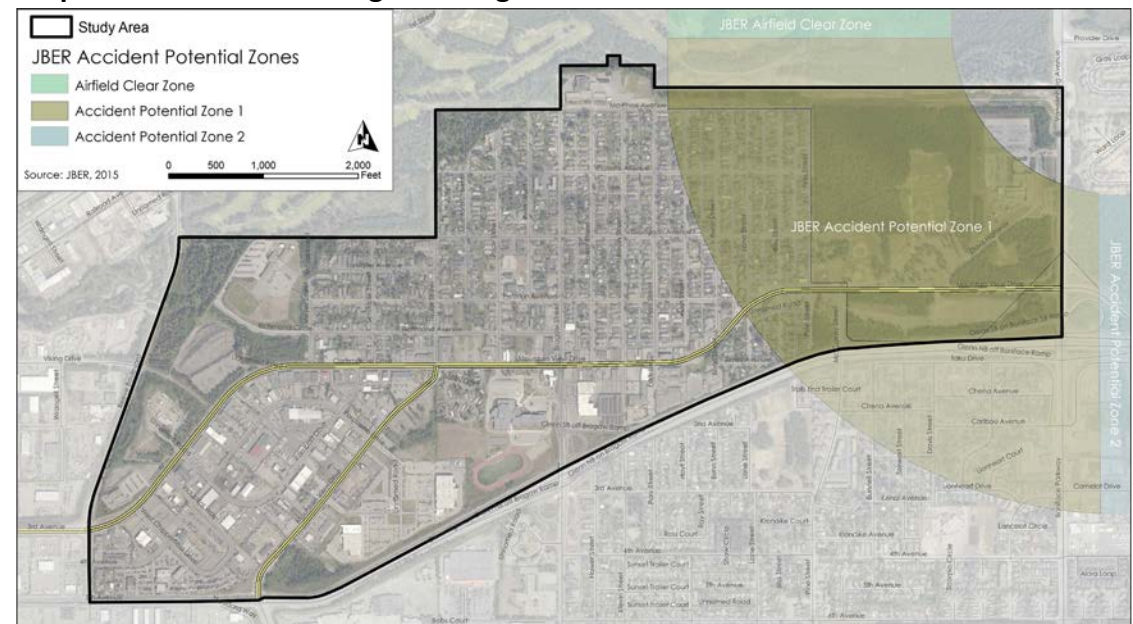
The Suggested Land Use Compatibility Document in Accident Potential Zones document states that no housing is deemed a compatible use in the APZ-1, while only single-family detached homes are deemed compatible in the APZ-2. Both the APZ-1 and APZ-2 are deemed compatible with some types of manufacturing, utilities, trade, and services. However, given that Mountain View was developed decades before the APZ Land Use Compatibility designations were put in place, most of Mountain View's residential properties within the APZ are considered to be incompatible with those designations. In general, the APZ does not affect homeowners' abilities to get private loans for property purchases or construction, but does preclude

the use of some federal funds. As Mountain View's residential area is already developed and highly dense, and downzoning residential areas within the APZ would result in nearly every property being considered a nonconforming use, this plan recommends that residential districts within the APZ have the same zoning as the adjacent residential areas. The Land Use Plan Map and table on pages 55 and 56 show the zoning and land usage recommended by this plan.

The eastern edge of the mixed-use corridor proposed in this plan (see Chapter 3) falls within the APZ. We recommend that mixed-use projects in this area conform to the Suggested APZ Land Use Compatibility Document.

Another effect of JBER's proximity to Mountain View is that noise from the runway, which is located just north of the neighborhood boundary, can be heard throughout most of the neighborhood as well as inside Mountain View Elementary School during the school day.

Map 7: Mountain View Targeted Neighborhood Plan - JBER Accident Potential Zone



Study Area

- Existing Bus Stop
- Bus Route
- Access Blocked from Mountain View Drive

Street Types

- Neighborhood Street
- Collector
- Freeway
- Major Arterial
- Minor Arterial

0 500 1,000 2,000 Feet

Source: Municipality of Anchorage

Joint Base Elmendorf-Richardson

Map showing the study area in Anchorage, Alaska, including the Joint Base Elmendorf-Richardson. The map displays various street types (Neighborhood Street, Collector, Freeway, Major Arterial, Minor Arterial) and bus routes. Key streets labeled include Pease, Thompson, Mc Phee, Paine, Hays, Burn, Biss, Ames, Phipps, Mc Carney, Chena, Davis, Caribou, Freeway, Ikonheart, Kamelot, Camelot, New Smyrna, Alora, San Juan, May Ford, Charles Bay, bembek, Capricorn, Sant Lazaria, Scorpio, Klondike, Bunk, Thomas, Lane, Ross, Hay, Park, 2nd Lane, 3rd Lane, 4th Lane, 5th Lane, 6th Lane, 7th Lane, 8th Lane, 9th Lane, 10th Lane, 11th Lane, 12th Lane, 13th Lane, 14th Lane, 15th Lane, 16th Lane, 17th Lane, 18th Lane, 19th Lane, 20th Lane, 21st Lane, 22nd Lane, 23rd Lane, 24th Lane, 25th Lane, 26th Lane, 27th Lane, 28th Lane, 29th Lane, 30th Lane, 31st Lane, 32nd Lane, 33rd Lane, 34th Lane, 35th Lane, 36th Lane, 37th Lane, 38th Lane, 39th Lane, 40th Lane, 41st Lane, 42nd Lane, 43rd Lane, 44th Lane, 45th Lane, 46th Lane, 47th Lane, 48th Lane, 49th Lane, 50th Lane, 51st Lane, 52nd Lane, 53rd Lane, 54th Lane, 55th Lane, 56th Lane, 57th Lane, 58th Lane, 59th Lane, 60th Lane, 61st Lane, 62nd Lane, 63rd Lane, 64th Lane, 65th Lane, 66th Lane, 67th Lane, 68th Lane, 69th Lane, 70th Lane, 71st Lane, 72nd Lane, 73rd Lane, 74th Lane, 75th Lane, 76th Lane, 77th Lane, 78th Lane, 79th Lane, 80th Lane, 81st Lane, 82nd Lane, 83rd Lane, 84th Lane, 85th Lane, 86th Lane, 87th Lane, 88th Lane, 89th Lane, 90th Lane, 91st Lane, 92nd Lane, 93rd Lane, 94th Lane, 95th Lane, 96th Lane, 97th Lane, 98th Lane, 99th Lane, 100th Lane.



Mountain View
EMBRACE IT!

Bus Transit

There are two bus routes, People Mover's 45 and 8, that serve Mountain View. A Route 8 realignment through Mountain View took effect in the summer of 2015, after Mountain View had been served by a single bus route for many years. Route 45 starts at the downtown transit center, enters Mountain View via Commercial Drive (which becomes Mountain View Drive), goes north on Bragaw Street to Parsons Avenue, and goes south on Lane Street to Mountain View Drive. Route 45 then runs south on McCarrey Street past the Glenn Highway, exiting Mountain View. Route 45 then travels down Bragaw to the UAA/ Providence transfer point, and finally ends at the Alaska Native Medical Center. Route 8 starts at the downtown transit center and also enters Mountain View on Commercial Drive, turns south on Mountain View Drive to Airport Heights Road, and then goes east on Penland Parkway past the Northway Mall. Route 8 then continues east through Russian Jack to end at Boniface Parkway and DeBarr Road.

Route 45 includes 22 stops in Mountain View. Of these 22 stops, nine are only marked by a sign, five have a sign and other amenities such as trash cans and seating nearby, and eight have shelters with seating inside. Route 8 follows Route 45, adding three new stops on Mountain View Drive south of Commercial Drive.

Route 45 has the highest ridership of any 'People Mover' bus route in the Municipality of Anchorage. According to the 2010 *High Priority Transportation Corridor Plan*, Route 45 "is by far the best performing route in the People Mover system. It carries more passengers, generates more rider revenue, and delivers the best operating results per unit of bus service of all routes in the system. Route 45 has the most weekday riders, Saturday riders and Sunday riders. It also has the highest number of boarding riders per timetable revenue hour of service and the highest riders per revenue mile of service (3.6 vs.



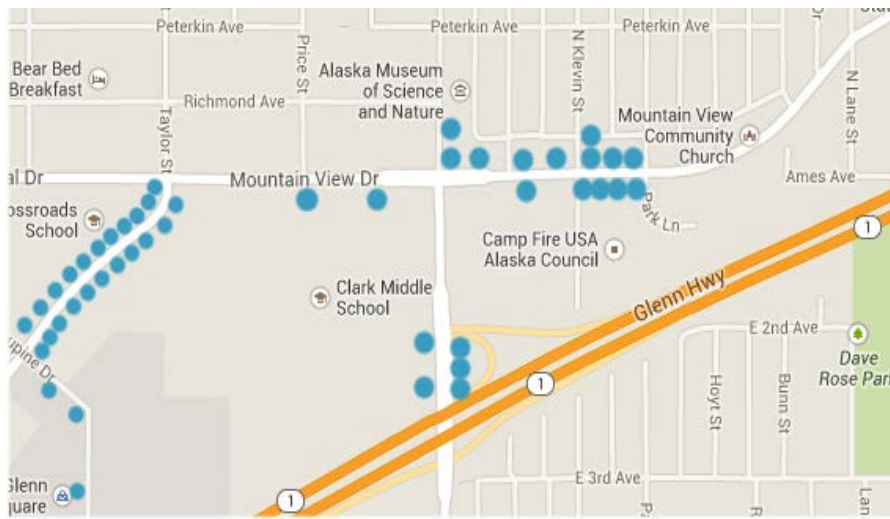
The bus shelter at the corner of Mountain View Drive and Price Street.

system average of 1.9).” In the following chapters, this plan supports the continued expansion of bus service to serve this neighborhood.

According to People Mover's metrics on ridership, all of Mountain View's bus stops have sufficient traffic to warrant bus shelters. As part of the neighborhood planning process, conversations have begun with the Municipality of Anchorage's Transit Section to discuss how Route 45 can best be expanded to better meet the needs of Mountain View residents. Throughout the resident survey process, Mountain View residents consistently requested bus shelters, expansions of running hours, and direct connections to job hubs such as Glenn Square and Tikahtnu Commons. (See Appendix A.) This plan supports the addition of amenities at bus stops, including the installation of new shelters at stops lacking them.

Pedestrian Facilities

More than any other neighborhood in Anchorage, Mountain View is a pedestrian neighborhood. According to the 2010 American Community Survey's 5-year estimates, 11.7% of workers 16 years old and up had no access to a vehicle, and 33.1% of workers had access to only one vehicle in their household. These data show that a significant percentage of Mountain View residents rely on other forms of transportation to reach their place of employment or to access other services in the area.



Mountain View's existing pedestrian lighting. Individual lights are marked in blue.

Mountain View's pedestrian network includes sidewalks on all the residential streets, pedestrian street lighting along Mountain View Drive and Bragaw Street and trails that end at Tyson Elementary School and pick up again at Davis Park. The existing pedestrian lighting along Mountain View Drive above Glenn Square mall is adequate, but the remaining length of Mountain View Drive and Bragaw Street south of Mountain View Drive remains underlit, creating safety concerns. In 2013, a \$1 million capital grant from

the state of Alaska was awarded for the purpose of installing more pedestrian street lighting in Mountain View. The Mountain View Community Council is currently working with the Municipality of Anchorage to identify highest-priority areas in the neighborhood that would benefit from additional lighting. It is estimated that another \$2-\$2.5 million will be needed to install pedestrian street lighting along the entire length of Mountain View Drive at the same density that currently exists on Mountain View Drive above the Glenn Square mall. Closing that \$2-\$2.5 million gap in funding would result in adequate amounts on pedestrian lighting along the length of Mountain View Drive, and is supported in Chapter 3 of this plan, as a goal and as one of the top five priorities for the community.

Roads & Vehicle Transportation

Mountain View has seen consistent increases in traffic counts along its major roads, Mountain View Drive and Bragaw Street, in the last decade, and especially after the construction of the Glenn Highway-Bragaw Street interchange.

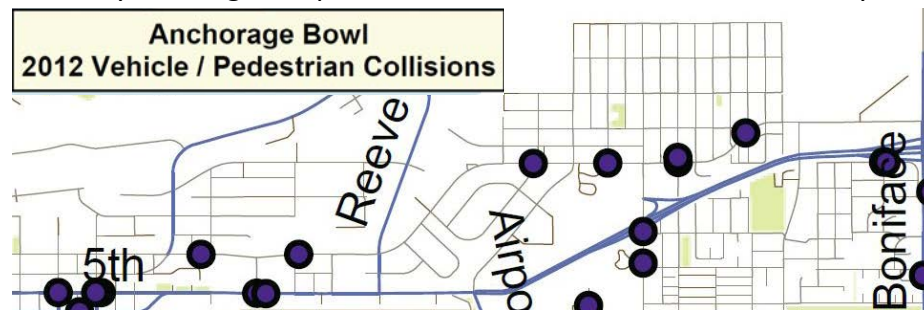
Traffic Counts along Mountain View Drive (2012)	
Junction	Average annual daily traffic counts
MV Drive & Glenn Highway	5,661
MV Drive & Taylor Street	12,029
MV Drive & Bragaw Street	10,653
MV Drive & McCarrey Street	8,016

Source: Alaska Department of Transportation and Public Facilities, 2010-2011-2012 Central Region Annual Traffic Volume Report.

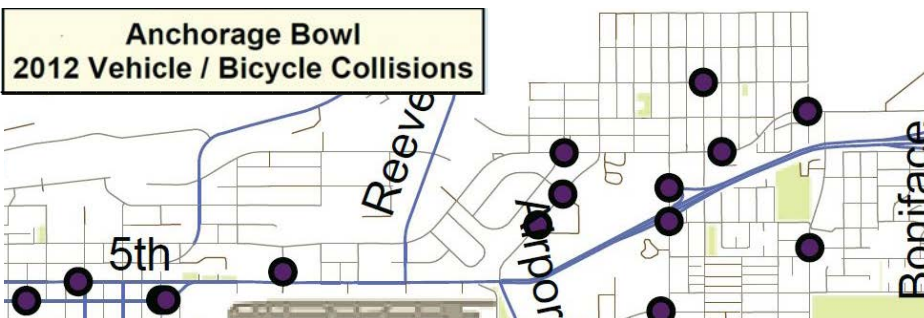
Even though Mountain View does not have a disproportionate number of vehicle-pedestrian and vehicle-bicycle accidents

compared with other streets in Anchorage, these types of accidents cause concern because most children in the neighborhood walk to school.

The Municipality of Anchorage, along with Kinney Engineering, is currently working to improve the Mountain View Drive - McCarrey



2012 Vehicle-Pedestrian Collisions in and near Mountain View. Source: Municipality of Anchorage Traffic Engineering Dept., 2012 Annual Traffic Report.



2012 Vehicle-Bicycle Collisions in and near Mountain View. Source: Municipality of Anchorage Traffic Engineering Dept., 2012 Annual Traffic Report.

Street intersection, with plans to install a roundabout there. The project is estimated to be 40% funded by the Alaska Legislature, and construction is estimated to be completed by 2017. The project will include sidewalk improvements and new gateway signage for the neighborhood, and Kinney Engineering and the Municipality's Project Management and Engineering team are working with Mountain View residents to implement the project in accordance with Mountain View's community priorities.

Bicycle Transportation

Mountain View represents a major gap in Anchorage's bicycle network. There is no existing multi-use pathway or bicycle lane in Mountain View from Tyson Elementary to Davis Park, leaving bicyclists to use the sidewalks or bike on the street. The deficiencies in Mountain View's bicycle network coincide with the lack of a trail connection between the Ship Creek Trail, which ends at William B. Tyson Elementary School, and the Glenn Highway trail, which starts at Davis Park. The Municipality of Anchorage, in its bicycle map (below), has designated Peterkin Avenue as a bike-friendly on-street route.

Installation of signage and striping on Peterkin Boulevard from Meyer Street to Louis Mizelle Park, to create a bicycle boulevard, is a project identified in the *2009 Anchorage Bicycle Plan*, and is being studied for implementation. This plan supports the creation of a bicycle boulevard that would allow bicyclists and pedestrians to navigate the Ship Creek Trail, the neighborhood of Mountain View, and the Glenn Highway trails easily.



Anchorage's existing bicycle facilities. Source: 2009 Anchorage Bicycle Plan.

CHAPTER 2.

A VISION FOR MOUNTAIN VIEW

This targeted plan is intended to focus on the residential areas and the commercial core of Mountain View, which includes the commercial and industrial areas east of Reeve Boulevard. This chapter sets out a resident-led vision for making those areas of our neighborhood a valued asset for residents and the broader Anchorage community.

The vision for Mountain View is focused around six categories, which are:

- Community and Resident Leadership and Engagement
- Community Safety
- Business Development and a Vibrant Business District
- Transportation and Green Spaces
- Real Estate Development and Housing
- Building Successful Family Resources

In the rest of this chapter, some of the work that community members, nonprofit organizations, businesses, and the Municipality of Anchorage have already done to create a better Mountain View is described.

We also describe the changes to existing infrastructure, policies, and services that community stakeholders want to see. This chapter is arranged around the above six categories, and describes the vision, values, and previous efforts that inform the goals of this plan.

The rest of this chapter describes the goals and action items that Mountain View residents, businesses, and community organizations can take to help realize their vision for Mountain View.

A. BUILDING A VISION FOR MOUNTAIN VIEW

1. Community and Resident Leadership and Engagement

Category 1: Community and Resident Leadership and Engagement
Vision Statement: To have abundant opportunities for residents to create their own future by taking on leadership roles, participating in neighborhood outreach, and being accountable as public servants to friends and neighbors.
Our Core Values: Cooperation; Collaboration; Approachability; Compassion; Love for Mountain View; Service; Leadership; Outreach; Accountability.
Examples of previous efforts: Mountain View Community Picnic; Active Mountain View Community Council; Mountain View Street Fair.

The Mountain View Community Council is an active forum for resident leadership. In partnership with community organizations, residents, and businesses, the Council has engaged residents and businesses in directing the future of the neighborhood; one such event was the Mountain View Community Summit, which took place on October 5-6, 2012, as part of the public participation process for this Targeted Neighborhood Plan.

Mountain View has a history of successful civic engagement activities and organizations that work to improve the neighborhood. These include the Mountain View Community Clean-Up, an active Mountain View Community Council, and the Mountain View Street Fair. Mountain View has more opportunities for residents to guide their future by taking on leadership roles, participating in neighborhood outreach, and being accountable as public servants to friends and neighbors.

2. Community Safety

Category 2: Community Safety
Vision Statement: To create a safe, beautiful and respectable Mountain View through unified involvement from the community around strategies which promote that vision.
Our Core Values: Community Pride; Beautification; Youth Involvement; Positive Reinforcement; Prevention; Mentorship; Model Family Behavior; Self-Respect and Respect for Others; Unity; Cohesiveness; Compassion; Relationships.
Examples of previous efforts: Anchorage Police Department substation moved into Credit Union 1 branch; Mountain View Community Patrol; Mountain View Neighborhood Watch.

This plan shares a vision to create a safe, beautiful and respectable Mountain View community through joint community efforts on strategies which promote a harmonious neighborhood. Community safety and harmony are important elements of building a successful future for Mountain View.

The last decade has seen several significant efforts in the neighborhood to lower crime rates and promote public safety. The APD substation was relocated to the new Credit Union 1 branch in Mountain View,



Bob Lincoln, a volunteer member of the Mountain View Community Patrol, patrols the neighborhood in April 2014.
Source: Mountain View Post.

and two neighborhood watch blocks were formed. Improvements to local business exteriors consistent with Crime Prevention Through Environmental Design (CPTED) best practices have increased lighting and visibility to deter crime. Pedestrian lighting projects and the 2015 installation of more than 40 new lights have made the commercial area better lit and less attractive to criminal behavior.

Through informed and unified involvement from the community, we will achieve goals that promote this vision.



Right: Mountain View residents at Mountain View's National Night Out event on August 4, 2015.

Below: The Bass Pro Shops store, which opened in 2014, and is located in Glenn Square Mall.



3. Business Development and a Vibrant Business District

Category 3: Business Development and a Vibrant Business District
Vision Statement: Vibrant sustainable businesses owned by local entrepreneurs change the perception about Mountain View by encouraging investment in the area, and by providing affordable services that sustain Mountain View residents.
Our Core Values: Entrepreneurship; Small Business Growth; Investment; Innovation; Assisting Families; Local Hire; Small Business Space; Jobs.
Examples of Previous Efforts: Opening of the Credit Union 1 Mountain View branch; opening of Bass Pro Shops in Glenn Square; retention and expansion of longtime businesses such as the Alaska Butcher Equipment and Supply Co.

In the last ten years, Mountain View has made great strides towards becoming a more commercially viable neighborhood. New businesses such as Bass Pro Shops, which opened its first Alaskan store in 2014, have joined long-time local businesses such as the Alaska Butcher Supply Company and the Red Apple market. In 2009, Credit Union 1 opened a Mountain View branch, becoming the first financial institution in the neighborhood in over 20 years. The Glenn Highway - Bragaw Street interchange, which was completed in 2009, has brought an additional 12,000 cars to Mountain View Drive every day, bringing the total daily traffic counts on Mountain View Drive to approximately 19,000. This increased vehicle traffic has joined the already-high pedestrian and mass-transit traffic levels, making Mountain View Drive a competitive site for future investment.

Efforts by local businesses and non-profits have also helped to improve the perception that Mountain View is a profitable and safe place to conduct business. Community projects like the annual Mountain View Clean-Up and the installation of pole banners on light posts have helped to improve the appearance of the commercial district and make the area safer for businesses and customers. A façade improvement project by the Anchorage Community Land Trust, launched in 2011, has provided resources for local businesses to redesign their exteriors,



The Mountain View Credit Union 1 branch, which opened in 2009. This branch is the first financial institution in the neighborhood in over 20 years, and performs in the top third of Credit Union 1 branches statewide.

giving Mountain View Drive a fresh and updated look. Examples of completed façade improvements can be seen at E&S Diversified Services, the Alaska Butcher Equipment and Supply Co., and Hula Hands.

Mountain View will host vibrant, sustainable businesses that hire locally at a living wage. Mountain View's reputation will change for the better, and the perception of the commercial corridor will be that it is a profitable and desirable location to work and do business. This will encourage more investment in the area and provide affordable products and services that sustain Mountain View residents.



The mural on the Mountain View Car Wash building.



4. Transportation and Green Spaces

Category 4: Transportation and Green Spaces
Vision Statement: Public spaces that are accessible and welcoming to all, provide a safe, attractive environment and are accessible by walking, biking and public transportation, and the community takes ownership of these spaces.
Our Core Values: Recreation; Safety; Curb Appeal; Accessibility; Welcoming; Pedestrian-minded; Bike and Dog Friendly; Gathering; Gardens; Green; Four Season Design; All-People Design; Connectivity.
Examples of Previous Efforts: McPhee Community Gardens and Fresh International Gardens are established; renovation of Duldida Park (2009) and William B. Lyons Park (2011); Davis Park master planning process begins (2014).

Transportation

Mountain View's transportation network will be expanded to include a bicycle and pedestrian route through the neighborhood from the Glenn Highway trail to the Ship Creek trail, and the pedestrian network throughout the neighborhood will be safer and better used by families and commuters. The People Mover bus transportation system will add multiple routes through the neighborhood to meet the extremely high ridership numbers that Mountain View shows year-round. The transportation network will provide convenient and accessible transit options for Mountain View residents to commute to regional employment and commerce hubs, and will promote non-auto transit options. New bus routes will serve the neighborhood. The neighborhood supports the expansion of Route 15, which runs from the Downtown Transit center to the Muldoon Transit Center, as well as connecting Tikahtnu Commons, the Veterans Affairs Clinic, and Midtown, to serve Mountain View.

Parks

Mountain View needs more gardening space. As the statistics on poverty and income levels show, food security (having reliable access to sufficient and nutritious food) is a greater concern in Mountain View than in most parts of Anchorage. Parks and open spaces connected through a good transportation network are vital to any



Community members gather at Mountain View Lions Park for World Refugee Day in 2009.

thriving neighborhood. Mountain View seeks to create public spaces that are accessible and welcoming to all, providing a safe, attractive environment with convenient hours. Mountain View parks will be easily accessible by pedestrians, bicyclists and those using public transportation.

A master plan for Davis Park will be created, and both Davis Park and Louis Mizelle Park will become assets to the community. All parks will be valued gathering spaces; they will have gardening space, be designed for all seasons and all people, and will foster connectivity. The Ship Creek trail and Glenn Highway trail will be connected, to provide an easy connection through Mountain View for pedestrians and bicyclists.



The Lofts is a mixed-use residential and commercial development at the corner of Mountain View Drive and Park Street. It was developed by Cook Inlet Housing Authority in 2011.

5. Real Estate Development and Housing

Category 5: Real Estate Development and Housing
Vision Statement: Maintain Mountain View's character and "neighborhood" feel while encouraging the development of vacant and underutilized land into productive, community-prioritized uses such as private residential and commercial development and mixed-income development.
Our Core Values: Transformation; Revitalization; Innovation; Beauty; Mixed-Income and Mixed-Use; Affordability; Smart.
Examples of Previous Efforts: 100 units repaired or renovated by NeighborWorks Anchorage; over 278 new units including two mixed-use buildings built by Cook Inlet Housing Authority; 54 units built by Habitat for Humanity.

In the last decade, a significant portion of Mountain View's housing stock has been redeveloped by Cook Inlet Housing Authority (CIHA), the Alaska Housing Finance Corporation, NeighborWorks, Habitat for Humanity, and other private and public-sector housing developers. However, a large proportion of Mountain View's housing stock consists of blighted, poor-quality older multi-unit structures. Mountain View seeks to continue attracting housing developers to redevelop residential lots, and to provide high-quality, affordable housing that meets the needs of current and future Mountain View residents.

In the mid-1990s, Habitat for Humanity began building homes in Mountain View, and continued their work through 2008 to construct a total of 41 houses. Around this time, NeighborWorks Anchorage, and the Alaska Housing Finance Corporation also started investing in affordable housing projects in the community. In 2004, CIHA began replacing blighted multi-family properties with new single family homes and four-plexes throughout the neighborhood. CIHA's scattered-site approach targets the housing in the neighborhood that is in the worst condition and in the most need of redevelopment. This approach was a direct result of the Community Council's objective to reduce densities and eliminate blighted properties in Mountain View. To date, CIHA has

completed over 278 new housing units (which includes rental units and for-sale homes), developed two mixed-use buildings in Mountain View, and in partnership with the Alaska Housing Finance Corporation is currently constructing 70 units of affordable housing, including 20 units of senior housing. CIHA's investment strategy has touched 42 out of 57 residential blocks in the neighborhood. In addition to a construction program, CIHA also implemented a lending program through the Cook Inlet Lending Center, that provided \$3.4 million in home mortgage loans so residents could purchase new homes in Mountain View.

Rents in Mountain View are some the lowest in Anchorage, averaging about \$800-900 per household, according to the September 2013 issue of Alaska Economic Trends. Maintaining a housing stock that is affordable for Mountain View families is a high priority for this plan. This plan supports the continued investment of affordable housing developers in constructing and renovating Mountain View's housing stock.

Over 70% of Mountain View's housing stock was constructed before 1980, and many of those buildings will be reaching the end of their usable lives in the coming decade. While we do not expect that a significant amount of our aging housing stock will be rebuilt in the near future, maintaining high-quality homes that meet the needs of Mountain View residents will continue to be a priority. This plan supports rehabilitation and redevelopment of Mountain View's aging housing stock by homeowners and/or private developers.

Mountain View will maintain its character and neighborhood feel while encouraging the development of vacant and underutilized land into productive, community-prioritized uses. These developments will be transformative, innovative, beautiful, smart, and will appeal to residents at many different income levels. Infrastructure that supports cleanliness, safety, and quality of life in the residential area of Mountain View will be improved.



6. Building Successful Family Resources

Category 6: Building Successful Family Resources
Vision Statement: Equipping and empowering Mountain View families with the resources, education, and services they need to lead happy, healthy, and productive lives.
Our core values: Affordability; Recreation; Accessibility; Education; Preventative Treatment; Tolerance; Empowerment.
Examples of Previous Efforts: Three dental offices opening in 2009-2013; Alaska Regional Hospital's plan to open a Mountain View healthcare facility; before school program at Tyson Elementary School.

Education

Currently, Campfire Alaska provides a before-school program at Tyson Elementary School, and the Mountain View Boys and Girls Club provides after-school and weekend activities for youth, often free or at a low cost. Polar Little League, which operates in the summer, also provides recreation opportunities to neighborhood youth. However, throughout the public participation process, respondents noted the need for more year-round youth activities.

Mountain View's assets – such as the Boys and Girls Club and the newly opened public library - can serve as hubs for before- and after-school programs that teach financial literacy and provide mentorship to local students. By strengthening such programs, creating new programs to keep youth active and engaged after school and during the summer, and encouraging family involvement in students' schooling, we will create an environment where Mountain View students have the preparation, skills, and encouragement to pursue post-secondary education and competitive careers.

NineStar operates an employment office in the Mountain View Recreation Center, and the AlaskaWorks Construction Academy provides training for construction and related trades. However, there is a need for more workforce training, and by providing more

opportunities for job training and lifelong education, Mountain View residents will have access to employment services and to local jobs that pay a living wage.

Healthcare

There are three dental offices in Mountain View: Mountain View Dentistry, Frost Dental, and bty dental. However, there are currently no primary care providers, urgent care clinics, or other types of healthcare providers.

In December 2014, Alaska Regional Hospital signed an agreement with the Anchorage Community Land Trust to bring an affordable primary-care facility to Mountain View, which is planned to open in late 2015, and will be located across the street from Clark Middle School. By opening a primary-care facility, and making sure that affordable healthcare is accessible to Mountain View residents with limited English proficiency, a lack of reliable transportation, or a lack of insurance, Mountain View residents will have their healthcare needs met in their community.

Childcare

Currently, apart from in-home childcare providers, there is no childcare available in the neighborhood. Mountain View will host an affordable childcare center that can provide care for infants and young children, and that meets the needs of neighborhood families. By providing



services such as education and career training, preventative care, and childcare, Mountain View will provide families with the resources and education they need to lead happy, healthy, and productive lives.

Children learn about science at the 2010 Mountain View Street Fair.

CHAPTER 3.

PLAN IMPLEMENTATION

This chapter provides a roadmap to create the community that Mountain View residents envisioned in Chapter 2. We describe goals and action items, organized under the six categories used in Chapter 2, that, once completed, will help actualize the vision statements in the previous chapter. These goals and action items were first created by Mountain View residents at the 2012 Mountain View Community Summit, and were reaffirmed by the Mountain View Community Council in 2015. At the end of this chapter, we identify the five goals that the Mountain View Community Council has made their top five priorities in the near term.

A. GOALS AND ACTION ITEMS

The timeframes used in this chapter are:

- Short term: Items will take 1-2 years to complete (starting at the adoption of this plan)
- Medium term: Items will take 3-5 years to complete
- Long term: Items will take longer than 5 years to complete.
- Ongoing: Used in addition to one of the previous timeframes. For example, an action item such as “businesses will clean up their properties and remove graffiti” is an ongoing task that will need to be worked on for the foreseeable future.

Some of the partners and funders listed, along with acronyms used instead of their full names, are:

- Anchorage Community Land Trust (ACLT): a nonprofit hybrid commercial land trust and community development organization whose focus is this neighborhood, Mountain View.
- Anchorage Police Department (APD)
- Cook Inlet Housing Authority (CIHA): a nonprofit housing developer, whose work in the last decade has resulted in the redevelopment of over 10% of Mountain View’s housing stock.
- Mountain View Community Council (MVCC): a neighborhood forum consisting of Mountain View residents and other community stakeholders, that serves as the voice of the neighborhood and has an advisory role to local governmental agencies.
- Mountain View Business Roundtable (MVBRT): a group of business owners and managers in Mountain View that gather to accomplish items that will improve the safety, profitability, and appearance of Mountain View’s commercial corridor.
- Mountain View Residents: All residents of Mountain View, as participants in the Mountain View Community Council and as individuals and families working to better their community.
- Municipality of Anchorage (MOA): includes the Library, Public Works (MOA-PW), Parks and Recreation (MOA-PR), Transit (MOA-T) and Community Development sections, among others.
- Neighborhood Organizations: Institutions such as the Boys and Girls Club, and nonprofits operating in Mountain View.



Mountain View residents creating the goals and action items listed in this chapter at the 2012 Mountain View Community Summit.

1. Community and Resident Leadership and Engagement

The goals and action items in this section will largely be accomplished by the Mountain View Community Council and Mountain View residents, and will increase resident participation in neighborhood events, and the Mountain View Community Council (MVCC). Accomplishing these action items will increase civic and community engagement by residents, create a stronger MVCC that reflects the voices of more residents, and strengthen grassroots efforts that impact community safety.

Focus Area 1: Community and Resident Leadership and Engagement			
Policy	Action Items	Timeframe	Leaders & Partners
1.1. The Mountain View Community Council becomes a better forum for residents to participate, make changes, and air grievances	1.1.a. Enact committees for each focus area of this plan, and create enough leadership roles so that everyone interested can be a part of a committee	Short	MVCC Executive Committee
	1.1.b. Change the location of the MVCC meeting to a more visible and central venue	Medium	MVCC Executive Committee
	1.1.c. Increase MVCC attendance	Medium	MVCC
1.2. Create and continue robust neighborhood events	1.2.a. Create an online calendar that informs residents about neighborhood events	Medium	MVCC, Residents
	1.2.b. Continue holding the Mountain View Street Fair annually	Short, ongoing	MVCC, MV Street Fair Planning Committee
	1.2.c. Develop new events and traditions for Mountain View	Medium	Residents
1.3. Residents lead the visioning of the future of Mountain View	1.3.a. Annually maintain and revise the Mountain View Targeted Neighborhood Plan and Implementation Matrix	Long, ongoing	MVCC, residents
	1.3.b. Organize within immigrant communities and create solutions that respond to issues voiced by immigrant and refugee communities	Medium	MVCC, neighborhood organizations



Above: Melissa Houston, Vice President of the Mountain View Community Council, talks to attendees about resident leadership opportunities at the Mountain View Targeted Neighborhood Plan Open House on June 27, 2015.

Below: A Mountain View Community Council meeting in 2012.



2. Community Safety

The goals and action items in this section will be accomplished by a variety of partners working together, including Mountain View residents, the MVCC, neighborhood nonprofits, schools, and the Anchorage Police Department. The completion of these goals will take years if not decades, and includes building trust between Mountain View residents and the Anchorage Police Department, encouraging residents to keep an eye on their streets and immediately report suspicious events, and creating a sustainable and active Mountain View Community Patrol.

Focus Area 2: Community Safety			
Policy	Action Items	Timeframe	Leaders & Partners
2.1. Increase cooperation on community safety initiatives	2.1.a. Convene community dialogues with the Anchorage Police Department (APD)	Medium	APD, MVCC
	2.1.b. Have more APD officers on foot walking the neighborhood	Medium	APD
	2.1.c. Enforce fines on properties with excessive calls for service, as per city code	Short, ongoing	APD
	2.1.d. Increase presence of APD's Community Action Policing team in Mountain View	Medium	APD CAP Team
2.2. Residents work together to make Mountain View safer	2.2.a. Encourage formal and informal neighborhood gatherings, such as block parties, BBQs, National Night Out, Mountain View Street Fair, etc.	Short, ongoing	Residents
	2.2.b. Promote opportunities for at-risk youth	Medium	Schools, neighborhood organizations
	2.2.c. Continue and grow the Mountain View Community Patrol	Medium, ongoing	Residents
	2.2.d. Grow the number of neighborhood watch blocks	Short	Residents, APD



Far left: A breakdancing competition at the 2011 Mountain View Street Fair.

Left: Attendees at the 2011 Mountain View Street Fair add their names and messages to a collaborative mural asking community members, "What do we need for peace?". The mural was subsequently installed at the former John's RV site, located at 3543 Mountain View Drive.

3. Business Development and a Vibrant Business District

The goals and action items in this focus area will mostly be accomplished by the Mountain View Business Roundtable (MVBRT), which is a group consisting of local business owners and managers that meets multiple times a year to work on issues to improve the success of Mountain View businesses and the appearance of the commercial corridor. The Municipality of Anchorage, and other local businesses that are not active in the MVBRT will also be brought in to help work on some of these goals. By accomplishing these goals, the Mountain View commercial corridor (consisting of Mountain View Drive and part of Commercial Drive) will look better, be safer and more appealing to consumers, and will attract local and destination businesses, and will become a regional employment hub providing jobs to Mountain View residents and to the rest of Anchorage.

Focus Area 3: Business Development and a Vibrant Business District			
Policy	Action Items	Timeframe	Leaders & Partners
3.1. Market Mountain View as a profitable place to do business	3.1.a. Explore innovative marketing techniques to establish a new identity for Mountain View, and to increase traffic for local businesses	Medium	Mountain View Business Roundtable (MVBRT)
	3.1.b. Encourage destination businesses to locate in Mountain View	Long, ongoing	MVBRT, businesses
	3.1.c. Host familiarization trips for realtors, brokers, and developers	Long, ongoing	MVCC, MVBRT, neighborhood organizations
3.2. Improve the appearance of Mountain View's commercial district	3.2.a. Encourage business owners to make a commitment to maintaining their properties	Medium	All local businesses
	3.2.b. Remove litter and graffiti promptly	Short, ongoing	All local businesses
	3.2.c. Add gateway features at entry points from downtown, the Glenn Highway, Bragaw Street, etc.	Medium	MVBRT, MOA, MOA - Traffic Engineering Department, neighborhood organizations
3.3. Mountain View Business Roundtable organizes for action	3.3.a. Support businesses by facilitating mentorship and education on funding, management, marketing, and other tools.	Medium	MVBRT
	3.3.b. Bring businesses together for collective action on projects involving local government and cross-sector partners	Long	MVBRT

4. Green Spaces and Transportation

The goals and action items in this section will be largely accomplished by the Municipality of Anchorage's Parks and Recreation and the Transit Departments, working with the Mountain View Community Council and Mountain View residents to make their vision for the community's public and green spaces real. By achieving these goals, Mountain View will be fully connected by Anchorage's trail system, problem parks will be converted to community assets, and the transportation network will be strengthened with multiple bus routes to meet the high ridership in the neighborhood. Mountain View residents will be able to have many safe and pleasant outdoor spaces that are usable year-round, and will be able to quickly reach other parts of town using mass transit.

Focus Area 4: Green Spaces and Transportation			
Policy	Action Items	Timeframe	Leaders & Partners
4.1. Improve underutilized green spaces	4.1.a. Complete and adopt the Davis Park Master Plan	Short	MOA-PR, neighborhood organizations, residents
	4.1.b. Fund and implement improvements recommended by the Davis Park Master Plan	Short	MOA-PR, neighborhood organizations
	4.1.c. The Municipality, JBER, and the Mountain View Community Council should work together to resolve the expired lease for Davis Park.	Short	MOA-PR, neighborhood organizations, JBER, State Congressional members
	4.1.d. Make Louis Mizelle Park a clean and safe park that is used for recreation by community members	Medium	MOA-PR, neighborhood organizations
	4.1.e. Construct additional community gardens	Long	MOA-PR, neighborhood organizations
4.2. Make Mountain View more bicycle and pedestrian friendly	4.2.a. Create an attractive series of way-finding elements for the trails	Medium	MOA - Parks and Recreation, MOA - Traffic, neighborhood organizations
	4.2.b. Install adequate pedestrian lighting along the length of Mountain View Drive	Short	MOA Public Works
	4.2.c. Connect the Ship Creek and Glenn Highway trails through an on-street bicycle route	Medium	MOA - Parks and Recreation, MOA Non-Motorized Transportation, MOA - Public Works
	4.2.d. Install bike racks at popular destinations, such as businesses, schools, and neighborhood institutions	Medium	MOA-PR, businesses, neighborhood organizations

Focus Area 4: Green Spaces and Transportation			
Policy	Action Items	Timeframe	Leaders & Partners
4.3. Strengthen Mountain View's bus transit system	4.3.a. Make public transportation convenient and responsive to rider demand, and make bus stops safer	Short	MOA Transit
	4.3.b. Make bus stops well-lit, attractive, and construct shelters at stops that require them	Medium	MOA Transit



The Mountain View Service Center, formerly the Sadler Warehouse, which was bought and redeveloped by the Anchorage Community Land Trust in 2007 and currently houses eight nonprofit organizations.

5. Real Estate Development and Housing

The goals and action items in this section will be accomplished by a variety of organizations and resident-led groups. Policy changes will be enacted by the Anchorage Assembly; affordable housing developers that are already active in the neighborhood (such as the Cook Inlet Housing Authority, NeighborWorks Anchorage, and the Alaska Housing Finance Corporation) will strive to maintain and create more affordable housing. Affordable housing developers will continue to be long-term investors in the neighborhood. Along with the Mountain View Community Council, housing advocacy groups in Anchorage will work to interest for-profit housing developers, realtors, and potential buyers and renters in investing in Mountain View's housing stock. The Mountain View Community Council and residents are kept aware of local resources and new developments in Mountain View's housing landscape. The Mountain View Community Council will also continue to encourage commercial, industrial, retail, and residential investment, to create a robust real estate market in Mountain View. The Anchorage Community Land Trust will continue to

buy dilapidated commercial properties for redevelopment, and to attract new businesses and services to Mountain View's commercial corridor. A mixed-use corridor will be created along Mountain View Drive, bringing a mix of residential, commercial, and retail spaces that are easily accessible to pedestrians and are located along the commercial corridor. Infrastructure will be improved to better meet the needs of Mountain View residents, many of whom live in multi-family housing. Alleys will be paved and improved, and dumpsters will be added to meet the needs of multi-unit housing. By accomplishing these goals, Mountain View will welcome new for-profit housing developers into the neighborhood, will have a large housing stock that is both high-quality and affordable to current residents, and will have residents and landlords who are invested in their homes and their neighborhood.

Focus Area 5: Real Estate Development and Housing			
Policy	Action Items	Timeframe	Leaders & Partners
5.1. Redevelop commercial properties that have hazardous conditions, blight, or significant deterioration	5.1.a. Acquire key commercial buildings in the commercial district to create opportunities for small businesses	Long	ACLT
	5.1.b. Create mechanisms that encourage and fund minor upgrades to buildings	Medium	ACLT
	5.1.c. Create mechanisms that encourage and fund rehabilitation of sites with environmental contamination	Long	ACLT, CIHA, MOA, AK Department of Environmental Conservation
	5.1.d. Attract the development of commercial, industrial, and retail real estate to produce economic investment and jobs.	Medium	MVCC, ACLT
5.2. Build new high quality housing units that fit the neighborhood's character and needs	5.2.a. Attract the development of quality, mid-priced market rate housing units	Medium	MVCC, housing advocacy groups
	5.2.b. Maintain the availability of affordable housing for renters and homeowners	Short, ongoing	CIHA, other affordable housing developers
5.3. Create infrastructure and policies to improve services in Mountain View's residential areas	5.3.a. Pave Mountain View's alleys to improve the ease of trash pick-up and driveway access.	Short	MOA - Solid Waste Services
	5.3.b. Increase the size or number of dumpsters for multi-unit properties in Mountain View	Medium	MOA - Solid Waste Services
	5.3.c. Encourage landlords to maintain and improve their properties	Medium	MVCC, residents
	5.3.d. Increase resident participation in land use planning efforts	Short, ongoing	MVCC

6. Building Successful Family Resources

The goals and actions in this section will be accomplished through partnerships between residents, the Mountain View Community Council, neighborhood organizations such as the Boys and Girls Club, dental, healthcare, and childcare providers, and the three schools located in Mountain View: Clark Middle School, William B. Tyson Elementary School, and Mountain View Elementary School. The schools will work with neighborhood organizations and job training providers to ensure that all students have access to before and after school programs and programs in the summer, and are informed about local career centers and job training opportunities. Businesses will hire locally, and financial literacy classes will be offered through schools. Healthcare providers will offer services that meet the needs of Mountain View residents, including interpreter services for patients with low English proficiency. By accomplishing these goals, youth and adults in our community will have the tools and resources needed for success available in their neighborhood.

Focus Area 6: Building Successful Family Resources			
Policy	Action Items	Timeframe	Leaders & Partners
6.1. Connect residents and opportunities that provide career advancement and family-supporting jobs	6.1.a. Build connections with State of Alaska Labor and Workforce Development, local unions, Alaska Native Science and Engineering Program, and local career centers to make job training easily available	Medium	State of Alaska, neighborhood organizations, schools
	6.1.b. Increase the number of local hire programs, and the number of Mountain View residents hired at local businesses	Medium	MVBRT, neighborhood organizations
6.2. Improve access to healthcare and childcare	6.2.a. Provide primary care services that are convenient, affordable, and accessible to residents.	Short	Health care provider, neighborhood organizations
	6.2.b. Invite mobile service programs to Mountain View	Medium	Health care provider, neighborhood organizations
	6.2.c. Perform outreach to residents who do not tend to access services, and provide language-accessible services.	Short	Health care provider
6.3. Create opportunities for youth in and out of school	6.3.a. Increase business-school partnerships	Medium	Schools, MVBRT, local businesses
	6.3.b. Offer more before-and-after-school and summer programs and recreational opportunities	Medium	Schools, neighborhood organizations
	6.3.c. Increase parent participation and financial literacy programs in schools	Medium	Schools, residents

B. OUR TOP FIVE PRIORITIES

Our top five priorities for Mountain View are:

1. Improve Davis Park

Davis Park is one of Anchorage's largest parks and could be a destination park for northeast and areawide Anchorage residents. However, Davis Park is currently only used by a few groups; disc golf, rugby, and youth baseball groups. Poor visibility, routine camping in the wooded areas, and few amenities mean that Davis Park is rarely used. To transform Davis Park into a well-used park that is an asset to the area, we support the creation of the Davis Park Master Plan, the process for which began in fall 2014, and full funding to implement that plan.



Trees removed from Davis Park in 2014 with the help of the Student Conservation Association.

2. Add to Mountain View's existing pedestrian amenities

In 2014, the Municipality of Anchorage received \$1 million from the state legislature to install pedestrian lights along Mountain View Drive. Unfortunately, this award is only estimated to result in the installation of 40-50 lights, and an estimated \$2-\$3 million more will be necessary to install pedestrian lights at the density of the lighting currently along Mountain View Drive south of the Commercial Drive intersection. We support projects that will add more lighting along Mountain View Drive

and the Mountain View transit corridor. We also support traffic safety projects, including crosswalks, school zones, and traffic calming measures that will increase the safety of pedestrians and reduce speeding by vehicle traffic.

3. Add new bus routes serving Mountain View

Mountain View's bus route, Route 45, has the highest ridership of any route in Anchorage, and Mountain View residents are more likely than other Anchorage residents to have limited or no access to a car. In the summer of 2015, Route 8, which runs from the downtown Transit Center to the intersection of Muldoon Road and DeBarr Road, was realigned to stop on Mountain View Drive next to the Glenn Square Mall. We support the expansion of People Mover service to connect Mountain View residents to regional commercial hubs such as Tikahtnu Commons and midtown Anchorage, as well as the installation of bus shelters at existing stops.

4. Pave all the alleys

In the summer of 2015, the Municipality of Anchorage paved ten alley blocks in Mountain View. Four-fifths of Mountain View's alleys remain unpaved. Deferred maintenance has contributed to the poor condition of unpaved alleys, which have large potholes and flood every spring. Paving the remainder of Mountain View's alleys would allow for neighborhood-wide alley trash pickup, which would improve the appearance of the residential areas, and provide more housing design options.

5. Encourage redevelopment of blighted and vacant properties

We support redevelopment of vacant lots with smart infill. We also support incentives that help housing developers and commercial, retail, and industrial businesses pursue quality, community-minded investments in our neighborhood.

CHAPTER 4:

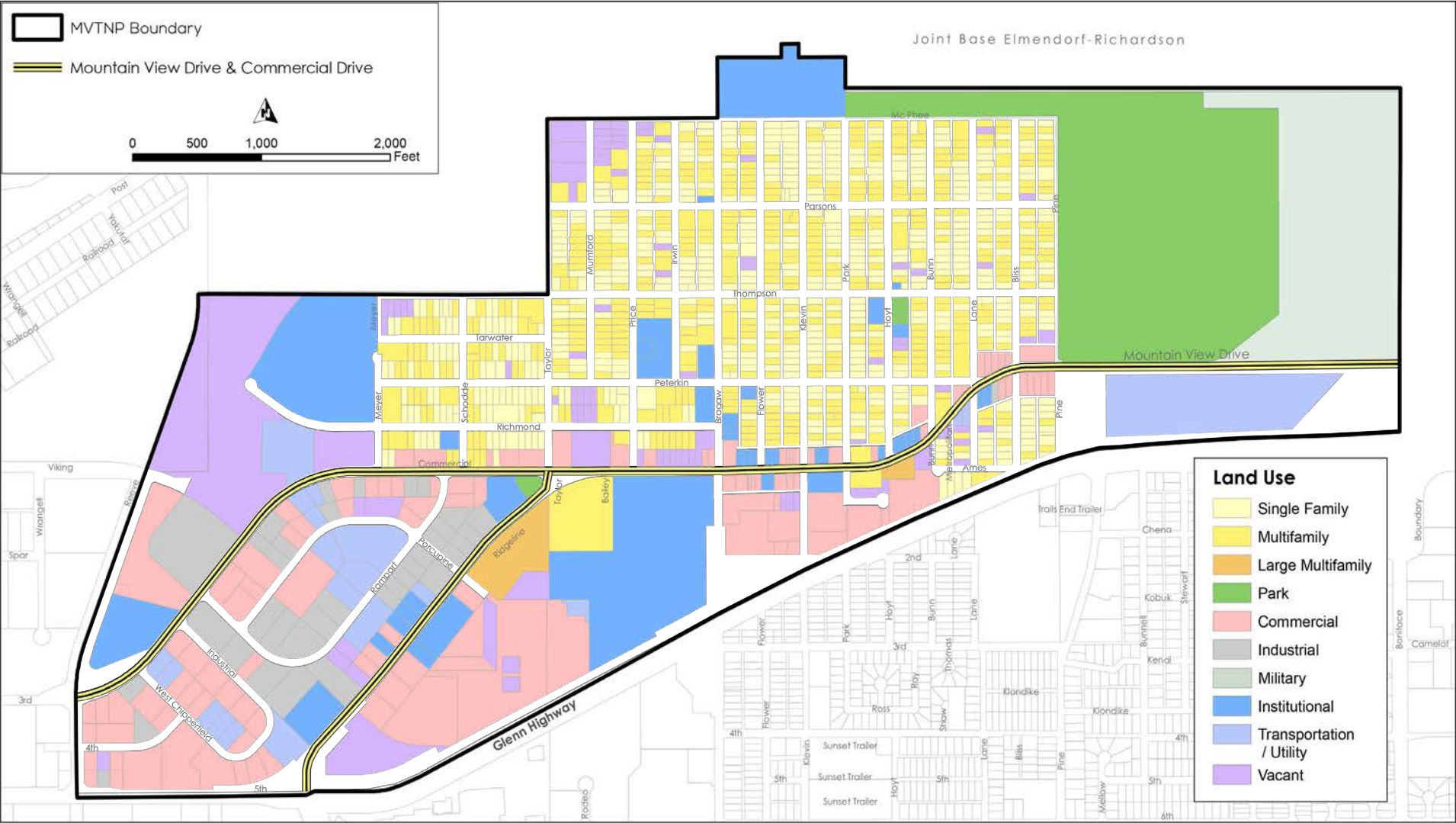
LAND USE PLAN

A. LAND USE PLAN MAP

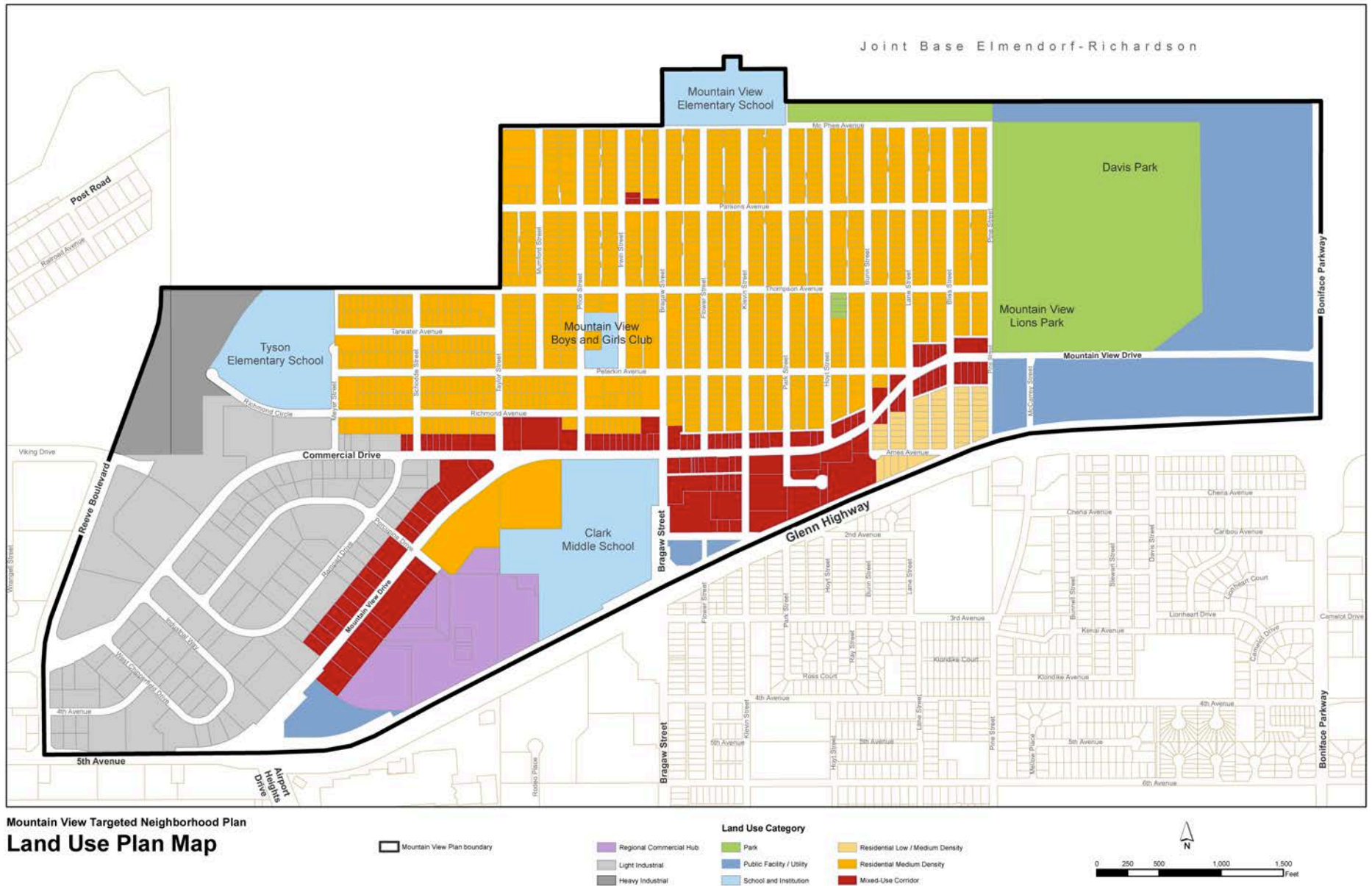
The Mountain View Targeted Neighborhood Plan Land Use Plan Map (LUPM) illustrates the goals of this plan in map form. The LUPM identifies locations and intensities of future development, and recommends zoning districts aligned with those intended future uses. The land use plan map is intended to provide neighborhood-level recommendations on *Anchorage 2020* policies, as well as to provide specificity and an update to Anchorage's area-wide land use plan map, which was adopted in 1982. The LUPM also provides the Municipality of Anchorage with a framework with which to evaluate land use decisions made in Mountain View.

The nine land use categories used in the LUPM are based on the *Anchorage 2020* Land Use Policy Map; the categories include a mixed-use corridor designation, which is also present in the Fairview Neighborhood Plan (adopted in 2014). These categories and the below map were designed by Mountain View community members in work sessions with the Mountain View Community Council and the Municipality of Anchorage's Planning Division, and were reviewed by the community at the 2015 Mountain View Targeted Neighborhood Plan Open House. The Land Use Plan Map shows the wishes of the community as they relate to land use and future development.

Map 9: Mountain View Targeted Neighborhood Plan - Existing Land Use Map



Map 10: Mountain View Targeted Neighborhood Plan - Land Use Plan Map



B. LAND USE PLAN MAP: DESCRIPTIONS AND POLICY DIRECTIONS

Land Use Plan Map Category	Zoning Category	Range of Residential Densities
Mixed-Use Corridor	B-3, R-3	> 35 Dwelling units per acre (DUA)
Light Industrial	I-1	
Heavy Industrial	I-2	
Regional Commercial Center	B-3	
Park	PLI-P, T	
Public Facility and Utility	B-3, I-1, T, PLI	
School and Community Institution	PLI, R-3	
Low/Medium Intensity Residential	R-2M	Up to 15 DUA
Medium Intensity Residential	R-3	Up to 40 DUA

Mixed Use Corridor: The goal of the mixed-use designation is to create a thriving commercial corridor that combines retail, office, and residential uses in ways that are oriented to pedestrians. Increase the amount and density of commercial and residential development along this corridor. Encourage a mix of street-facing commercial, high-quality residential, and office buildings to locate along Mountain View Drive. Properties within this corridor can be either residential or commercial, or combine both uses into one building. Encourage the development of offices near the existing Mountain View Service Center. Transition light industrial parcels opposite Glenn Square Mall to mixed use, and support pedestrian-oriented commercial activities along the southern arm of Mountain View Drive. The eastern end of this mixed-use corridor falls into the JBER Accident Potential Zone (APZ-1); in this area, we recommend that mixed-use developments do not include a residential component, so as to conform to the Suggested APZ Land Use Compatibility document (UFC 3-260-01). The four blocks between Lane and Pine Streets and on the north and south sides of Mountain View Drive, on the east end of Mountain View Drive that are designated Mixed-Use Corridor, should be limited to a residential density of 15 dwelling units per acre due to its location within the Accident Potential Zone (APZ-1).

Light Industrial: This designation includes manufacturing storage, distribution, bulk retail, and similar uses. Support street-oriented development that contributes to create a pedestrian-friendly industrial core for the neighborhood, by orienting business entrances towards the street and improving pedestrian facilities such as sidewalks and lighting in this area.

Heavy Industrial: This designation allows for manufacturing, major transportation, warehousing, equipment storage and repair, and similar uses. Maintain existing heavy industrial uses.

Park: This designation allows for neighborhood and community-use parks and greenbelts. Maintain Davis Park, Mountain View Lions Park, Duldida Park, McPhee Park, and William B. Lyons Park, and improve those green spaces to provide more amenities and opportunities for recreation for residents. Transition Louis Mizelle Park to another location and/or utilize that space for community gardens, privately managed land, or another use that transforms that space into a community asset.

Public Facility and Utility: Allowable uses include public facilities such as water treatment plants, power plants, or fire stations. Maintain the existing public facilities and utility uses, which include Glenn Highway - Bragaw Street Interchange right of way, an FAA facility, a Municipality of Anchorage snow storage lot, and Wetlands Site #5 south of Glenn Square Mall.

School and Community Institution: This designation includes public and large private schools, community centers, museums, and libraries. Maintain the existing locations of Mountain View Elementary School, William B. Tyson Elementary School, Clark Middle School, the Mountain View Branch Library, and the Mountain View Community Center, while supporting improvements to these buildings.

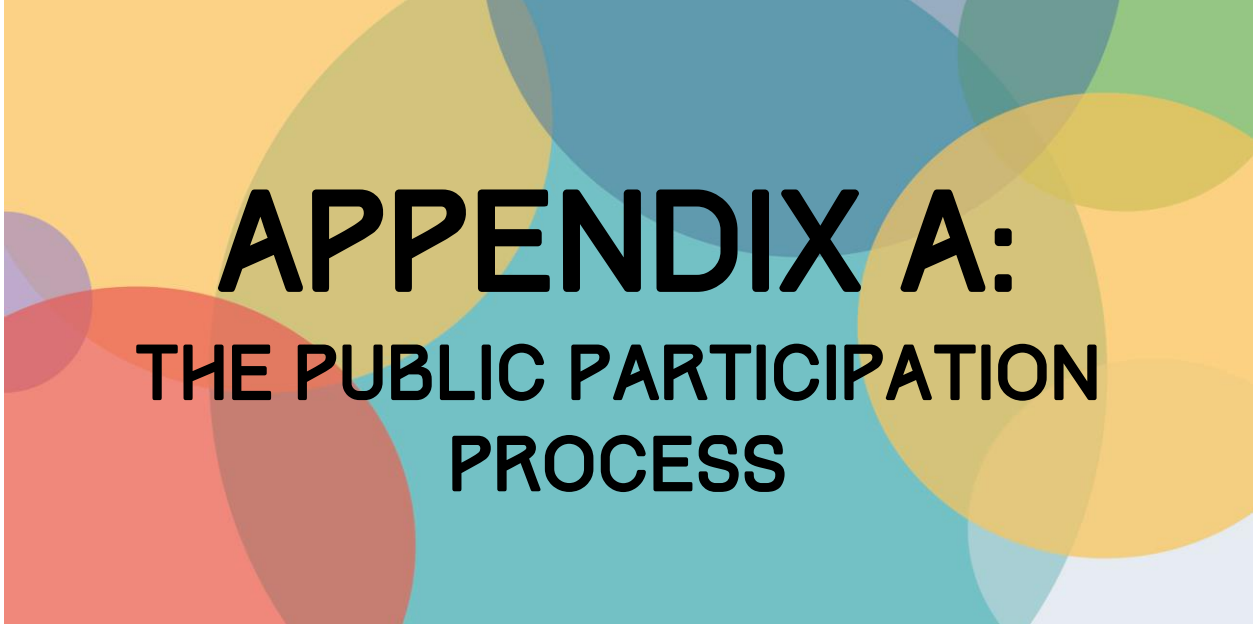
Low/ Medium Intensity Residential: This designation allows for detached and attached single-family homes, townhouses, duplexes, and low-density multi-family housing, and currently exists in the residential area of Mountain View south of Mountain View Drive. This plan supports retaining the current low/ medium intensity of that portion of Mountain View's residential area.

Medium Intensity Residential: The medium intensity residential designation allows efficient uses of residential land that holds multi-unit and attached housing. Maintain the existing density of Ridgeline Terrace. Transition the residential area north of Mountain View Drive to be entirely R-3. Support redevelopment efforts by affordable housing developers and private developers that prioritize walkability, liveability, and attractive building design. It is the intent of the Municipality to explore reducing the residential intensity designation in some areas north of Mountain View Drive, as part of the public involvement process for the Anchorage Bowl Land Use Plan Map in 2016. This discussion will consider JBER Accident Potential Zone (APZ-1), appropriate housing types for small neighborhood lots, and (re)development rights for existing multifamily properties.

Trail Connection: Connect the Ship Creek trail to the Glenn Highway trail by creating a separated path north of Mountain View. Provide wayfinding signs to help bicyclists and pedestrians navigate through the neighborhood on Peterkin Street as an on-street trail connection.

Other:

- **Regional Commercial Center:** Glenn Square Mall has grown recently to become a regional commercial center for Anchorage. Support increased pedestrian and public transit access to Glenn Square mall, and vehicle access from the Glenn Square Mall and the neighborhood center at Mountain View Drive and Bragaw Street. Attract consumers from around the region to retail stores located in the commercial center.
- **Glenn Square Town Center:** Glenn Square was also Identified as a regional town center in the Anchorage 2020 plan, along with the Northway Mall area, and as a focal point for retail, bus transportation, and other amenities.
- **Neighborhood Commercial Center at Mountain View Drive and Bragaw Street:** Identified as a neighborhood commercial center in the Anchorage 2020 plan. This designation identifies the intersection of Mountain View Drive and Bragaw Street as a focal point of neighborhood-level commercial and retail facilities. Encourages the location of essential services and retail stores along Mountain View Drive and Bragaw Street south of Richmond Avenue.

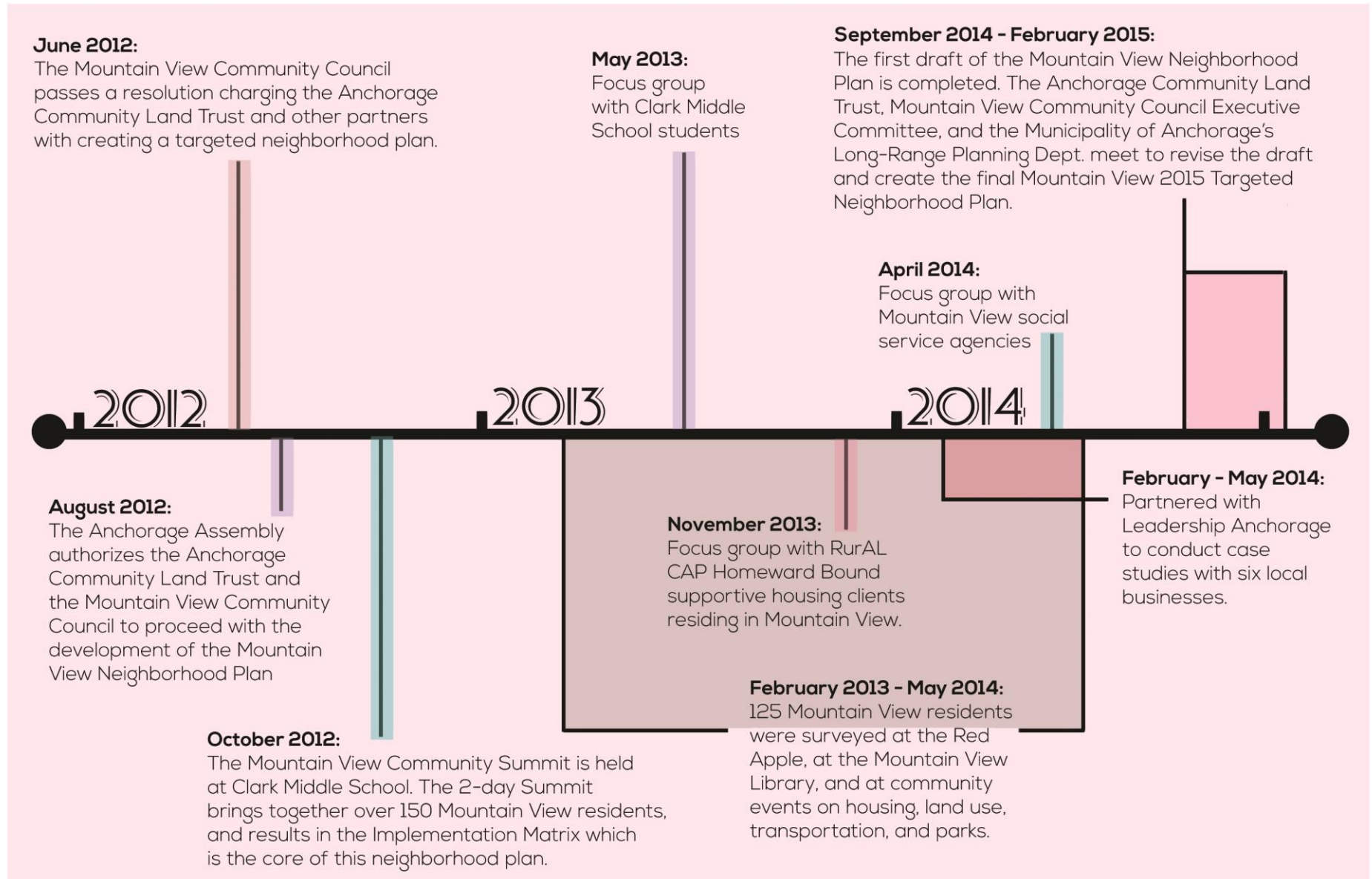


APPENDIX A:

THE PUBLIC PARTICIPATION PROCESS

Mountain View Targeted Neighborhood Plan

Planning Process Timeline



Clark Middle School Focus Group Responses

Held May 10, 2013

What do you think Mountain View's best features are, and why?

- I think Mountain View's best features are the bridge because if you walk on it, you can get a pretty good view of the highway and mountains.
- I think Mountain View's best features are the library and Credit Union 1 bank.
- I think Mountain View's best features are the Credit Union 1 bank and the library.
- Mountain View's best feature is our school. When people come to Mountain View the first thing they see is Clark Middle School. Also the new library that was built.
- Credit Union 1, because that's the only bank in Anchorage. Another one is Red Apple because we have grocery store. Clark Middle School because we have a school. The library, so people can do research and read. Boys and Girls Club, so kids can be active.
- The outcome because it's fascinating how a small building change and become a more cozy looking building.
- I think Mountain View's best features are the different kinds of houses, businesses, and people.
- Mountain View's best features they are the new houses and Apartments, and also the library.
- The trails. 7 years ago, when I was a kid, my dad and I used to bike there all the time. However due to the rising criminal rates, drugs and gangs we rarely do. The trails at some point happen to be heavily polluted.
- The best features of Mountain View are the apartments & houses, organizations, and the different businesses. Those are the best features because those features attract all sorts of people.
- I think the best features in Mountain View would have to be Clark Middle School because it's a freshly new built school for middle schoolers and it's a great place to learn as well.
- The schools since that is main place I go to in Mountain View.
- The BGC is a good feature and new companies that are coming in.
- I think Mountain Views best features are the new library that was built because it has family being helpful into having their kids.
- The schools that are in the neighborhood.
- That they have a lot of space – When they have more space they could build other good things.
- I believe Mountain View's best features are the new houses how the colors just pop and the front yards are filled with trees and flowers and rocks.
- The Boys and Girls Club, library, and the school, are the best features. I think this because it helps the kids in their academic life.
- Mountain View's best features are the growing plants. Also, the arts all around Mountain View. I think these are the best features because it shows how beautiful Mountain View is.

- I think the new remodels of the houses they have added and reconstructed in the neighborhood. I think those are the best features because it really brings all the beauty in Mountain View and have been very beneficial to people who wished for better houses.
- I think the new food business' coming into Mountain View. People after church, celebration, or anything else they get hungry and they look for good restaurants.
- The Boys and Girls Club is the best features. Boys and Girls Club is a good place for kids to hang out.
- I think Mountain Views features are are more places were people can look and observe.
- I think the whole neighborhood of Mountain View is great. I think this because they have remodified old buildings and places to make them better.
- Mountain View's best features are the boys and girls club. It gives kids a place to go and stay out of trouble.

What do you think are the biggest problems in Mountain View today? Are there solutions to these problems, and if so, what are they?

- I think the biggest problems in Mt. View today are how many homeless there are. This is because I always see tents in trees or forests and it makes the community look like we don't care. I guess there is kind a solution but the homeless roaming around when there is a lot of children is a big problem because they sometimes into fights.
- I don't see that many problems here in Mountain View.
- I think the biggest problems in Mountain View today is the numbers of homeless people on the streets. I'm not saying that all of them are the same, but only some. Some of the solution is we could have more security by the stores.
- The biggest problems in Mountain View today is violence and vandalism. Some people would tag places with graffiti.
- The number of how many alcohol stores there are. Probably serving less alcohol stores.
- Stealing is one and I think to solve the problem, there should be more cameras around stores for examples, Red Apple.
- The biggest problems in Mtn. View today are the amounts of trash on the streets. I know there are community clean ups and stuff but maybe there should be more.
- Well the biggest problem in Mountain are the people who are under the influence of alcohol. I think there are many solution to this kinds of problems. I think there could be more security.
- Trash. Too much scattered all over the streets and the smell is horrible. Also that accessible tunnel underneath the intersection at Glenn Highway and (Bragaw?) is always filled with broken wine bottles and filled with inappropriate graffiti and kids walk there everyday to get home from Clark. I would just say a regular cleaning drive and regular watch at the parks and places people may hang out.
- The problems in Mountain View today are the homeless families, men, and women. Also, some adults on the road driving. They are not aware of their surroundings. We can come up with a solution to have police, security, and community patrol.
- I think that the biggest problems in Mountain View are that too many fights happen here normally including young people who are still in school and not even close to entering high school yet.

- Crime, convince people not to commit crimes.
- Fighting, littering, smoking, and drinking.
- I think the delinquents in the neighborhood are a big problem and so are the empty places where people tend to do crazy thing. Homeless people roaming around. Yes, help them out.
- I don't live here anymore. So I don't see any problems.
- The biggest problems are where they have the bus stop right across the street of Clark. Maybe if they just have a button to know kids are walking by or something to notify drivers.
- The bigger problems I think are that are in MTV are the contruction I see them cutting trees down where my family and I use to play ants it's sad knowing there being torn down.
- The homeless people roaming around the streets. The bus stops are surrounded with homeless. You could add security. There is a lot of littering.
- I think one of the biggest problems in Moutnain View is the littering. There isn't really a solution because people will either listen or not to listen it is the people's choice. The number of homeless people but that is what shelters are for.
- There are still a lot of areas where most homeless come together with other homeless and just hang out in front of a type of business for example Credit Union 1, many homeless hang out in front of there.
- Littering everywhere. We could start like a group that volunteers to pick up trash for free in the Mt. View area. Also we can be more strict on littering laws.
- The littering and the reputation. It's better if people didn't do dumb things. The number of homeless people there are.
- I think the biggest problems in Mountain View are how many homeless people are just roaming there are a lot of little children in Moutnain View and they do not want to be harmed. The solution to that problem could be build them a shelter.
- I think the biggest problem is that people are destroying other's property. It's also that too many people are loitering in places of businesses.
- Many of the problems in Mountain View are violence, drugs, shootings, etc. A solution could be better or more security around the area.

Name a business that you would like to see in this neighborhood, and explain why the community would benefit from having that business here.

- A business I would like to see in this neighborhood is maybe a small nurse place, something like that because I don't think I see any here. Another business would be a store like Fred Meyers because theres not much of a store here with food, and clothes and supplies. Another would be a mall, or a restaurant. I think these will benefit us because we would be like, a complete neighborhood with good areas and all. Also a hospital so we could get to one quickly.
- We should have businesses like Best Buy, Museums, and clothing stores. Because we only have one Best Buy store, pretty far from Mountain View.
- A business that I would like to see is more fun things for little kids so they won't go outside and get dirty is like chucky cheese. I would want little malls that we could go and shopping.

- I would like to see new stores. Also a fitness center around here. Also a new huge church. In addition, new places to eat.
- Walmart, because its bigger has more things. Also Chuck E. Cheese for the kids and swimming center.
- Planet Fitness because many people like to work out and it would be more easier for them to go to a work out club in their neighborhood.
- I think Moujntain View should have some type of cheap clothing shop like a Ross dress for less or something similar.
- Well a new business that would really benefit in our community I think it would be a dance academy. Or an Art studio, where you can learn things not only watch. I think thins will help because it will keep kids out of the streets, make them do things that are fun and interesting.
- More malls. Kids nowadays don't often go with their parents to Wal-Mart etc. Since there really isn't nothing much to do there. Kids hanging out on the streets isn't good either. They may be influenced by drugs and alcohol. Lessening the people out doing nothing good in the streets would improve the image of the community and provide a place for people to go.
- Well I would want to see a Filipino Church. I think a Filipino Church would be good to have in Moutnain View because there is a lot of Filipino families and other families would want to attend this church.
- I think there should be more restaurants in this neighborhood because a lot of people do get tired of Subway and/or McDonald's.
- A Wal-mart, it has a lot of stuff to buy and I don't know if we already have one.
- A small water park, because I think kids would have fun doing more fun stuff, then laying on the couch all day.
- Bouncing Bears, Outlet Malls like Aeropostale, Forever 21 and Hollister, and water parks, Jack in the Box.
- Games, skate park or something.
- I really don't know. They already have plenty of good businesses around here.
- Not really any businesses that I know of.
- A business I would add in MTV is Chuckey Cheese amazing kids would be able to have fun in a local area and like have kids be free on Tuesday.
- Bouncy Bears for the children. Arcades would be nice. A community pool.
- I think we should have a Jack in the Box. We should have a Chuck-E-Cheese. Also a little gym. We should have a game stop, an arcade, and a pool.
- I think we would need markets and stores like they do in tudor because I think its important because it be good to have and have a lot of businesses.
- I would love to see the business Jack-in-the-box in our Mt. View community. I know people living out of our neighborhood that would live in Mt. View just to be closer to this restaurant.
- I would love to see a Chucky-Cheese. That would be a great place for little kids.
- I would not necessarily want a business but more festivals, parades, carnivals, and etc. just more stuff to where more people can come and see what this communities about.

- A business I'd like to see would be something like Wal-Mart. So we can buy more food, and have a larger variety of things to buy. A small business like Red Apple in this large neighborhood will not cut it for us.
- Something that we could have in Mountain Views area is more places for littler kid such as bouncing bears or chuckie cheeses.

When you grow up, would you choose to live in Mountain View? Why or why not?

- Well, if Mt. View upgrades a little more, by adding more shops or important buildings, then yes, I would live in Mt. View when I get older. But, if it doesn't upgrade or improve, then I might not live here because I want to live in a community that has good places and a safe place.
- Yes, I would choose to live in Mountain View when I get older. Yes because I grew up here in Mountain View and I like it here. I like that Mountain View has a little of everything, outdoor land, businesses, and we have a new library
- Yes, when I grow up I would like to or choose to live in Mountain View. I would choose to because of the businesses here. Also the feature here are awesome too. So, yes I would.
- No, because where I live is closer to Costco. Also McDonalds, Safeway, Northway Mall, Burger King, and more. In addition, my neighborhood is very quiet.
- Yes, because it's where I grew up and I like it here.
- No because I plan on travelling the world when I grow up.
- No probably not. I want to live in a place a little more secure. And less isolated.
- Maybe, because they might bring new businesses were kids can sign and dance even a Art Studio I would love to live here. But when there's not much to do you just go somewhere else.
- I must say I'm not quite sure. Due to the opportunities getting better in the lower '48, I might decide going there. Also the colleges are out there looking for good students. I've always tried (and still) reaching to go to either Stanford, Harvard, or Yale. Hard schools but a good cup of determination can handle it.
- I don't think I would. I don't think I would because there are safety issues. Also I wouldn't want to live in Mountain View because I have a future I planned out and I want to go a certain state and go to college.
- It would depend because I like living near Boniface and Debarr, because I grew up on those streets and around that neighborhood so I'm more familiar with that neighborhood.
- It doesn't matter, since I want to live in Mountain View, but I want to live somewhere else also.
- No, because I won't be in Alaska.
- No I wouldn't want to because I am not staying in Alaska when I am older and also I wouldn't because of all the violence.
- Yes I would, because I used to live here in K-6 grade.
- No, I would not want to live in Mountain View when I grow up because I'll probably have bigger plans and won't be around the area.
- I would if I could but I wont. I'm going to college at UAA so I'll still be here it's just that college is very important to me.
- No, because Alaska is too cold. I'm going to live in the islands. But I would come in the summer for the outdoors.

- Maybe not, I don't really like Alaska because it's cold and I hate snow. So I'll probably live somewhere warm.
- No, I'm going to move out of this state because by that time all my family will be in Arizona and that's where I would like to be with my family of my own.
- Yes, I would like to live in Mt. View because I would like to experience the changes your program makes to this community.
- Yes I would because Mountain View is a beautiful place to live in.
- I would live in Mountain View because there is a lot of interesting people, things, and businesses.
- Well, I don't currently live in Mountain View but, I'd like to when I'm grown up if I'm not off to another state. I'd also like to move here because it's a nice place to be.
- I would not choose to live in Mountain View. The reason is because of the danger and safety. Mountain View has a lot of violence, I wouldn't wanna risk. Plus I'll end up living in California.

RurAL CAP Homeward Bound Focus Group

Held November 8, 2013

- **Safety**

- Davis Park needs more lighting
- Participants asked about the Community Service Patrol, ACLT provided information – Mountain View does have a patrol but it is volunteer-run and thus is only active for a limited number of hours every week
- Bollards blocking off streets to through traffic are spots where people sit and drink
 - One solution for this problem might be organizing a team of people that regularly walks around and reminds those sitting to be respectful, clean up after themselves, etc. That team could be comprised of people in recovery programs, so that they can talk with understanding and compassion.
- Other safety concerns identified in the neighborhood were panhandling, and cars driving too fast.

- **Transportation**

- Participants recognized problems with sitting, drinking etc. at People Mover bus shelters, but wondered how the elderly and disabled would be impacted if bus shelters and seating were removed.

- **Alcohol**

- Participants suggested that if there were no Brown Jug stores located in this area, many of those dependent on alcohol who come to Mountain View would go elsewhere
- Participants suggested that individuals who are dependent on alcohol were coming to Mountain View early in the day because the MV Brown Jug stores open at 10AM, whereas the Fairview Brown Jug store opens at 11AM.
- Participants noted that individuals in recovery programs face significant stigma.

- **Litter**

- Participants had concerns about the amount of trash and litter in MV, and suggested that trash cans are made more available and that someone coordinate with the state Department of Corrections to make clean up in Mountain View a community service activity.

- **Employment**

- Participants expressed a preference for on-the-job training over training only, noting that there are more opportunities to get hired on full-time if they are already at a work site.
- Participants supported the idea of a job opportunity center in Mountain View, saying that they felt stigmatized when they go across town to job centers.
- Participants also supported the idea of a job fair in Mountain View, saying that it can take up to 3 hours to walk from Mountain View to downtown.
- Participants suggested an program that provides clothing for interviews for those who may not have interview-appropriate clothing, and also mentioned that CITC gives clothing vouchers for this purpose.

- **Recreation**

- Participants supported having more sober cultural activities, which could provide food and also serve to direct individuals to social services and provide self-help information.
- Participants pointed to Fairbanks, where in the summer there is always some outdoor event going on, with vendors, games, etc.
- Instead of having one large Mountain View Street Fair every year, participants suggested having four events, one each month during the summer.
- There was a lot of support for a Rec Center located in Mountain View, that could provide one free day a week. Participants knew about the Boys and Girls Club, but said that because of the name they had the idea that it was only for children, not adults, and suggested changing the name so that it would seem more accessible to all members of the community.
- There was support for a festival celebrating cultural diversity, and also for an event that honored those who have contributed to the neighborhood, such as youth who have been volunteering. Participants noted that recognition makes a big difference.
- Participants also supported the idea of a talent show, which could be a good fundraiser for neighborhood institutions.

Social Services Focus Group

Held April 8, 2014

- **Bus transit**

- Need better connection to healthcare, such as Anchorage Neighborhood Health Center and other primary care providers
- Comment from Special Olympics: many Special Olympics athletes use the bus to get to their facility, and they have a higher risk of being targeted. Having a bus stop closer to Glenn Square would be useful for them and their athletes.
- Having bus stops that are warm and well lit is a priority.
- There is a level of 'pedestrianship' that is unseen in other parts of the city – people carrying groceries home, people with disabilities, families walking – all occur at a much higher rate in Mountain View.

- **Affordable Housing**

- Refugees from CSS' RAIS program often live in Mountain View because of the availability of affordable housing. "Life in America starts in Mountain View".
- Those moving to housing after being homeless also often live in Mountain View because of the availability of affordable housing.
 - The first step out of homelessness often happens in Mountain View.
- Apartments are just as important as single family homes.

- **Neighborhood Safety Issues**

- Increased traffic has been noticed in the lot behind the Red Apple, and in the alley between the Blue Pacific building and the Red Apple mall. This area has become a safety concern.
- Sidewalk clearing is a concern in the winter – people walk on streets because there is snow on the sidewalks.
- More relationship building with APD could make residents feel more comfortable interacting with the police.
- Domestic violence has been normalized to a certain extent. Educating clients on which domestic situations merit a call to APD is a priority.
- Reputation of crime and violence is more worrisome than actual crime. There is seldom random crime in Mountain View.

- **Volunteerism**

- We often see calls for community members to be involved through neighborhood watch or community policing efforts, however, some community members may not want to volunteer in those programs. There should be other ways to volunteer in the community, such as in the garden programs, through youth events, and through other social events.

- **Childcare**

- High quality childcare is lacking in the neighborhood. This is a problem both for residents and for employees of local businesses and organizations.

- **Parks**

- Recently, the Parks and Recreation Dept. has begun remodeling parks to make them equally accessible to both children and parents with disabilities (for example, the Cuddy Family Midtown park). Having an inclusive playground in Mountain View would be a asset for the neighborhood.

- **Employee Satisfaction**

- Many organizations had at least some staff members who live in the neighborhood, or who had moved into the neighborhood recently.
- Crime makes some employees feel unsafe.
- Mountain View's reputation may also overshadow the actuality of the crime that occurs in the community.
- Employees who had moved into the community were, on the whole, happy with their new neighborhood.
- The positive change in Mountain View (new businesses and buildings, improved facades, and clean up efforts) was visible to many organizations.
 - Special Olympics shared that they have "been able to grow so much in Mountain View" and that they've "seen Mountain View Dr. transformed".

- **Art**

- Creative placemaking can be an effective strategy.
- Temporary activation of vacant spaces (giving artists space, having chefs create a pop-up restaurant, etc.) can often help spaces become occupied again, and can also bring in new consumers or visitors from around the city who might not otherwise come here.

- **Community Engagement**

- Social media (an actively used facebook page for Mountain View, for instance) can be a useful tool for connecting with residents and connecting residents to each other.
- A resident has recently expressed interest in starting a hyperlocal blog for Mountain View, which would have news about the neighborhood.
- Radio spots and flyers have both been effective in connecting to residents.
- Multiple language messaging is important in Mountain View, but written information, even in a relevant language, may not always be an effective way of connecting people to news.
- Reluctance to come to events is something that organizations have seen.
- Relationship building is the most effective way to reach people. Reaching people at neighborhood hubs, such as the Boys and Girls Club, Red Apple, Lions Park, gardens, library.
- Popular neighborhood events include the Mountain View Street Fair, Kids Day in the Park, etc.
- The performing arts are often an effective means of getting people together.

Local Business Case Studies
Conducted April-May 2014

Business:	Xalos Mexican Restaurant	Alaska Butcher Equipment and Supply Co.	Subway	McDonald's	Credit Union 1	Mountain View Dentistry
From your experience, what are the challenges / benefits of being a Mountain View business?	Arturo spoke very positively about his experience as a business owner in the shopping center in Mt. View, they get quite a bit of traffic through the shopping center since it is right off the Glenn Highway; especially with new Bass Pro Shop, more restaurant owners are looking at locating to the shopping center and will generate more business for him; he feel comfortable in the space, right size and right price	(Benefits): Comfortable space to operate, received a lot of help from ACLT in cleaning up and renting out the building; ample space for his business (Challenges): Gets complaints from customers that they are panhandled in the parking lot, and safety has been a huge challenge to their current customer base and gaining new ones. Their location in Mountain View doesn't see new traffic/potential customers come through the Mt. View corridor	Benefits: he's glad there's diversity of food there, people are drawn to that. Another similar food type near his would hurt, but current options are nice. He likes the pole banner sponsorships, they give a nice aesthetic view and helps promote Subway as being involved. Challenges: traffic (lack of it right next to Subway); visibility (from highway primarily)	(Challenges): Quality of applicants for the business (Benefits): big families come in at one time	Loitering and drinking were the biggest problems with the location.	(Challenges): Was the first dental office in the area. In 2013 competition came into the neighborhood because of Medicaid regulations allowed outside investors to take advantage of the Medicaid billing practices. Had to personally weed out drug seekers. (Benefits): Is a 5-year established business. which has created a consistent flow of people. Has long term relationships with the people in the area.
Would you be interested in joining/participating in a Mountain View Business Association? Do you participate in the		They have not participated because they are extremely busy and do not have time for the meetings; When asked, they indicated they do not connect with other Mt. View	Yes! They were part of the business council in 2013 leading up to the street fair but haven't heard anything in a year; the business council was good for Chris as an owner to hear what other	If he felt it was applicable. Has never felt like it was something he wanted or needed to do. Feels like his upper management needs to give him the ok on attending meetings.	Credit Union 1 is currently a member of the MVBA and did participate in community council meetings until invitations stopped showing up. They haven't been to any of the executive	Yes. Been going to the CC meetings before he moved business into the neighborhood because of his connection to representative Max Gruenberg. -He has been connected to

Business:	Xalos Mexican Restaurant	Alaska Butcher Equipment and Supply Co.	Subway	McDonald's	Credit Union 1	Mountain View Dentistry
community council? Why or why not?		business owners. In regards to the community council meetings, they do not participate because of time and relevance to them as business owners. If they had a more specific time/purpose ask of them, they might consider participating.	businesses were doing and what was going on. It was especially good as a new business to the area.		planning meetings.	the School business partnership with Clark Middle School with tables @ science fairs, and MTVW Elementary cultural Fair. -CC has helped his business build relationships in the area. -CC has helped with current events in the area and allows Ricky to feel connected to the community.
If you're a new business to Mountain View, why did you decide to open/operate here?	Xalos has been open for about one year, and Arturo cited the location and the rent price as reasons why he chose Mountain View to house his restaurant.	They have been operating in Mountain View for 14 years, prior to that they were operating out of the Tudor area and have been running for 25 years. The deal on the property was good, they liked the space and it was affordable. A lot of their clients still come in from all over town, but they have had customers ask why they are operating in Mt. View instead of the south side	They were debating expanding to Tikahtnu or Glen Square & went with Tikahtnu and are so glad they did (Glen Square progress has been VERY slow). After that they went back to looking at Mountain View; they met with Jewel Jones for almost a full day, had a tour of the neighborhood, heard the history, and were pitched to buy the pawn shop. They looked at data in terms of traffic, location, etc. and ended up		Credit Union 1 looked at the neighborhood and discovered that there were no financial institutions in the area. The next key factor was that the first step to fixing a blighted community was by bringing in a financial institution.	Likes neighborhood. He knows the place. Was the dental director at the health center that was located where his current business is now. Feels connected to the community.

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			<p>purchasing a different space. He's glad they're there. They get pretty good street traffic off the Glen where they are, so it's better for them that being in the heart of Mountain View (where there's lots of pedestrian traffic, but not year-round). He's also very glad they have a drive-through because folks with physical disabilities love it (though it's been out of service for a bit and he hasn't noticed any change in sales).</p>			
How often do you and your employees shop or give your business to the Mountain View area?		<p>¼ of employees are residents of Mountain View; they give their business to Alaska Industrial House, Propane place, Red Apple, Hula Hands, etc. pretty often, participate in the neighborhood</p>	<p>They have about 400 employees, most of whom are MV residents; maybe some over from the Penland Park area but not many. Most live in the community and thus put a lot back into the community (this is very standard for Subways across town). Managers aren't always from</p>	<p>Most employees shop at Mountain View businesses such as the Red Apple because those stores are close to where they live.</p>	<p>Red Apple is right across the street and since most of the employees live in the area they frequently shop at the local business.</p>	<p>Does business with other business in the area like, Jamicos, and Xalos and the Mountain View Diner, etc. He goes to the active Glenn Square mall.</p>

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			the area because that's a position that comes from internal promotion, so they're more likely to move around to whichever store needs them.			
If a chain retailer, how is business in Mountain View compared to other locations around town?		They used to operate off Tudor, and now the questions they get from longtime clients are "why aren't you more centrally located?", get a lot of feedback from customers on not being in South Anchorage anymore.	This location is in the bottom quarter of their 27 stores across the state. The first year they were up (November 2011), second year they were slightly down even though the rest of the company didn't see a decrease. The MV location is probably 20 of 27.		Second busiest branch next to Debarr. This is contributed by the military crowd and accessibility from the Highway. They did state that the local community are customers as well.	
What do you think would make your business more profitable here? What changes would make for a more successful and profitable commercial corridor on Mountain View Drive?		Getting more traffic through the area, no people come to that side of the commercial corridor; if there were more businesses around him to generate more traffic	More traffic, though he's not sure how to make that happen. Filling in Glen Square would be huge. He thinks ACLT and Cook Inlet Housing are both wonderful and doing great things for the neighborhood. As for Subway, they try to accomplish marketing/promotions from within. Chris also thinks re-	Possible dual lane drive through to help with traffic flow - Another lane would help facilitate traffic from the highway traffic. - Expansion of business to include a play area for families with children.	Parking was the biggest space.	-If competition left...;) -More viable businesses moved onto the main street to encourage traffic and draw in business.

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			<p>starting the local business roundtables would be great, maybe twice a year with a catered lunch. He'd love to but just can't attend every community council meeting for all the neighborhoods where he has a Subway, so this business group would be/is very beneficial.</p> <p>- He also suggested a website for Mountain View - come check us out! He thinks MV needs a reason for people to come there, some strong draw. Affordable housing would be and is great - keep that coming!</p> <p>- More bus routes would definitely help, especially one going to Glen Square. There are so many walkers there, they need better public transportation, especially in the winter.</p>			
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Business:	Xalos Mexican Restaurant	Alaska Butcher Equipment and Supply Co.	Subway	McDonald's	Credit Union 1	Mountain View Dentistry
			<p>- It's nice to have Credit Union 1 and a police substation there. MN has litter issues, just like everywhere. The neighborhood is SO MUCH BETTER than it used to be! But it still needs something to draw people in. More/better shopping and restaurants?</p> <p>- Re: security, he said they haven't noticed crime or vandalism and have had no issues at that location since they first opened.</p>			
Who are your customers? Residents of Mountain View, people in the area for other reasons or for your business in particular, etc.		Most of their customers are loyal clientele from their South Anchorage location who have followed them. They don't tend to bring in a lot of new clients from Mt. View, but people come in from all over town through word of mouth, other advertising around the city	Yes, residents of MV. Some walkers. Also some traffic off the Glen.	- In and out traffic from Wasilla and Palmer because it is conveniently close to the highway. - semi truck drivers because the parking lot will allow for the parking of large vehicles. - local residents because it's close.	military crowd and accessibility from the Highway. They did state that the local community are customers of theirs.	-Mountain View residents -Thinks a few people from the Valley as they are traveling from work to home. -ADN employees because of the convenience.
How safe do you feel/do		Safety is a major issue, it's a bad				

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you consider safety an issue for your business?		scene in Mountain View; "vagrants", people camping in the woods, panhandling people for money; says the Holiday is a major reason for traffic of homeless Worried about the stigma and safety				
How visible and accessible do you feel to your customers? What would help?	Arturo feels his business and very accessible and visible to customers, and being in the shopping center visible from the Glenn Highway has been extremely helpful for bringing in customers	Butch doesn't feel as accessible to his customers as he has in the past, mostly because there isn't a lot of variety in the area to attract new customers to the area where ABSC is. More signage from the highway might help, but also having more attractive business surrounding him				
Do you feel seen/heard/a part of the larger Anchorage market?		Yes, but only because his business was established elsewhere before Mountain View				

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Along Mt. View Dr. and Commercial Dr. and integrated with commercial uses in mixed use buildings. CIH A has built a couple at the NE and SE corners of Mt. View Dr. and Park St. More similar buildings, with	The real affordable housing was the dilapidated single family dwellings from the 1940-60 era that were torn down by CIHA. The decision to do so was not carefully considered, and advocated by CIHA [and	Market rate for 80% or more. My belief is that other parts of Anchorage that don't have very much of it now should share in the effort.	It's more of a citywide issue. I hear that bus service now is provided at less of a level than 30 years ago. The business community needs to realize they would benefit by greater investment, and that as the city grows	Along Mt. View Dr. and Commercial Dr. in conjunction with new mixed use development. These streets are within easy walking distance of all of Mt. View and most of Russian Jack.	Some attention paid to Davis Park, the mostly unknown gem of the neighborhood . And other parts on the north and west periphery [west of Meyer St. and north of McPhee Ave.].	All of it except for the Red Apple Market, the library and Clark Middle School, CU1 and the two CIHA mixed use buildings.	As it is now, the only remaining landmark business that draws people from outside the neighborhood is the Red Apple. There used to be Brewster's, the bowling alley, the Caribou Wards store, Safeway and Pay 'n' Save,	The greatest impact would be felt if a lot of artists started living and working here. How about an artist live/work building, such as Hiawatha Lofts that was developed by Artspace in the Rainier Valley neighborhood in
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<p>a greater variety of living unit types and sizes are the way to go and offer the most potential. An increased density and mixing of uses, combined with traffic calming and substantial landscaping and pedestrian/no n-motorized transit infrastructure would transform the commercial strip into a vibrant and desirable location.I published a blog post with my ideas/concep ts on Mt. View Dr. redevelopment potential in 2008. Link:http://mtviewforum.wordpress.com/2008/12/17/redevelopment-</p>	<p>to a lesser extent, ANHA and Habitat] who had a stake in the outcome. It didn't have to be that way. Those who bought older houses here [even a 1969 vintage 1,000 SF three bedroom ranch could be had for \$50,000 or less here until the early '90s] were in a good position to realize substantial equity gains [at least until 2007]. In my opinion these owners just needed a stronger availability of resources. An agency like CIHA could have concentrated solely or mostly on providing such support - - design expertise with</p>		<p>and development pattern becomes more dense, transit will be a better way to get around, and the better it is, the more it will be utilized.</p>				<p>Tom's Plumbing, Mobile Trailer Supply, another grocery or two. Now there are a few smaller restaurants and shops that would benefit by the presence of larger anchor stores. Not sure what to say about Glenn Square -- it has been a flop, and doesn't feel like it's in the neighborhood . It would be different had they attracted more tenants and followed through with their original plan to build apartments there as part of the complex. Spe nard is considered a success [despite the presence of similar social</p>	<p>Seattle? And/ or a few triplex live/work housing units added on existing 6,250 SF residential lots within the neighborhood ? Other than that, some way of incubating talent that is already here - - for example, commission some murals that could be done by MENO or others.</p>
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potential-on-mt-view-dr/	an emphasis on historic preservation and rehabilitation, in addition to resources we do have such as the energy upgrade grants and ACHP classes, and Muni Weatherization grant program. The current situation --						problems and the results of poor planning] because they have major outside draws such as the Bear Tooth and REI.	

	with CIHA holding a 99 year lease on 30% of the residential property in Mt. View -- is not a recipe for healthy diversification and opportunity for low- and middle-income owners. Plans for further construction and infill should consider these missteps and attempt to provide a course correction.							
Build more housing around Commercial Drive	Three bdrm. Apartments, cheaper houses, apartments, more single family homes	There should be more low income housing for the people with low income.	There needs to be buses running earlier/later times for those with no transportation	Need more sidewalks and walkways around the back streets in Mt. View	No only 2 parks in Mt. View needs another park in center of Mt. View	The space right next to the car wash	The Boys n Girls Club needs to be improved.	Everywhere in Mt. View a lot of places are in need of fixing
More housing in South Mt. View	Help people that don't have jobs or any income.	Yes they do	It's ok now	More cross walks	I would like more parks	No Comment	Mt. View lions park	Don't really know
South Mountain View	1,2,3, apartments	Needs more affordable housing	Two different routes in and around would be good	By bus stops	Yes there's enough	Not sure	Wall of faces	Highway exits

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Across shell on price	1,2,3, bedrooms upstairs/down stairs	Yes more affordable	Let bus run longer	All over	Yes	Bragaw St. and Commercial	Library	More culture Tlingit art
East of Parsons and Bunn	Single family units	Market rate	The transit system is pretty thorough in coverage	The parks need port-a-potties in the winter	There are plenty of parks	Commercial drive has a few spaces	No Comment	I'd like to see more eskimo art at the library
Toward the Base Area	Triplexes	Affordable housing options	Lower the bus fare rate, no it does not need to be expanded for the most part and more hours on holidays	At central locations double bus stop houses. Need to be improved in rough or more ethic communities.	Yes, more security like a park watch men or patrol. no	Maybe at the end of the park by the base on Commercial Dr.	Not certain may a mount McKinley mountain statue	By keeping clean the ones we already have somewhere on commercial drive

			would be nice					
N/S side of Anchorage	Both single and family housing shall be [illegible]	Mt. View needs more affordable housing options	Yes, that would be wonderful if the bus route could be expanded.	Think good as they are but be kept clean	Yes	No Comment	No Comment	Behind the library
All the old houses and apartments should go for NEW houses and apartments The old places make Mt. View look and gross. I think more of Price and other streets by it should have houses and apartments.	Some that can have AK. Housing or Cook Inlet Housing. Not everyone can afford a NEW place, it will help Apts. & Houses	Housing options should be with most of them	Yes the bus should go thru more of Mt. View some places in Mt. View, you have to walk a long way	Yes people don't stop for the yellow flashing light by red apple. Need more around Mt. View. That has red lights to stop for people walking. Because even kids walk everywhere	No there's enough parks and exc in Mt. View too many fights happen in parks in Mt. View	Some on all the streets	Mt. View should be good.	I like to see artwork on anything anywhere empty space will be good
N/A	Single Adults	Yes	More bus stops, yes and some what	Build	Yes	N/A	The display by holiday	More events, everywhere
Where space is available	Anything	Affordable	I believe it needs to be expanded it is so busy	Bragaw Mt. View	Need to be security so many people being jumped	Across brown jug old restraint	Anything would help	All over
Vacant lots next to the trailer court above Glenn Square in Anchorage it keeps private contractors and other working	Duplexes with two car garages	Make the duplexes more affordable	More snow and ice clean up at bus stops to make bus stops more wheel chair accessible	Checkmate apartments going down Emanuel some that buss 75 goes at and before it meets up with Muldoon	Maybe not so much that but, outer parts of Mt. View need better near patrol that would also five forest service worker	What are the city planner doing with the old red robin it could either be a place like a convenient house a house for	No Comment	Native artwork shops for the elderly native to teach and learn from the preteen and teen natives

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Alaskan jobs					more work	unplaced teens and or a preschool daycare		
?	?	More affordable housing is truly needed	No Comment	No Comment	No Comment	?	?	?

I don't have that much knowledge----about any vacant spot and the city is the best would assign that spot and good environment	Don't really know any about this question----I wish I could be a good help but so many probably have you guys ask about this question so put together. That you get. Sorry I'm not the much helpful.	I don't know. But depending on the growth of population.	I don't take the bus but I know there a lot of bus stops where I live, the only problem I could say is that maybe there need to be more frequent bus schedule coming around my neighborhood	One pedestrian facility I could think of is Hula-Hands their food so good that I think it should be made bigger, plus military people love eating there. I also think there should be a crossing on McCarrey St. because a lot of kids e crossing from Lions park to McCarrey St. with no caution. Bragaw St. near the Baptist is really small & should make the sidewalk bigger	Creating new parks would be awesome, I mean I grew up only going to Lions park, but I think we should rebuild the Duldida park. The open space behind shells should be put to good use too	Sorry I am from the mountain view but I hardly go out of the house. Just from where I am going and home.	Can't help you of any landmarks that I could point out	I guess pretty much were public crowd.
Taylor street is a good place, considering it's really poor, a lot of old houses & apartments just ready to break apart. Also apartments	We should have better apartments in our neighborhood , there are a lot of families that can't afford houses or duplexes and are forced to live	No Comment	No Comment	No Comment	No Comment	Mountain View Dr. does have old company buildings, some being renewed but I think Bragaw St. is much more underutilized because of	The big grass place on Richmond Ave. is really ugly & could be made into a new park or a new building could be built there.	Well the Alaska Museum of science & nature on Bragaw St. seems pretty old; we probably renew it into modern art. I would love to

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on price street near boy's n girls club are very low quality. 341 Mumford St. also needs rebuild	in raggedy apartments.					the big old apartment buildings. Price St. is also a poor neighborhood that I think should be upgraded.		see public artwork on stores or public building, maybe school parks for kids.
Close to grocery stores, banks, and bus stops.	Multi-plex, handicap accessible	Yes, low income affordable	Bus routes to S. Mt. View could be expanded right now 45 its good now that they have two buses	A lot of sidewalks to need to be wider not so short so hard to see them in the winter.	Yes none no think the parks are fine.	No Comment	No Comment	I am ok with how things are right now. There are intersections that need fixing more right now.

By commercial drive and mountain view the empty space there.	Apartments with well security, and garages	Yes it should be affordable housing for those with children and low income.	Bus transportation is good as it is	More pedestrian facilities	Yes	The space on Mt. View Dr. right now right now before you get to Commercial Dr.	Don not knows landmarks that help Mt. View look more presentable.	In the museums by the schools and parks
Cook Inlet housing, Mt. View is good area to live in.	Low income	More affordable housing houses in Mt. View	More seats yes	On time	Yes clean up the parks and empty lots	None	All	Yes
Any available space	Mobile home park	Affordable housing	The buses go by every ½ hour I really think the bus route are good in Mt. View	I think that Mt. View has all the right sidewalk crossings are good maybe rails for the intoxicated people but you know that won't happen	They need more police watching over the parks in Mt. View they got a lot of drinking people in our parks	Library	Musical store	The native elders can teach the preteens and teenager the old culture and the preteen and teenagers can teach
More toward Boniface areas and ANC areas	More low housing and more one bedrooms and no bedroom houses at a reasonable price for the people that don't work disable people	No they need low income housing there are a lot of homeless people out there get money but can't afford the process on the housing they will stare if the prices are way too much for their income.	Need more buses	Main areas	Need more parks and gardens	I really don't know	Again I don't know all the building that was not in use is finally being used. Thank you	More native craft stores and a place where we can use to help our native people to dance and sing together

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Main street Bragaw	Family of 6 or more	More affordable housing units low income housing	They meet the necessities	They are all very well placed, maybe speed humps not bumps	Gardens are not the problem. It's the group gathering of suspicious looking hooligans doing drugs and drinking excessively put in cameras.	Unknown	Unknown	Everywhere

The back woods would be an ideal place for duplexes, and condos with a small sugar shack and a new park instead of having to wait on an ice cream man in the summer.	A cul-de-sac of duplexes and down the street condos, instead of apartments because of spots that can be drug dealer spots for pick-ups and drop offs.	Yes a way to have an after school program that would be a sports builder for the youth. And teach kids the fundamentals of a successful way to be remodels for the youth. Why? Instead the regular fast life people are used of seeing.	The bus depot should offer more program settings where people can do things to make cheaper ride fare by if you could do a little work you can get deals because it would be a benefit for work and would make receiving gratitude for the town.	I think they should have a police officer on standby a stop sign, which is a traffic sign on parsons ave. and a crosswalk in front of the schools that would possibly if you can build a bridge like the old one that used to be by the old Glenn	I think more programs that would make the pars accessible on times certain age group can use the parks, just like how the bus have a web site, so should the parks because it would be easier for the youth to have a safer place	The strip across from lions park on Mt. View , commercial is pretty full expert for the lot behind the bus stop on commercial and bragaw near price street	All landmarks remain the same use some flags and statues.	At open parks and intersection islands and on light poles (flags)
Any space that's not being utilized.	Apartments	Affordable housing	More times for running hours (late runs) yes	Cleaner, more protection from weather	Yes cleaner	Certain areas that should be a shell of a new canal or a veteran store that you can pick up or help people get more knowledge to help or animals needs.	You can move the "this is the best neighborhood sign" to the front of Mt. View. It's a kind of shame it's still where the people can't see it.	Maybe produce a Mt. View directory to all the new areas. Mt. View wants to succeed.
Anywhere near the parks	Probably some that have 4-5 bedroom units that house large families	Both	The bus routes meet the criteria fine right now as I know	Some stores like red apple do not have bathroom facilities for the public	Some are fine for now	Laundromats	A Café	On corners of main streets

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Close to stores	Multi plex-family size apartments	More affordable housing	Bigger transit stops at each end of the town. Yes it needs to be expanded needs better area for different or same bus numbers like route 7 where they do got to a different area but in up the same place.	At busy intersection by the malls and the schools	Need more parks may at or near commercial drive kind of like by ship creek.	Commercial Dr.	The library for one, boys & girls club	Can't think of one right now.
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How many units are there now? How much will the demand for housing change by 2020 not by units or square footage but by people. The best location would be safe location, low in crime and high in family values because people make families.	Family housing, single housing, assistant living, elderly and special needs.	What will the market rate of 2020 be? How many people will live in Mt. View with the barriers of crime rate, war, and acts of mother nature? We can only presume.	No	They look good	Yes, I believe we do.	Mostly commercial drive	Don't know	Near the parks
Near bus stops and stores	3-4 bedrooms with 1.5 or 2 bathrooms. Efficiencies and 1-2 bedroom	Yes, and the apartment or houses at your income.	Bigger bus stop at Muldoon. More bus routes that go on side of the city to the other side quicker. Not the bus routes on after another the time put at least 15 min. example: catch bus 45 then wait 10-15 min. for bus 8.	Yes on the busy streets have a walk sign light? More signs of people passing.	Maybe have ambassadors during the day so children and parents feel safer and a boss to make sure they do their job. All over Mt. View trees and parks.	I only live here in Mt. View. But safe, low crime rate, clean and close to bus routes and entertain recreation centers would be the best places to build with in these street areas names given.	Mt. View has plenty of landmarks. Parks and recreation. But let's say expand the library. Put a movie theater in Glenn square or even add an outdoor ice rink as a landmark.	In a new native arts and cultural amenity center that really shows the art of Alaska.

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By the labors union snow dump	A couple of 20 plexes in a safe area.	Mt. View needs more affordable for single units and family units separate.	The bus routes are just fine.	?	I think it looks ok?	From transit to Bragaw Street more bus stops	One day to have "United Nations Day" Summertime. Put a homeless shelter.	All over and religious also
Remodel buildings that are worth saving instead of wasting money on something stupid like plow good trees down.	Don't build, just remodel makes it easier for all of us.	Market rate keeps going up and down just remodel old one, like update them to code and make then new.	Yes and no buses are still riding the curbs also bus stops need to be cleaner from snow front and back.	Cars need to watch were they are going and watch out for people who are crossing oh and make sure sidewalks are clear of snow so we	Parks are great where they are just need more patrolling the areas.	All of them	That's not up to me ask the mayor!	It doesn't matter to me

				won't have to walk on the streets.				
N. Mt. View also west of Clark Middle school.	Multi-unit complexes, but not too big.	I think that Mt. View dies need more affordable housing specially when the bridge goes in.	More buses is the answer. Most people in Mt. View rely on mass transit or friends or family. I personally think that more sheltered areas would be good because a lot of people that just ride the bus have kids.	Open up a few restrooms around Mt. View, but have certain hours. I think south Mt. View needs more sidewalks and crossing at major stops.	Yes, more options for [illegible]	Make it in to beautiful walking gardens. Make a swimming pool.	Swimming pool and indoor petting zoo.	Don't know
South Mt. View	More low income housing	More affordable housings should stay at market, but the market is rising.	Need to be more expanded, lower prices. Yes existing stops are good. Route 45 needs shorter routes.	We need more pedestrian crossings with bright lights.	Don't need more parks need housing, more lighting. More community patrol in Mt. View area parks.	South East Mt. View Drive and North commercial drive	Just signs right now. Maybe some history info. Like downtown	More art and history stops. At major intersections where there is a lot of traffic.
Near the bus routes because a lot of people will be using the bus system. Houses and buildings that are abandoned.	Just depends on the size of the land, duplex, 4 plex, and apartments.	More affordable housings, because some people have been evicted from AHFC and it shouldn't affect the affordable	It just depends on where you're living in Mt. View. I have hardly ridden the bus.	Pedestrian walkways to where you wouldn't be walking on the streets. South Mt. View needs improvement.	I believe they should be one near Clark. Improve the on in S Mt. View, more things for the children to play on. More gardens to make it more	I am new to Mt. View area	Neon Arts	More Alaska Native emphasis.

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		housing plan.			welcoming, not just on the main streets.			
Bragaw and Mt. View	1-2 bedroom units	Mt. View needs more affordable housing	Route 45 is the works in town. Everyone is also handicapped . Need to run every 20 min.	From Davis park going east to JBER.	Yes, all does it attract hoodlums.	Need more cleaning. Commercial should have more flowers/plants during the summer. Regular cleaning through all the spaces to make it welcoming. More lighting	Hangout with activities for teenagers to keep them out of trouble. Theater, Rec. Center with swimming pool, petting zoo, shelter.	It's expanding

Near the bus depots and grocery stores	Low income apartments	Buy units that are already for sale at market rate.	Needs more hours of transit.	Port potty restrooms should be made available.	Move the Lions Park farther back. Expand it.	None	None	Expand existing library
						As we are leaving commercial drive towards town there is an un-used area of woods and gravel pit to either build more housing or a park.	Celebrate those plaques that have contributed extensively by honoring them such as mother lawerence.	Near the new school- Clark Middle school
Nowhere- too dense	Multi Family	More affordable for the families that are here	Only have one route, need different stops on Mt. View Drive east. Only stops at west of neighborhood . Needs shelters covered in winter	Everywhere sidewalks on side streets are bad. Kids have to walk on street	Have Davis make more playgrounds for the kids	Brewster's going west on Mt. View Drive open space up to shell past it. Unused business space. Incentives for businesses.	Sign up Friendship and Welcoming	Everywhere put one on every corner.
Yes	Good on Low Income	Yes	Yes	Ok	South Mt. View	Yes	More Scenery	On Northway Mall
All over	New Ones	Yes	Yes	All over	Yes	Price Street across from Shell	Yes	Across the Museum
Price Street	Alaska Housing and Citc Housing Authority	Affordable low income housing	Yes	All over	It's fine	Yes	Yes	At Schools

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Davis Park Area	Duplex	Yes	I think buses need to run more often, shelters, and garbage needs to be picked up.	Sidewalks are good except in winter.	n/a	Empty lots and empty buildings need to be filled	N/a	I like the new paint job on the museum
South Mt. View area	The type where even people on unemployment can afford	No yes Mt. View need more up to date apartments	More bus stops in subdivisions & neighborhoods	North Mt. View	Yes, but need to be patrolled	A lot of vacant retail spaces	The Hoolahands which was the first drive in Anchorage	Major Intersections
Mt. View & Bragaw	Single family	Yes	I think the buses are ok	I don't know	Yes, South Mt. View	They all are	Everything helps	South Mt. View
Behind the laundry mat	24 apt complex	Yes	No		No	Brewsters	More	The museum
Out of Mt.	Homes	Affordable	More buses	More crossing	Yes, more	Across the AIH	Parks and	On Bragaw

View					tables		Structures	Street
Davis park area	Single family & multi units	Definitely more affordable	Yes, and more buses	Need bathrooms for the public everywhere	They need to be better	All of it	Cleaner Streets	Cleaner Streets get rid of homeless legacy of culture
I feel that more affordable housing is needed	House, apartment, condos, town homes	Yes	More stops, more frequently	Corner of Bragaw and Mt. View Drive	No	Commercial Drive needs to be re-addresses for housing	Murals	No where
The land around and behind Mt. View elementary. The land on the north of Petco. North of Lions Park	1 bedroom 6 plex, 2 bedroom 6 plex, Duplexes	Affordable low income housing lease to own homes suitable for large families that are low income or below poverty level	Needs to run later than usual	Everywhere there isn't traffic light and school	We need to tear out all old stuff and bring now in		Gathering all the best opp to create a better community	In reasonable places
Peterkin and Irwin	10-15 units	Low affordable housing	With 20 min intervals all day	In school zones, churches and large complexes with a lot of children and elderly	These seem to be ok as is	North of Petco. North along Commercial Drive	N. Mt. View is built on solid rock work that concept to or for safety.	North Mt. View is very well missed with different peoples look into their heritage and promotes moral values and self-respect to themselves and others.
6 th and Pine street	\$500 to \$900 affordable	Yes	N/a	Open Klevin to the traffic	No	Klevin and Mt. View Drive	Lion Park	New Buildings

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Across from Davis Park, between east high school and commercial, and along the bike path area by ship creek	Hud and apartments	More options to help the most people	Yes need more bus stops	S. Mt. View clean up the sidewalks, gutter and bus stops	More park in N. Mt. view	6 th and Bragaw Street needs to be blocked off		Along the highway

Everywhere	Low income	No	Route 45 needs to be doubled, otherwise the system works well. Might be nice to have a terminal here	I don't know. I get around easily on foot and bike.	More trash cans in Davis Park, bear problems need to be addressed, more lights at Davis, permanent bathrooms, kid gang dispersed.	Bragaw and N. Lights across from the school, areas are bare by Bragaw & Mt. View Drive	I don't know	Everywhere
Bunn street	Single family housing	Yes more affordable	Please more buses	Mt. View	Yes	I work at Iniconcom	Red Apple	Here
I think the where every you can around here	Affordable, low income handicap access	At market rate plus single parent with kids	All the above	Keep clean during winter months	?	All of it from the jail to the airbase	?	More for the kids
New houses	Big houses	Yes	For now I think it's fine	None that I know of right now	Parks are ok, garden places I really don't know locations	Abandoned buildings, apartments and not public areas	None	Around the libraries and schools
Right across from the Lions Park, the open space on the right hand side as soon as you pass the bridge that I think might be a good area	Townhouse type of style. Both up and down for the big family	I think should be available at the market rate are some houses but all of them. I think Mt. View need more affordable housing but throughout/sp read out in Mt. View	Be on time	Bigger	No	?	Make it safe	At parks

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S. Mt. View & E. Mt. View	Duplexes, and family units	More affordable housing lots of poor people live here cuz they can't afford anywhere else.	Expand our bus routes more times during the day. Better parking area for the bus to pull in at. Better seats on the bus. Please lower for the fare	Need it as soon as you pass, heck I don't know. But maybe the ones that really need the more are around schools, malls and stores.	Not enough parks. This summer, Lions Park was a hella packed. Maybe more playgrounds for kids, lore equipment, better basketball rims, no more double rim.	Clear out all the mobile homes next to Clark Middle School & some of the old businesses aren't looking pretty anymore.	Put the Grizzly Bear coming out of the water and on his mouth stuck between its teeth the Alaskan Salmon and on the lower background-the red Alaskan gold king crap stuck to a rock.	Put the old Mountain View on their along with the old native people picture-then on the other side put the NEW Mountain View picture on there when your finished rebuilding Mt. View
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Thompson Street	Economy or efficiencies	Yes more affordable housing	I think the bus transit is ok except where they have the roads blocked.	In not sure on that.	I think they need to fix and add more parks already here. Like the one over off Pine St. by the baseball fields	I don't think there are any really	Jamico's Pizzaria has been here since 1950's and Red Apple been here a long time so those are landmarks that need to stay. The library and banks are new landmarks.	On some of the buildings to bring out some colors in Mt. View along finishing
Don't know	More single family homes	More affordable for low income families	The bus stops are good.	Thompson, Tailor, Price	Parks are good.	Most of if not all	A nicer park	Oh Bragaw central to schools and library and housing
In South Mt. View	Hud	Not sure	Need less wait time between buses?	Tailor & Mt. View	Don't know.	Commercial Drive	I'm new so here in Alaska so whatever is best	Yes that would be great for the kids
Vietnam?	Small apartments	Mt. View need more apartments	Yes (all)	Good	Good	By the laundry mat on Bragaw & Mt. View Drive. Empty lots on commercial drive	The faces of Mt. View residents. More community projects.	I would like to see more artwork by the boys and girls club.
Near Red Apple & school	Condos	Yes	Bus route needs to be expanded	The whole anchorage and Mt. View needs sidewalks	Mt. View need a lot of parks.	Across from Clark middle school	Do away with panhandlers I think we are good on landmarks.	In the old Brewsters Build.
Not real sure	Housing the homeless can get	Sure	Buses great	Sidewalks need improvements	Near Mt. View Drive	Build houses on empty lots on commercial drive	Lions Park	Down by ship creek

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Boniface and Northway	2 unit town house	300 S. Mt. View right on the corner of Flower Street	Make the bus all night so people can get more places.	None that I see.	Need more than 2 parks.	None	The park	In Mt. View
Some of the building that are not being used could be used next to the laundry mat	Something affordable	Yes	For people who live in N. Mt. View to go to Muldoon transfer point is Northway 45-15 or 8 do not match up 45-15 they miss by 5 min.	Wind brakes on bus stops	No	It pretty will fill up	Veteran Memorial Park because it is near the base.	Along Mt. View Drive near Taylor
Some of the building are	Something affordable	Yes	Need to be expanded,	Right at the Glenn	Help in keeping parks	Commercial Drive	I still new here and I am not	It would be great to have

not being used could be used next to the laundry mat			mostly in the winter-time and also rush hour "Please" heat in the winter bus stop booth	Highway to many accidents	clean.		sure	more places for the kids that are safe.
Now more housing units should be built here in Mt. View. But if it will, then maybe towards the Boniface area. The military base is located right behind us and the highway divides the area.	I would say the style that looks like condos, the upstairs as well as the downstairs' ones.	No Mt. View does not need any more housing units built here in this area. But yes, Mt. View does need more affordable housing units towards the Boniface area.	It's ok for now	Maybe some restrooms	It's great for now	I don't know	I don't know	Behind boys n girls club
That field next to the Labors union	Efficiencies	Yes they do	Maybe expanding it with more bus stops, better routes & bigger parking areas to where it'll pull in & clear of traffic.	Street crossings, sidewalks over there by the carwash area	No new parks, but improving and enhancing the looks of our existing parks. New materials for playground swing, basketball courts & bring back volley ball nets.	Most of right side of commercial drive	Museum & and new baseball stadium	By kids corp. center
100 Davis Street across the bridge to the left	1-2 bedrooms	Yes it would help most the homelessness anywhere	24 hours and yes more buses.	Near schools and roads	Yes, we have enough parks too many	None tear down smoke king	Waste of money	It's not like this is the hill side

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Lanker	Affordable	Yes	Maybe they should add buses throughout Anchorage.	They should outside bus stop to see the people	Around the whole Mt. View area.	The Brewster building and the Johns RV lot should be used.	We don't have one	In N. Mt. View
By schools and bus stops	Good entry level housing	More affordable	More often	Too much traffic	No	All of View	All new	All of them
Seems kind of full already	Something with 6 to 8 stories	Both	Expanded and more routine on weekends and holidays	Yes they do	Need to be improved and expanded	I am very happy they started work on all bad roads	I live at 100 Davis Street	All the libraries
Mt. And Pine	Apartment complex	Need more options	Bus routes are convenient now	Put in over passes to cross roads around schools	Put in more shrubbery in Lions Park.	That RV Park and next to Brewster's parking lot	Offhand I do not know of any right now	Brewster's store be a good place to have

All of Mt. View	All types especially	Yes	More frequent trips	Need more lights	Need new grass and bathrooms	Over there by the carwash area. There is a coffee stand maybe utilize a part of that area. And a space by where the taxi stand at before you hit Mc Donalds	New landmark that should be included are some Christmas lights so it will glow at night	Have a public fair, bring in different cultures. Learn dances, food & rides for the children.
I'm new here but I like the area I live in now west side	Low income	More affordable housing units	Bus should run more frequently more stops on Bragaw	I don't know	Yes I think it's enough	Taku needs more lights	Maybe a bigger Mt. View sign would bring more help	Museum is great, good job to the artist.
Mc Phee	More units	Yes	Yes it should be expanded to more areas	Northern Lights	More parks for kids would be great.	I have no complaint's as of this moment	I been in Alaska for so many years, I find I like living here.	Thanks for the library, and the new bank. "God Bless"
Commercial Drive	4 plex	Yes	No, there are (3) buses running everywhere 30 min to hour.	At the corner of Mt. View and Bragaw	We need some kind of swing sets in the McPhee area	Mountain View Drive between shell gas station and car wash, commercial on school side.	Corner of Mt. View Drive and Commercial Drive face was art with ? and determination	Lions Park
On North Bragaw	Affordable houses/apartments	Affordable housing	Yes	No	Yes	Not sure on this	Everywhere	More art work
Close to schools	For middle class families on a low budget	Yes a lot more	I think they meet the needs of Mt. View	All of Mt. View Drive	I think the amount of parks are very convenient for Mt. View	Mt. View Park	Mt. View Park	Near Mt. View park
On McPhee by the schools	Duplexes and 4 plexes	Yes everyone can afford it	Yeah they also need to bring back warm shelters	All over Mt. View more so in the winter when	The we are good on parks	Bragaw Street is underutilized	We need a lot of landmarks	Around Bragaw and Mt. View park

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			for the winter	sidewalks are covered with snow				
I am new to Alaska so whatever is great for the neighborhood	Low-income, family	More housing units	Need more stops in every street	By the schools to make them safer for the kids	No we have plenty.	Not sure	The park	All over
S. Mt. View, get rid of the trailer park and make more apartments	Low income housing	No there is already enough places to rent that people can't afford	Yes, it meets the needs but should expand	Northern Lights	More parks would be great.	None	None	Along Mt. View Drive and Commercial
			Need more than one bus route from Mt.	There is enough improvements	Yes newer playground equipment.	Mt. View Drive	The 52 faces	Boys n girls club

			View maybe an express. Earlier pick-ups and later drop offs					
Hoyt	Condos	Needs affordable housing	Give courtesy rides and meet the needs of the neighborhood	Put cement down the alleys	Not enough parks, need to change out the playing equipment	Bragaw Street	The park on Hoyt street	Put more parks and facilities
Now it looks real nice the housing in Mountain View because it makes it look representative to units of Mountain View	Save convenient for kids and families	Yes because it will show more nice to the community	Need to have more bus every hour for people can get to work and the bus stop safer for the kids and people.	Any part day need it	Yes it will be nice is day having more gardens.	Like in small park	In park will be nice for kids	In Bragaw
Near food stores and schools	Single houses and multiplexes	Both	Buses should run longer on the weekends is all	Sidewalks and crossings should be cleared of snow and sanded in winter in the past and now they are not safe.	Much more parks and gardens/ location unknown.	?	?	?
I don't know not much room now unless roads are added Northside	One and two bedrooms, people are having fewer children now.	Of course we need low income housing especially here in Mt. View, the lowest income of the whole city is here but look	The bus routes great 3 times and hour if they want to improve on the make more bus shelters where there isn't any like of Mulcahey	How about just making sure the sidewalks are plowed all winter we use roads a lot sidewalks aren't plowed	Plenty of parks it's beautiful to walk around season of the year. Not winter too much snow not plowed.	The ones coming in from town are pretty empty the new mall off commercial. Better advertising and lower rates might	I would love a whole new city wide library here like Lousaac which I can rarely get to.	Yes a bigger better building to start we don't have anything now what a museum? I've never been there. At the Lion's Park

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		what AHFC is doing. There's going to be a harder time getting and keeping an affordable apartment that's in decent shape. Right now lots of people are living in awful dwellings.	bridge going out to the native hospital I use this stop every week.			welcome more stores to open there. There's room around the Lions Park build a few shops there.		add a few shops there?

Add and build everywhere. Clean up the place.	Duplex and town houses maybe condos.	Definitely yes to both. Affordable housing options and availability at market rate.	Bus transit can be improved, maybe 2 or 3 buses going thru Mt. View different routes and stops. And covered bus stops with lights.	Mainly winter time sidewalks could be plowed and deiced more often. More street lighting in some areas.	Yes, park use can be improved. More recreational activities could be going on. Summer league events and sports.	Not safe	Not sure	In some of the parks.
	The types of housing for disabled.	More affordable housing options.	Expand and warmers or the stops during the winter	Almost every street especially Price and Bragaw	We have some very lovely parks here I am now to this location and look forward to taking my kids there during the summer.	The space next to "Me Kong"??		By advertising in the neighborhood to get new talent in... I am musician and of an ethnic race... I would love to share what I have but don't know the proper avenue/ way to go about it?
Build new homes in the high crime areas of North Mt. View ownership pride with new housing. Reduced crime may result.	Single person home options would be nice. There is a lot of low income housing for families of 3 & 4.	Yes it needs affordable and new housing. Will improve look and feel of neighborhoods.	More buses are needed. Route 45 is constantly full. Northwest Mt. View neighborhoods need a bus to go through.	The sidewalk on the east side of Pine Street is not wide enough. It's along the baseball fields. When I bike and another bike is approaching me it gets dicey. Go in the grass or road into	The park near the Mt. View rec center needs a face lift.	None	None	None

Mountain View Neighborhood Plan

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				oncoming traffic and that side of the sidewalk connects to the bike path heading south.				
Mountain View needs housing units. Housing for low income for people with HIV.	I think we need some low income project housing unit for people on very low income.	I think we need more affordable housing.	Needs to be expanded and later Bunn runs and not so long so you don't get cold in the winter	I think sidewalks street crossings should be improved better.	I think we have enough parks	None	Not really sure about the landmarks	We really need more places and building for artwork and music in Mt. View

	More HUD housing	Yes	No. everything is fine.	I don't know	No, there is not enough parks. I think there should be more recreation places for kids like an indoor park for the winter season.	I don't know	I don't know	I don't know
There are always old outdated houses.	House that local Alaskan's build by neighbor's, not outside interest.	Yes at market rate.	Eventually all bus routes will need to be expanded even in Mt. View	Sidewalks along the Glenn highway from mountains Mt. View to Muldoon need sidewalks	Same of the military space should be trimmed down for the public.	Lots of space is not utilized	I don't know	Build a brand new YMCA or a facility with a public swimming pool with workout equipment and exercise equipment, for the community for god sakes!
South Mt. View	Apartments and HUD housing.	All units should be at market rate.	An extra bus route could be added. One bus every 15 minutes.	Pretty good I think.	I like our new garden. Hoping to use it next year.	Mt. View Drive	Our 1989 sign for best neighborhood and the face thing on Mt. View Drive should be kept and made to look nicer.	Outside and in our parks.
Near the end of lion's park, all that wooded area is great, place for homeless camps. If we get rid of the area it would	Low income apartments	Affordable housing	More bus stops, yes it needs to be expanded Yes.	Make them more available to people Bragaw and Mt. View	No. New safer playground equipment. No.	Near the Lion's Park	Lion's Park, N/A	Have more culture programs near Mt. View and Bragaw

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get rid of the problem.								
Lion's Park	Low Income	Yes, for people to live in.	More buses	All	Restrooms	Empty spot	Lion's Park	Brewster's place liven it up.
Toward Downtown	Four plexes with washer and dryers	Both	A shuttle down Bragaw	All areas	No need more social community areas	Not sure	Not sure	Near library
By N. Hoyt area/Schodde area	For low income families	Both with pets	Bus routes are fine.	Bigger boys and girls club and more parking	No	None	I don't know where the landmarks are or what they are	Yes, get the kids more involved more activities would be nice at Boys and Girls club.
Build low	Single/couple	Mt. View	There needs	The Bragaw	The Mt. View	I think there	The library is	I doubt no

income apartments for majority of social security income recipients single or couple occupancy units where there are high drug activities to run out the drug dealers	occupancy units within view of the APD substations	needs more affordable units for single occupancies of family units who have bad credit, criminal history with or without children.	to be more buses that ho directly to Midtown or hospitals. Other than that I think it is okay and affordable rides with transfers like before.	and Mt. View is still very dangerous to cross for students, disabled and mom or parents with strollers.	parks should be strictly for use for Mt. View activities to give Mt. View residents to be more involved with community events, not for Southside baseball players etc.	should be more community resources, i.e. job center, counseling center, classes for community of Mt. View residents, NOT snow-machine shops, and auto part stores.	good, Clark is good, but it's for the kids. But the ski-doo shop dies nothing to celebrate Mt. View, it hurts Mt. View.	residents from Mt. View are interested in ARTS but a new job center, drug/alcohol center and a public computer class.
By Lion's Park and the buses.	Nice to let people live good lives and raise children.	Yes, give people a chance to expand for better place.	Yes more buses	By Red Apple and schools	Make warn places people can meet and grow	Beyond Reave building toward mountains	Brewster's and Lions park	Lion's Park
Next to the park.	Town houses.	More affordable housing options.	Bus routes are fine.	By the park	Yes, none and No	Brown Jug there are two minutes of each other	Parks, not sure	Somewhere near the park
By the Lion's park if the only places I can think of unless by the park where there are a lot of trees, they could cut them down and build housing units.	A low income housing, because there are so many homeless people that cannot afford and expensive housing	Yes, it needs more affordable housing options	If it's possible, put more chairs. Yes the bus route needs to be expanded yes cause some neighborhood s walks a long way to the bus stop	Mostly the sidewalks and street crossing need to be improved by the video store all the way to homeward bound	Not enough parks and they should make more. Have more tables with benches. We need new parks and it should be located close to the shopping place or markets.	None	None	None
Lot next to Brewster's	Low cost housing for	Affordable housing	Yea	Sidewalks down Bragaw		None	None	None

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between shell gas station mini mall next to car wash	disabled							
I would say tear down the old building to make new ones or behind the back by the school	Duplexes? More housing space	More affordable housing!	I don't know, I don't use the bus	More sidewalks throughout Mt. View	More surveillance at rocket park. Afraid to let children plan without supervision. New playground equipment	The back area behind school.	The rocket park is huge & is a huge part of Mt. View. The museum is a part of Mt. View.	Maybe a new building built by the trees back north side by the school.
	Houses that are paid monthly - rent to own. Also,	Renting to own will empower people with	Need another bus route that runs down Mt. View Drive on	Snow removal on the sidewalks would	Lions Park be regulated more in summer	Commercial Dr.	If any new landmarks to be made should glorify	

	1 bedrooms needed for people who live alone.	the ability to own their own home who otherwise would not be given/ take the responsibility to do so.	Boniface, left on Debarr, left on Muldoon down to Tikahtnu Center so people can get to Walmart and to Tikahtnu. It would also give ability to get to Fred Meyer, Job Center, Head Start, and the Food Stamp office.	decrease people walking on the street.	months re: drugs and alcohol consumption. Because kids are playing there with or without their parents. Teens are playing there.		God and then all of your good works will be blessed.	
Tearing down old run down, untaken of apartment complexes and building new or fixing up. And create a standard to have tenants who behave well and take care of their homes and pay rent. A big lot (next to Brewster's and the laundry mat) looks like a nice place to build apartment complexes.	12 unit luxury apartments at an affordable price like the Lofts from Cook Inlet Housing Authority. And single family homes and duplexes.	Mountain View could use more affordable housing	I'm sure a review of the routes can help commuters. Putting in a few more routes. Holding a group consensus to see where they are most needed. When I took the bus it took over an hour so maybe more routes will speed up travel time.	Make a bike trail. Make it so we can get out and exercise. I often want to go walking but sidewalks on Mt. View Dr. between N. Park and Bliss are not plowed.	A garden for the community would be nice in South Mt. View. Dildanda Park off Hoyt Street is a bit run down. We still enjoy it. Needs work.	John's RV lot.	Library, Red Apple, Ship Creek, Cook Inlet Housing Authority homes and apartments. Landmarks to help celebrate Mt. View. A really good eating space (restaurant) that is here to stay. Rec Center? Work out gym.	I want to see Alaska Native arts and African American, Asian, Western, Samoan all in one valued space. Tear down Brewster's and build a gathering place there with security cameras. I like Mt. View now days. I support the improvements .

Mountain View Neighborhood Plan

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South Mt. View and build better housing in Fairview.								
Empty lots	Townhouses and duplexes	Affordable and market rate	I don't take the bus, but when I did years ago the routes were decent. Maybe just take one bus all the way across town instead of having to take 2-3	Maybe some speed bumps to eliminate the speeding.	I think we have enough parks. In the building I live in there is really no place for my kids to play outside because of the parking lot/traffic.	Next to Shell.	Carwah, Red Apple, Boys and Girls Club etc. I would of loved to see the bowling alley stay open. Was a great place to take kids.	Maybe at the parks/gardens .

			buses.					
	Family housing, washer/dryer in unit or on site, childcare center on site, security with up-to-date cameras	Yes because Mountain View is the financially poor.			Yes parks are good.			
North Mountain View, which you are already doing good job.	Condo or town housing. Like Lusack and Creekside Village.	It should be both, because there so many people who want your housing and are not illigible.	Need to bring to Mountain View more bus roots.	Crossroad of main Mountain View need to improve.	I don't know if we need more parks, but one thing for sure we need to repair and renavate the Lion park which is big park.	The cross street of Credit Union 1 bank. Right behind the Loundre that need to build something useful.	It does have library, but it need more fast food on Mountain View or Commercial	Put more historic Native arts, MLK and other historic figure, like Ted Steven.
Between the highway and Anchorage Land Trust, by the library, buying land for sale	Duplexes and four plexes, condos, modern, energy efficient, good lighting, family-friendly, less rentals, more property that can be purchased to promote stability, pride in ownership and commitment to neighborhood	Affordable housing options available to young professionals/families, and art centers/entertainment/business district to attract them.	N/a (don't ride the bus).	Along Mountain View Dr. - I really appreciate the walkway along Bragaw. Between Mtn View and the Glenn Hwy. The sidewalk seems wider and it's nice when the sidewalk is separated from the road by a bit of grass. Sidewalks wide enough for two bikes	Lit parks at night, definitely lit parking lots. More community gardens and landscaping in public spaces.	Brown Jug parking lot on Park and Mtn View. That lot on Mtn View Dr. with the painted mural fence about Peace.	Have: Natural History Museum, Library, Red Apple, Davis Park (reasons people travel to Mountain View). Need: I miss Noble's Diner - more local, locally sourced, innovative restaurants that appeal to more than one group of people, worth travelling for. Bakery - family friendly	A theater would be awesome. Similar business models to Bear Tooth, Out North, or Anch Community Works, MTS Gallery, or that would provide a flexible entertainment venue would be a huge asset.

Mountain View Neighborhood Plan

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				to pass. Bike lanes on roads! Maintain/extend the Ship Creek Trail to downtown.			a la Fire Island, worth travelling for. Fountain, trailhead public park like they do on the coastal trail.	
I personally don't think building family housing in Mt. View is a good idea. Mt. View is full chronic homeless	3+4 bedroom outside of Mt. View.	Affordable housing is absolutely essential to curb homelessness in Anchorage, esp. with AHFC's rent	Clean up the current bus stops. Stop letting chronic inebriates hang out at bus stops. I think the current route	I think cleaning up neighbor streets and sidewalks will make existing sidewalks more accessible	The existing parks we have are dirty, ill-maintained, and frequented by chronic inebriates and	Spaces taken by empty or abandoned buildings, empty lots.		

inebriates, drug activity, and violent crime.		reform policy starting next year.	is fine.	and inviting to use.	drug dealers/users. Clean up what we have.			
Mt. View Drive by the Special Olympics. 4214 Mt. View Drive - 1 bdrm apts. Mumford + Price St.	1 bdrm units w/ garage built under building. 2 bdrm units w/ garage built under building.	There are 4,700 families on the housing waiting list. A majority of the families do not earn enough income to qualify for a market rate unit. Affordable housing would be a better option.	The Mt. View bus route is the more convenient and well used route. There should no changes necessary.	Pedestrian crossing near the Holiday store on Mt. View Drive, speed bump prior to Holiday store. Many drivers go over the residential zone speed limit when entering Mt. View Drive from the Boniface Parkway.	Need a green space in Mt. View. Drive on Peterkin behind the Mt. View car wash. A vegetable and flower garden plot on vacant lot on Mt. View Dr. near Bunn St.	Mt. View Dr. by the Special Olympics building.	Mt. View has many landmarks - Red Apple, wall of faces, Mt. View Museum, Park of people. New landmarks - rebuild Brewster's into a local petting zoo, the old Salvation Army building into a local ice cream or frozen yogurt store. Small restaurant on Mt. View Drive to family dining.	Public artwork display/ local artist store on the corner of Price St. and Mt. View Drive. Former pawnshop. Cultural center transformed from the old Brewster's building. Monthly flyers mailed out to local Mt. View residents about upcoming events and celebrations. Mt. View is a multi-cultural section of Anchorage, artwork should be displayed.
Any vacant buildings	Apartments, houses, condos	Affordable	Could use some more stops and more frequent stops on weekends		Keep out the graffiti	SW corner of Bragaw and Glenn		

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Commercial Drive	HUD housing	Yes	Yes. Bus should travel all the way down Bragaw	Benches, trash cans	Upgrade the parks more benches. BBQ grills.	Commercial Drive	I don't know!	By the library.
We all need new house.	Single.	Yes. All the time.	Need more than one bus here. All way full all the times.	Keep clean all winter long.	Full of parks.		New bingo.	None.
Mumford Street area, near Red Apple.	Houses and apartments	Mountain View does need more affordable housing options	I believe there should be more bus route in the Mountain View area	In all neighborhood . Sidewalks are broken or no sidewalk at all. It would be better for the kids who are walking	I believe there is enough parks and green space in Mt. View. There just needs more trash bins place out	Mt. View Dr. and Bragaw St.	I'm not so sure	I'm not sure

				home from school.	there			
The best location is where there are old houses and where there are a lot of apartments	One type of new affordable housing that should be build is Cook Inlet housing.	Mountain View need more affordable housings and parks where people can go walk and play	We can make the bus transit more convenient by expanding the route	We can expand it by expanding Mountain View sidewalk and street and also Bragaw St.	I think we need new parks near the Boys and Girls Club	Bragaw and Mountain View corners should be underutilized	?	We can build one beside Shell station
Everywhere. It's very much needed.	Based off of income, especially to help single mothers struggling	Housing options for those in need	Run it longer hours for those who don't have car and work late + bigger bus stops	Putting it in more obvious places.	No! More parks would be nice + convenient for summer	Spaces by Northway mall	In parks more parks	At parks
Close to schools	Bigger house's for people with big family's case they only have 3 bed rooms mostly	Its best to be affordable for people with babies at home that they have to take care of	It be nice if their was one by our house case the bus do not stop their	Making more safer ways for kids	No we got lots of parks	Sam's could do something for the kids	At parks	Yes more fun for kids
Across from the Boys and Girls Club	I think there should be more affordable housing to accommodat e the many large families in our neighborhood	We need more affordable housing. Many families can't afford the new housing CITC has built in recent years.	I'm not sure I don't use public transportation but it seems to me like there are adequate bus stops	Make sure the sidewalks are plowed during the winter so kids aren't walking	I would like to see the park near the Boys and Girls Club improved	The open space between Shell and the Mini Mall on the corner. The garden on the corner across from the car wash seem to be used less than it originally was		
Anywhere you can without	Buildings to house 4 or more families	No housing in Mt. View is affordable at	Expand service	All sidewalks need to have better	Parks need to be cleaned regularly.	Commercial Dr. after the bus stop on	Lions Park is among oldest landmarks in	Yes! Get new material in the museum. Get

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turning multi-unit dwellings into single family units		market rate. Most housing is old and out of current code standards.		maintenance year round. There are 3 schools in N. Mt. View and most children walk.	There are often syringes in the sandy areas.	Meyer St.	Mt. View. Also Brewster's building.	sculptures. Help beautify and restore the old Brewster's buildings.
Closer to school (William Tyson)	2 & 3 bedroom	Need <u>more</u> affordable housing	The stops are fine. There is an area at the end of Meyer that floods every year in spring and is <u>very</u> difficult to cross.					

Any where helps but the closer to grocery, laundry, bus is better	1 bedrooms, senior, 3+ bedrooms	Mt. View needs income based housing that does not require good credit. Most low income doesn't have good credit	I think it meets the needs	Don't know	Park on west side of Bragaw. Lions' Park needs restrooms other than portables.	North Bragaw	I don't have any ideas	Mt. View & Bragaw area
Across the street from Lions' Park, next to Mountain View area in all the wooded areas	Family dwelling 1-4 bedrooms washer dryer unit, play area for kids	More options for all incomes	I believe so	During winter time side walk cleared by city	The parks are good		The Glenn Square need to lower their rent so we can get more private business for possible professional jobs	More lighting during the dark winter months, more lounging areas for local musicians, dance that's reasonable pricing
The turn before Boniface is a good place for more houses. In Between Mountain View Dr. and Boniface	A house itself not an apartment, that has more room	Mountain View seems too crowded and has hardly any room for more houses						
Tear down the mobile homes and put better housing up	Duplexes. We live in one it's good much better than a huge complex	Market rate if we get a lot of different people of financial backgrounds it would be better for our community	I think it meets the needs better to ask the bus riders	They should clean <u>all</u> snow off of sidewalks there is a lot of pedestrians	No I think there is enough just need to assign someone to clean up parks and schools	Empty lots filled with trash	The ugly faces they look like aliens when we drive by	By the new school would be best. Food always brings crowds.
[Drawing] Area between the	Buyable homes made affordable to	?	More route 45's. And a bus route	Snow removal in winter consistently	Just made cleaner, maybe a	See #1 question.	Just use things that don't rust and are earth	At the entrances to the parks +

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last bus stop and Reeve Blvd. on Commercial Dr.	low income hardworking single parent or dual parent sober families. With financing made easy and affordable to stay within budget.		through North Mt. View down pine toward muldoon through Debarr all the way to Tikahtnu Center.		community clean-up week where people turn in their garbage pick-up bags for tickets for drawings		friendly. Make them things that inspire happiness.	schools. Why not decorate the landmarks we already have.
Anyplace there isn't already housing	Anything anyone can afford	Need better quality of houses	Think it is good	They need to clean them more during winter	It's good	Think it's good	?	All over
The empty and run down places, and	4,5 & 6 bedroom single family	We need more affordable	The bus should pull out of main traffic	Along Mt. View Dr. and Commercial.	It would be an improvement to keep the	The empty ones.	I think the wall of faces is awful. It	We need more performing

the mobile home parks	homes. We need to avoid high-density housing	but well kept larger single-family homes - 4,5,& 6 bedrooms.	and not stop in the middle of the road. School buses either.		homeless drunk people out of them. We don't need any more parks. We have more than most.		should be removed. It gives my children nightmares about them coming out of the wall.	artists and venues.
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APPENDIX B:

RESOLUTIONS IN SUPPORT OF THE TARGETED NEIGHBORHOOD PLAN

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Community Development
Department, Planning
Division, Long-Range
Planning Section

For reading: August 7, 2012

CLERK'S OFFICE

APPROVED

Date: 8-7-12 ANCHORAGE, ALASKA
AR No. 2012-198

**A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY AUTHORIZING
THE MOUNTAIN VIEW COMMUNITY COUNCIL AND THE ANCHORAGE
COMMUNITY LAND TRUST TO PROCEED WITH DEVELOPMENT OF A
MOUNTAIN VIEW NEIGHBORHOOD PLAN AS APPROVED SPONSORS, WITH
SUPPORT FROM THE APPROPRIATE MUNICIPAL AGENCIES, AS PROVIDED
BY ANCHORAGE MUNICIPAL CODE SUBSECTION 21.05.155A.2.**

WHEREAS, the Municipal Assembly has amended Title 21 of the Anchorage
Municipal Code to authorize development of Neighborhood Plans and has established
policy guidance, including implementation and approval procedures; and

WHEREAS, the Mountain View Community Council and the Anchorage Community
Land Trust have a long and documented history of neighborhood revitalization efforts,
including a systematic and organized initiative to create a common vision for the
Mountain View area; and

WHEREAS, the Mountain View Community Council and Anchorage Community Land
Trust have approached the Assembly requesting a resolution formally authorizing
them to proceed with the development of a Targeted Neighborhood Plan according to
the process established in AMC 21.05.155A.2.; and

WHEREAS, the Mountain View Community Council, as an entity created by Municipal
Charter to serve as a grassroots voice, has demonstrated to the reasonable
satisfaction of the Assembly that they represent the broad public interest necessary
to successfully develop a plan; and

WHEREAS, the Anchorage Community Land Trust, as a trusted community partner,
has similarly demonstrated to the reasonable satisfaction of the Assembly that they
represent the broad public interest necessary to successfully develop a plan; and

WHEREAS, the Anchorage Community Land Trust and President of the Mountain
View Community Council have met with staff of the Community Development
Department's Long-Range Planning Section to discuss and clarify plan content
requirements, scheduling, and other relevant issues and have submitted a Work
Program that includes a project schedule, a proposed Table of Contents, and a
public participation plan; and

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WHEREAS, the Mountain View Community Council and the Anchorage Community
Land Trust have demonstrated, in the development of preliminary outlines and work
plans for this project and by the production of past planning documents and public
outreach efforts on prior projects that they have sufficient financial resources, level of
knowledge, and technical expertise to warrant the expenditure of public resources;
now, therefore,

THE ANCHORAGE ASSEMBLY RESOLVES:

That the Mountain View Community Council, in partnership with the Anchorage
Community Land Trust, is authorized to proceed as sponsor under the provisions of
AMC 21.05.155 with development of a Targeted Neighborhood Plan, supported by
the appropriate municipal agencies.

PASSED AND APPROVED by the Anchorage Assembly this 7th day of
August, 2012.

Emmy Hall
Chair of the Assembly

ATTEST:

Barbara A. Jones
Municipal Clerk

RESOLUTION 008 2012
Mountain View Community Council

That the Mountain View Community Council supports a collaborative effort organized by the Anchorage Community Land Trust, co-sponsored by the Community Council and other partners to create a 5 year targeted plan that meets Municipal requirements for adoption, as guided by Mountain View residents, and recognizes the Mountain View Community Summit as a viable resource for shaping and informing the neighborhood plan.

WHEREAS, the Mountain View community has been in the process of a neighborhood-wide revitalization for many years

WHEREAS, the groundwork for the neighborhood planning process has been informed with years of planning efforts by various participants and agencies but to date none of these efforts has been formally adopted by the Municipality of Anchorage as an official document for the Mountain View area

WHEREAS, The Anchorage Community Land Trust (ACLT) is a neighborhood partner that has staffing resources to facilitate this process and has laid the groundwork on the subject with its 2009 Neighborhood Planning document and has been working with the Municipality Long-Range Planning team to create an updated Neighborhood Plan that will be eligible for Municipal adoption

WHEREAS, ACLT is hosting the Mountain View Community Summit on October 5th and 6th, 2012; an event that will work with residents to envision neighborhood improvements and create a 5 year targeted plan for the neighborhood.

NOW THEREFORE BE IT RESOLVED, that the Mountain View Community Council supports a collaborative effort cosponsored by the Anchorage Community Land Trust and other partners to create a 5 year targeted plan that meets Municipal requirements for adoption, as guided by Mountain View residents, and sees the Mountain View Community Summit as a viable resource for shaping the neighborhood plan.

This resolution shall be filed with the minutes and records of the Mountain View Community Council and presented to ACLT for distribution as needed.

Dated this 11th day of June, 2012 approved at the Mountain View Community Council Meeting.



Don Crandall, President
Mountain View Community Council

