

Hillside District Plan

Appendices

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Appendix A.

Hillside District Plan Supporting Documents

The following documents were prepared as supporting material for the Hillside District Plan. These documents have been referenced throughout the Plan where additional technical or background information will be helpful in understanding the policies in the Plan and how they came to be recommended. Electronic copies of all supporting documents may be obtained from the Municipality of Anchorage Planning Department.

Hillside District Plan Issues, Goals and Choices

Hillside District Plan White Papers

Factors Affecting Groundwater Quality

On-site Regulations and Approval Processes

On-site Wastewater Systems Advanced Technology

Cluster (Community) On-site Wastewater Systems

Does a Property Owner Have to Connect to Available Public Water or Sewer to Buy the Property?

Extending Public Water and Sewer Main Lines

Water & Sewer Service on the Hillside: Who's served and by whom?

Drainage Regulations

Drainage Maintenance

Development and Runoff

Road Connectivity

Road Maintenance and Service Areas

Roadway Classification

Hillside Trails and Chugach Connectivity

Hillside Area Household Survey

Hillside District Plan Alternatives: A Framework for Public Discussion

On-site Wastewater Supplementary Report

On-site Water and Wastewater Draft Recommendations

Transportation Alternatives Report

Hillside District Plan Pilot Watershed Drainage Plan: Little Rabbit Creek and Little Survival Creek Watersheds

Draft Potter Creek Watershed Drainage Plan

Appendix B.

Summary of HDP Implementation Actions

The chart below summarizes major implementation actions associated with the Hillside District Plan. As the plan is reviewed, revised and finalized, it is likely that the scheduled dates for carrying out this work, as well as the specific responsibilities, will be further refined. Policy numbers are the same as those in the plan; only polices requiring an explicit implementation action are included.

KEY:
 Near-term = 1-3 years
 Mid-term = 4-6 years
 Long-term = > than 6 years

LAND USE & ENVIRONMENT		
Action	Responsibility	Time Frame
GOAL 1. Location and Intensity of Development Guide the <u>amount and location</u> of future development while maintaining the quality and diversity of the Hillside District as a place to live, ranging from low-density rural areas, to single-family suburban neighborhoods, to areas with duplexes and multi-family housing.		
Hillside as a Whole		
1-A. Encourage a greater proportion of future Hillside growth to occur in the lower Hillside, in areas located closer to existing services and infrastructure; to a limited degree reduce the amount of future development in the southeast Hillside.	See HDP Policies 1-B and 1-E.	
Southeast Hillside Residential		
1-B. Maintain policies for the amount of development as adopted under current land use designations. Shift the current boundary of the Maximum Perimeter of Public Sewerage in the Upper Potter Valley area west to Greece Drive, south of England Avenue. (See <i>HDP Maps 2.2 and 5.7.</i>)	Maximum Perimeter of Public Sewerage boundary changed with adoption of the Hillside District Plan.	At plan adoption
Central Hillside Residential		
1-C. Maintain the same land use designations and zoning in this area as were established prior to the beginning of this plan.	No action required.	

Action	Responsibility	Time Frame
Lower Hillside Residential		
1-D. Retain the current land use designation for the Furrow Creek area. Conduct a planning study to determine the future need and location of a sewer trunk as backbone infrastructure required based on land use patterns and development potential, evaluation of the data resulting from HDP recommendations and programs, soils, topographical conditions, lot sizes, failed septic systems and nitrate levels to determine the appropriate sewer service area boundary and cost feasibility.	MOA Planning Department, Anchorage Water and Wastewater Utility (AWWU).	Near-term
Land Use Plan Map		
1-E. Adopt the official Land Use Plan Map for the Hillside, which provides greater specificity than the <i>Anchorage 2020</i> Land Use Concept Plan and replaces the 1982 Generalized Land Use Plan.	The Hillside Land Use Plan Map will be incorporated into the Anchorage Bowl Land Use Plan Map to be adopted in 2010.	At plan adoption
GOAL 2. Character of Development Guide the <u>character</u> of development of individual properties, homesites and subdivisions to help maintain assets such as quiet, trees and other natural vegetation, natural drainage systems, wildlife habitat, good views, access to open space, access to clean water, and dark night skies.		
2-A. Establish new standards for development, addressing drainage, grading, and retention of vegetation, to apply in the upper elevation and steeply sloping areas of the Hillside.	Objectives are established by the Hillside District Plan; codification by MOA through AMC Title 21, other actions.	Near-term
2-B. Revise the current subdivision approval process to require submittal and approval of site environmental information at the pre-application meeting.	Objective established by the Hillside District Plan; MOA Planning Department.	Near-term
2-C. Establish a new “Hillside Conservation Subdivision” ordinance allowing flexibility in subdivision layout to better protect environmental and neighborhood character.	Objective established by the Hillside District Plan; codification by MOA through AMC Title 21.	Near-term

Action	Responsibility	Time Frame
<p>GOAL 3. Infrastructure and Efficient Growth Patterns</p> <p>Plan land use, transportation infrastructure and other infrastructure to serve anticipated growth to be efficient in terms of public expense, energy use, and other resources.</p>		
<p><i>(Plans for Infrastructure to Serve Anticipated Growth)</i> A range of drainage, transportation, and water/wastewater policies.</p>	See HDP Chapters 3-5.	
<p>GOAL 4. Public Facilities</p> <p>Retain land to serve anticipated needs for public facilities and public use areas, such as schools, drainage-related facilities, fire stations, parks, greenbelts, or other natural resource conservation areas.</p>		
<p>4-A. <i>(Schools)</i> The Municipality of Anchorage and the Anchorage School District will continue a joint effort to identify school sites on the Hillside to accommodate future growth.</p>	Yearly review of ASD monitoring of demographic trends and population growth as part of ten-year CIP.	Near- to Long-term
<p><i>(Drainage)</i> Addressed in HDP Policy 5B. The built/green infrastructure approach identifies areas to be used for community drainage functions.</p>	See HDP Policy 5-B and Chapter 3.	
<p>4-B. <i>(Fire Stations and Other Public Facilities)</i> Carry out site selection study to identify needed sites.</p>	Cooperative effort by MOA Planning Department and MOA Fire Department.	
<p><i>(Parks, Greenbelts, and Natural Resource Conservation Areas)</i> Addressed in HDP Policies 2-C, 5-A, 5-B, 5-C, 6-A, 6-B, 10-A, 10-B, 10-C, 12-A, 12-B, 12-C, 12-D, 14-A, 14-B, 14-C, and 14-L.</p>	See HDP Policies 2-C, 5-A, 5-B, 5-C, 6-A, 6-B, 10-A, 10-B, 10-C, 12-A, 12-B, 12-C, 12-D, 14-A, 14-B, 14-C, and 14-L.	

Action	Responsibility	Time Frame
<p>GOAL 5. Environmental Quality</p> <p>Protect environmental quality on the Hillside, including: providing corridors for drainage, protecting natural systems such as aquifer recharge areas and stream corridors, protecting wildlife travel corridors and habitat, and providing open space for views and recreation.</p>		
<p>5-A. Maintain and protect environmental quality at three scales: 1) individual lots, using new development standards 2) subdivisions, using a combination of new development standards and the conservation subdivision approach, 3) watershed, using the built/green infrastructure approach and other plan strategies.</p>	<p>See related HDP policies in other plan chapters.</p>	
<p>5-B. Working at the watershed scale, implement a mapped overlay of built/green infrastructure and use this information to guide the layout of future subdivisions.</p>	<p>Built/green infrastructure map approved with adoption of Hillside District Plan; Memorandum of Understanding among MOA Planning Department, MOA Project Management and Engineering Department apply this overlay to specific projects.</p>	<p>Near-term</p>
<p>5-C. Create a Riparian Greenbelt Acquisition Program.</p>	<p>HLB, Planning, Parks, State, Federal, Private Partnerships, and Hillside Management Entity.</p>	<p>Near- to Long-term</p>

Action	Responsibility	Time Frame
<p>GOAL 6. Parks and Open Spaces</p> <p>Maintain, supplement and enhance a system of parks, trails, open spaces and other active and passive recreation areas.</p>		
<p>6-A. Establish priorities and implementation methods to meet deficiencies in neighborhood and community parks, develop natural resource and greenbelt acquisition programs and funding, conduct additional greenbelt and natural resource inventory planning, and enhance the Hillside built/green infrastructure system.</p>	<p>Heritage Land Bank (HLB), MOA Planning Department, MOA Parks and Recreation Department, MOA Project Management and Engineering Department-Watershed Management Services, in consultation with the Alaska Department of Fish & Game (ADF&G) or other natural resource specialists.</p>	<p>Mid-term</p>
<p>6-B. Parks development should be phased and scaled to fit the level of road service, the limitations of on-site water and septic systems, and the rural character of the neighborhood. The design shall consider user and neighborhood safety and security and minimize overall impacts on the surrounding neighborhood.</p>	<p>MOA Parks and Recreation Department, review agencies and boards.</p>	<p>Near- to Long-term</p>
<p>GOAL 7. Visual Quality</p> <p>Protect views, both looking out from the Hillside and views of the Hillside as seen from the rest of Anchorage (for example, by maintaining vegetation, limiting cut-and-fill, and guiding the location and character of new residential development).</p>		
<p>7-A. Maintain and protect views by protecting natural vegetation, drainage corridors, significant natural features, and topography at the scale of watersheds, subdivisions and individual lots.</p>	<p>Covered under other plan sections.</p>	
<p>7-B. Establish new standards to reduce the visual impact of development on select, identified prominent ridgelines (identified on HDP Map 6.8).</p>	<p>Objective established by an overlay district; MOA.</p>	<p>Near-term</p>

Action	Responsibility	Time Frame
DRAINAGE		
<p>Goal 8. Drainage Management</p> <p>Develop a functional, watershed-based drainage management system for the Hillside District to achieve the following:</p> <ul style="list-style-type: none"> • Create a practical, effective approach to manage the drainage needs of new and redevelopment. • Ensure existing residents and landowners are protected when new development occurs. • Resolve existing drainage problems and mitigate hazards and adverse impacts associated with inadequate drainage controls in existing developed areas. • Protect existing stream and wetland functions by maintaining the natural quantity, quality, and periodicity of recharge to natural waterbodies and wetlands. 		
<p>8-A. For steep areas, areas above timberline, lots with an unusually high percentage of developed impervious area, and important recharge areas, develop standards to reduce runoff from individual parcels and subdivisions. Such standards may include increasing retention of vegetation, using rain gardens, and retaining natural stream corridors.</p>	<p>Objectives are established by the Hillside District Plan; codification by MOA Planning Department and MOA Project Management and Engineering Department.</p>	<p>Near-term</p>
<p>8-B. Manage runoff on a watershed basis. Define an integrated system of drainage features at the watershed scale (built/green infrastructure) by preparing and following watershed drainage plans for all watersheds within the Hillside. Identify parts of drainage corridors that are privately owned and implement an easement acquisition program.</p>	<p>Watershed drainage plans prepared by MOA Project Management and Engineering Department-Watershed Management Services.</p>	<p>Near- and Mid-term</p>
<p>8-C. Develop Hillside-wide and Anchorage Bowl-wide background material to enhance watershed drainage planning and built/green infrastructure mapping, including a natural resource inventory and prioritization program.</p> <p>In particular develop and implement the Hillside Area Natural Resources Protection Plan and include aquifer recharge areas and wildlife movement corridors connecting Chugach State Park to Alaska Coastal Wildlife Refuge.</p>	<p>Cooperative effort of MOA Parks and Recreation Department and MOA Project Management and Engineering Department, in consultation with the Alaska Department of Fish & Game (ADF&G) or other habitat specialists.</p>	<p>Near- and Mid-term</p>

Action	Responsibility	Time Frame
8-D. Establish a new Hillside drainage management entity to help fund and manage needed drainage improvements for existing and future development and watershed protection and aquifer recharge efforts.	See HDP Chapter 6.	
8-E. No net increase in runoff beyond existing peak flows for up to the 10-year event from development will be permitted unless regional facilities are in place and are adequate to accept the drainage.	Cooperative effort of MOA Planning Department, MOA Project Management and Engineering Department, and the MOA Development Services Department.	Near- and Mid-term
TRANSPORTATION		
<p>GOAL 9. Roads</p> <p>Improve the system of Hillside roads to respond to current use and expected growth:</p> <ul style="list-style-type: none"> • Improve road safety through, for example, physical changes in roads and intersections, speed limits, improving sight distance, minimizing cresting over roads, and improving strategies for providing road access in steep areas; • Improve road connectivity while maintaining neighborhood character, particularly in areas where new development is likely to occur; • Identify and design collector and arterial roads to avoid excessive and high-speed traffic in residential neighborhoods. The collector street system should be designed to discourage through traffic and to discourage continuous links between arterials; • Provide improved emergency access and egress; and • Align and design roads with regard for natural setting and neighborhood character by minimizing cut-and-fill, preserving views and landmark natural features, controlling traffic speeds, and modifying lighting. 		
9-A. Identify proposed future road connections to improve the system of primary and secondary roads within the Hillside District.	Map approved with adoption of the Hillside District Plan; improvements follow as determined by the Hillside road management entity and available funding.	Near- to Long-term

Action	Responsibility	Time Frame
<p>9-B. Apply recently adopted municipal road standards, and amend as appropriate, to accommodate challenging site conditions and rural character including bedrock, steep slopes, and sub-alpine and alpine elevations with the purpose of minimizing cut-and-fill, disruption to natural drainage, and visual impacts. In the new standards, include the use of gravel roads in limited circumstances.</p>	<p>See HDP Policies 14-M and 14-N.</p>	
<p>9-C. Prioritize maintenance and upgrades of primary and secondary roads, placing emphasis on projects that address existing safety and efficiency concerns, with optimum use of existing infrastructure and supporting efficient growth patterns.</p>	<p>General intent established in the Hillside District Plan; implementation by the Hillside road management entity.</p>	<p>Near- to Long-term</p>
<p>9-D. Upgrade Old Seward Highway to a multi-modal facility while retaining its rural and recreational character.</p>	<p>Responsible agencies pending funding: MOA Parks and Recreation Department, MOA Traffic Department, and MOA Non-motorized Transportation Coordinator to coordinate with the Alaska Department of Transportation and Public Facilities Department (ADOT&PF), Chugach State Park (CSP), and the Alaska Department of Fish and Game (ADF&G).</p>	<p>Mid- to Long-term</p>
<p>9-E. Prior to the establishment of the Hillside Road Management Entity, avoid new public projects that increase problems on substandard parts of the existing road system.</p>	<p>MOA Project Management and Engineering Department, MOA Planning and Zoning Commission as guidance to CIP.</p>	<p>Near- to Mid-term</p>

Action	Responsibility	Time Frame
<p>GOAL 10. Trails</p> <p>Develop a Hillside trails system to benefit Hillside residents and visitors to the area:</p> <ul style="list-style-type: none"> • Design the trail system so that it links neighborhoods and connects to schools, parks, area destinations, access points to Chugach State Park and the citywide trail system; and • Develop trails that serve a variety of uses and users, including trails that serve as transportation and recreation. 		
<p>10-A. Identify proposed trails and trailheads to improve the system of trails within the Hillside District and provide access to Chugach State Park.</p>	<p>HDP Map 4.6 approved with adoption of the Hillside District Plan and supersedes the existing Anchorage Trails Plan (for the Hillside study area). Means to obtain trails and trailheads include the subdivision process, purchases, land trades and donations.</p>	<p>Near- to Long-term</p>
<p>10-B. Provide a range of trailheads and parking areas to Chugach State Park, including neighborhood and auto-access trailheads.</p>	<p>Trails and trailhead policy approved with adoption of the Hillside District Plan. Specific location and implementation by MOA Parks and Recreation Department, Chugach State Park and Planning. Planning resources need to be identified.</p>	<p>Near- to Long-term</p>
<p>10-C. Apply Anchorage Bowl trail standards for recreational, off-street rights-of-way, as well as roadside facilities.</p>	<p>Standards developed by the MOA Parks and Recreation Department; no action is required.</p>	

Action	Responsibility	Time Frame
<p>GOAL 11. Transit</p> <p>Improve viability for transit within the Hillside District, including:</p> <ul style="list-style-type: none"> • Supporting the opportunity and potential for park-n-ride lots on the Hillside; and • Promoting transit service for the lower Hillside (west of Elmore). 		
11-A. Future route structuring by People Mover should consider service to the University/Medical area from the lower Hillside.	MOA Public Transportation (as they carry out service evaluations).	Near- to Long-term
11-B. Create park-n-ride lots in the Hillside District, as needed. Priority is on the lower Hillside in the area between Huffman Road and Rabbit Creek Road near the Seward Highway.	MOA Public Transportation (as they carry out service evaluations).	Long-term
<p>GOAL 12. Funding, Maintenance and Operations</p> <p>Create an enhanced and efficient maintenance, operations and capital program for roads and trails within the Hillside District.</p>		
12-A. Establish a new Hillside District funding and management entity to manage and finance roads, drainage, built/green infrastructure watershed protection and aquifer recharge, and trails at a watershed and/or community-wide scale.	Anchorage Assembly, Hillside residents; initiative led by MOA Project Management and Engineering Department. See HDP Chapter 6.	
12-B. Extend the Anchorage Parks and Recreation Service Area boundary to include the entire Hillside District as well as the initial mile of Chugach State Park.	Anchorage Assembly, Hillside residents; initiative led by the MOA Parks and Recreation Department. See HDP Policy 14-B.	
12-C. Create a new funding and management program targeted on improved Chugach State Park access.	Anchorage Assembly, Hillside residents; initiative led by the MOA Parks and Recreation Department. See HDP Policy 14-C.	
12-D. Develop maintenance, repair and schedule priorities for roads and trails.	Hillside Road, Trails and Drainage Service Area/funding and management entity (once formed).	

Action	Responsibility	Time Frame
WATER AND WASTEWATER		
<p>GOAL 13. On-site, Public Wastewater Treatment, and Neighborhood Systems</p> <p>Provide a combination of on-site, neighborhood and public water and wastewater services in a manner that protects public health, ensures environmental quality, provides cost-effective installation and operation, and meets resident and landowner needs. Preserve the viability of on-site water and wastewater systems and the quality of domestic water supplies.</p>		
Primary Policy		
13-A. The existing boundary of the AWWU public water and sewer service area on the Hillside, as defined by existing Maximum Perimeter of Public Sewerage, will generally stay the same as it is today, with the exception of one small area: upper Potter Valley (boundary contracts).	HDP Policies 13-B – 13-E.	
Neighborhood Systems		
13-B. Permit the use of neighborhood wastewater treatment systems as a viable treatment technology for the Hillside District only outside of the Recommended Maximum Perimeter of Public Sewerage after HDP Policies 13-C, 13-D, 13-E, 13-F, 13-G, 13-H, and 13-K are implemented.	Implemented through HDP Policies 13-C – 13-H, 13-K.	
13-C. Transfer regulatory and enforcement responsibilities for oversight of neighborhood wastewater treatment systems from the Alaska Department of Environmental Conservation (ADEC) to the MOA Development Services Department, On-site Water and Wastewater Program, provided that the Municipality dedicates the resources necessary to successfully undertake its responsibilities assumed with this new authority.	MOA On-site Services Section.	Mid-term
13-D. Adopt (through municipal code) appropriate policies for the ownership and operation of neighborhood systems.	Contingent on HDP Policy 13-C; MOA On-site Services Section.	Mid-term

Action	Responsibility	Time Frame
13-E. Contract the boundary of the AWWU Certificated Service Area in the Hillside District to match the Maximum Perimeter of Public Sewerage.	AWWU.	Mid-term
On-site Wastewater Problem lots		
13-F. Develop solutions to wastewater problem lots on a case-by-case basis.	MOA On-site Services Section, working with other landowners, MOA Departments, and/or AWWU.	Near- to Long-term
Well Water Protection Program		
13-G. Develop and implement a Hillside Well Water Protection Program.	See HDP Chapter 6.	
13-H. Develop and implement a comprehensive program to improve understanding of aquifer system conditions.	MOA On-site Services Section.	Mid-term
13-I. Develop and implement a program to protect water wells through actions of individual property owners.	MOA On-site Services Section.	Mid-term
13-J. Develop and implement a program to protect water wells through community actions.	MOA On-site Services Section, after plan adoption.	Mid-term
13-K. Develop a system for funding the Well Water Protection Program.	Anchorage Assembly and MOA On-site Services Section.	Mid-term
On-site Standards		
13-L. Revise the existing Wastewater Disposal section of the Anchorage Municipal Code to improve the construction and operation of on-site wastewater systems.	Anchorage Assembly and MOA On-site Services Section.	Mid-term
Maximum Perimeter of Public Sewerage		
13-M. Modify the Maximum Perimeter of Public Sewerage as shown on HDP Map 5.7.	Change made with the adoption of the Hillside District Plan.	

Action	Responsibility	Time Frame
IMPLEMENTATION: FUNDING & MANAGING INFRASTRUCTURE; DEVELOPMENT STANDARDS		
Part 1: Funding and Managing Infrastructure		
14-A. Establish a new Hillside District funding and management entity to manage and help to finance roads, drainage, built/green infrastructure, watershed protection and aquifer recharge, and trails at a watershed and/or community-wide scale.	Anchorage Assembly, MOA Project Management and Engineering Department. <i>A change in service area requires a vote of the service area.</i>	Near-term <i>(highest priority)</i>
14-B. Extend the Anchorage Parks and Recreation Service Area boundary to include the entire Hillside District as well as the initial mile of Chugach State Park.	Anchorage Assembly, MOA Parks and Recreation Department, MOA Legal Department, MOA Planning Department. <i>A change in service area requires a vote of the service area.</i>	Mid-term
14-C. Create a new funding and management program targeted at improved Chugach State Park access with trailhead and parking facilities.	Anchorage Assembly, MOA Parks and Recreation Department, MOA Legal Department, MOA Planning Department.	Mid-term
14-D. Establish a Hillside Well Water Protection Program and new programs and standards for managing neighborhood wastewater systems.	Anchorage Assembly, Hillside residents, MOA On-site Services Section.	Mid-term
14-E. Contract the boundary of the AWWU Certificated Service Area in the Hillside District to match the Maximum Perimeter of Public Sewerage.	Anchorage Assembly, Anchorage Water and Wastewater Utility (AWWU), and the Department of Health and Human Services (DHHS).	Mid-term
14-F. Extend the Anchorage Building Safety Service Area, and with this, the requirement for building permits, to the entire Hillside District.	Anchorage Assembly, MOA. <i>A change in service area requires a vote of the service area.</i>	Mid-term

Action	Responsibility	Time Frame
Part 2: Development Standards and Procedures		
14-G. Modify submittal and review requirements for subdivisions on the Hillside. <i>(Applies to the entire Hillside District)</i>	Objective established by the Hillside District Plan; codification by MOA Planning and MOA Project Management and Engineering Department.	Near-term
14-H. Clearing, grading, and other site modifications will not be permitted prior to the approval of a preliminary plat, building permit, or land use permit. <i>(Applies to the entire Hillside District)</i>	Objective established by the Hillside District Plan; codification by MOA Development Services Department, MOA Project Management and Engineering Department-Watershed Management Services.	Near-term
14-I. Establish a new set of development standards for subdivisions in upper elevation or steeper slope areas of the Hillside. <i>(Applies to upper elevation or steeper slope areas of the Hillside District)</i>	Objective established by the Hillside District Plan; codification by MOA Planning Department and MOA Project Management and Engineering Department.	Near-term
14-J. Establish a new set of development standards for individual lots or parcels in upper elevation or steeper slope areas of the Hillside. <i>(Applies to upper elevation or steeper slope areas of the Hillside District)</i>	Objective established by the Hillside District Plan; codification by MOA Planning Department and MOA Project Management and Engineering Department.	Near-term
14-K. Acquire, where existing drainage systems are discontinuous, necessary drainage easements required to solve drainage problems, preferably through voluntary sales, or as a last resort, through eminent domain. <i>(Applies to the entire Hillside District)</i>	Objective established by the Hillside District Plan; implementation by MOA Development Services, MOA Project Management and Engineering Department-Watershed Management Services.	Near-term
14-L. Establish development standards for a Hillside Conservation Subdivision. <i>(Applies to the entire Hillside District)</i>	Objective established by the Hillside District Plan; codification by the MOA Planning Department.	Near-term

Action	Responsibility	Time Frame
<p>14-M. Develop Hillside road standards for challenging site conditions and rural character including bedrock, steep slopes, and sub-alpine and alpine elevations with the purpose of minimizing cut-and-fill, disruption to natural drainage, and visual impacts.</p> <p><i>(Applies to the entire Hillside District)</i></p>	MOA Traffic Department, MOA Project Management and Engineering Department	Near-term
<p>14-N. Develop standards for the use of gravel roads in limited circumstances: for new or existing roads that are unlikely to have further connections, have design speeds of 25 miles per hour or less, and will have no more than 100 ADT at full build-out.</p> <p><i>(Applies to the entire Hillside District)</i></p>	MOA Traffic Department, MOA Project Management and Engineering Department	Near-term
<p>14-O. Establish standards for lighting.</p> <p><i>(Applies to the entire Hillside District)</i></p>	Objective established by the Hillside District Plan; codification by the MOA Planning Department.	Mid-term
<p>14-P. Establish standards for ridgetop development.</p> <p><i>(Applies to the areas specified on HDP Map 6.8)</i></p>	Objective are established by the Hillside District Plan; codification by the MOA Planning Department.	Near-term