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# TURNAGAIN COMMUNITY COUNCIL

c/o Federation of Community Councils  
1057 West Fireweed Lane, Suite 100  
Anchorage, Alaska 99503

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TO: Teresa Ressler, Land Manager, Ted Stevens Anchorage International Airport  
FROM: Turnagain Community Council President Cathy Gleason  
DATE: Monday, September 30, 2019  
RE: **Lease Agreement ADA-32306 6A Aviation, Inc.** — 55-year lease of area east of the end of the North-South Runway

Ms. Ressler,

Thank you for the opportunity to provide written comments on lease application ADA-32306, submitted by 6A Aviation, Inc. Due to time constraints so that comments can be submitted to you by today's comment deadline, these comments are submitted by me on behalf of Turnagain Community Council (TCC) in bullet form to reflect some of the numerous concerns TCC members have expressed with regard to this proposed lease and development proposal located on Ted Stevens Anchorage International Airport (TSAIA) property east of the north end of the North-South runway.

Due to the potentially serious, negative impacts of this proposal, TCC requests a meeting with you, Airport Manager Szczesniak, 6A Aviation officials, and other relevant parties at some point in the near future, to provide an opportunity to discuss this lease application proposal and more fully communicate our concerns.

## **Turnagain Community Council Concerns:**

- **MINIMAL MONETARY GAIN VS. GREAT TCC/COMMUNITY LOSS:**
  - The proposed 55-year lease rental rate for approximately 1,225,081 sq. ft. @ \$0.18 per sq. ft. per year totals \$220,514.58 per year, and approximately \$12,128,301.00 for the life of the lease.
  - The location of this beautiful, naturally-wooded area adjacent to Woronzof Dr. and very near the nationally-recognized Tony Knowles Coastal Trail is priceless; it provided an essential visual, noise and air pollution buffer as well as a wildlife corridor between what would normally be two highly-incompatible land uses.
  - Retention of this land by the Airport in its existing, natural state is the *highest and best value* of this State land — and should not be destroyed for the minimal price of \$0.18 per sq. ft. per year to TSAIA.
  
- **CUMULATIVE EFFECTS OF CURRENT DEVELOPMENT AND PROPOSED MULTIPLE CARGO-RELATED LEASE APPLICATION PROPOSALS:**
  - Activity from TSAIA — especially cargo-related activity at North Airpark — currently inflicts significant impacts to surrounding land uses, including residential neighborhoods, recreational assets, and natural open space/wildlife habitat.
  - These impacts include 24-hour ground noise, exposure to air pollution emissions, loss of high-value wetlands and associated buffer uplands, loss of wildlife habitat, and increased vehicular traffic — including both commuter and heavy airport-generated truck traffic — through the Turnagain neighborhood, resulting in noise, emissions

exposure and pedestrian safety concerns along West Northern Lights Blvd. and past an elementary school.

- Over the course of the last few months, TSAIA has received five, large cargo-related development proposals, including the 6A Aviation lease application. If TSAIA approves one or more of the other four lease proposals at North Airpark, development and operations at North Airport from these developments would significantly increase the above-stated negative impacts to adjacent land uses in the TCC area — the increased cumulative impacts would be substantial to our community.
- When considering approval of 6A Aviation’s lease, TSAIA must consider all of these proposed leases as a whole, and the increase in cumulative impacts these cargo-related projects would impose on the neighborhood — rather than consider each one independent of the rest.
- Retention of the land east of the north end of the North-South runway by the Airport in its existing, natural state would help mitigate a least some of the cumulative, negative impacts from other existing and future cargo-related development in other areas of North Airpark and should be considered the highest and best decision for this proposed lease.

● **TCC HAS OPPOSED DEVELOPMENT OF THIS AREA IN THE PAST:**

- Several years ago, TSAIA received a lease application for cargo development in this same wooded area east of the end of the North-South runway.
- TCC opposed this development for the same reasons that have been stated above. It was clear when we had an opportunity to do an on-site visit of the proposed lease area back then that, due to:
  - significant elevation differences within the parcel;
  - the jet fuel pipeline easement that exists in the northern portion of the parcel that is periodically cleared of vegetation; and
  - the critical buffer this wooded parcel provides between the Coastal Trail and high-impact, airport industrial development,

retention of an arbitrary-width buffer between Woronzof Rd. and actual cargo facility development boundaries would not come close to providing adequate buffering, compared to the current wooded buffer acreage now provided to the community.

- Retention of this land by the Airport in its existing, natural state and rejection of the lease proposal by 6A Aviation is the highest and best use of this State land to the Anchorage community and visitors who enjoy our nationally-recognized Coastal Trail.

● **TSAIA SHOULD NOT CONSIDER LEASING THIS IMPORANT PUBLIC LAND WHEN IT KNOWS VERY LITTLE ABOUT THE PROPOSED DEVELOPMENT**

- In an email response sent to me from John Johansen on September 5, 2019, regarding the affiliated company to 6A Aviation that submitted an application for land west of the North-South runway, John stated that TSAIA does not have “all of the details [of their proposal] and operations could change in the future depending on need.”
- The community deserves to know the details of a proposed land lease that may have direct ties to the use proposed by 6A Aviation in their ADA-32306 land lease application.

Turnagain Community Council

TCC feels because of this and all the other reasons stated above, along with others that may not have been expressed in this letter, provide compelling rational for TSAIA to reject ADA-32306 6A Aviation's land lease application.

Again, thank you for the opportunity to provide comments on ADA-32306 6A Aviation, Inc. lease application at Ted Stevens Anchorage International Airport. TCC asks TSAIA gives full consideration of our input, and I look forward to hearing a response soon to TCC's request for a meeting with all relevant parties to discuss this important land use lease proposal.

Sincerely,  
Cathy L. Gleason  
Turnagain Community Council President

Cc:  
Airport Manager Jim Szczesniak  
Mr. John Johansen  
Ms. Teri Lindseth  
Ms. Tonia Winkler  
Sen. Mia Costello  
Rep. Matt Claman  
Mayor Ethan Berkowitz  
Assembly member Austin Quinn-Davidson  
Assembly member Kameron Perez-Verdia  
Sand Lake Community Council President  
Spenard Community Council President  
Federation of Community Councils