

Resolution No. 2020-02

Subject: Proposed Lease and Development of Block 23, Lot 15 of the Ted Stevens Anchorage International Airport; North of Raspberry Road and West of Sand Lake Road

Whereas; The Ted Stevens Anchorage International Airport proposes to execute a Land Lease under ADA-32351, to include Block 23, Lot 15, consisting of approximately 4,246,285 square feet, which is defined as the land immediately North of and adjacent to Raspberry Road between Sand Lake Road on the East and the road known as Beer Can Lake Road (entrance to Little Campbell Lake) to the West, and

Whereas; IC Alaska Airport LLC has submitted an application to develop, construct, operate and maintain a maintenance, repair and operations (MRO) or comparable hangar warehouse facility, 14 aircraft hardstands, fueling distribution facilities and vehicle parking, and

Whereas; this proposed development will have a significant detrimental impact to the property owners adjacent to and in the vicinity of the airport, as well as the public use lands adjacent to and in the vicinity of the airport, and

Whereas; The area of land bordering Raspberry Road, beginning from Sand Lake Road in the East to and including the entrance to Kincaid Park on the West, is a naturally forested parcel that provides natural beauty and outdoor recreational opportunities for a wide range of Alaska residents including, but not limited to, cross country skiing, bicycling and walking paths. This same area also contains five subdivisions consisting of more than 100 families, with homes that date back to the 1960s. Every day in the summer, tourists and Alaska residents drive the road to the park to look at moose in their natural habitat, and

Whereas; Kincaid Park is home to world-class cross country ski trails, biathlon training race courses, and soccer fields in a beautifully forested setting. It is heavily used by the public for educational and recreational activities. Local and State soccer, cross country running and skiing events are held at the park. International skiing events have been hosted and supported at Kincaid Park, providing tremendous exposure and positive economic contributions to the community of Anchorage. Kincaid Park has helped produce some of our nation's top athletes who have represented the US in international competition and participated in the Olympics, including in the 2018 Winter Olympics in Korea. It is one of Anchorage's premier parks and has a long and unique history, dating back to the Cold War, when it was a Nike Missile Site, and

Whereas; Ted Stevens Anchorage International Airport is an important infrastructure to support the community and economy of Anchorage and the State of Alaska, however; it must also be operated in a fashion that is mindful of its impact on adjacent property owners and users of adjacent public lands, and

Whereas; The Ted Stevens Anchorage International Airport has no apparent requirement, previous consideration or plan to retain the existing natural barrier, consisting of a green belt of natural vegetation, between the neighboring homes along the Southern border on Raspberry Road and the Airport developments they propose, including, but not limited to the IC Alaska mega development, and

Whereas; The Ted Stevens Anchorage International Airport has offered through the West Anchorage District Plan to work together with the neighboring community to become a good neighbor and consider the impact its development has on the quality of life to its neighbors, and

Whereas; IC Alaska Airport LLC, in an effort to be a good neighbor, has scaled back the footprint of its initial proposed development to maintain and provide a natural vegetation buffer along Raspberry Road, between the planned development and the surrounding community. This buffer is to be a no-development zone that consists of natural vegetation and various proven acoustical berms that provide natural sound barriers from airplanes and other noise to the residents of the neighboring houses, and

Whereas; IC Alaska Airport LLC, has presented a revised proposal on December 7, 2020, to provide a 700-foot setback and buffer between Raspberry Road and its proposed development, and

Whereas; The Neighborhood Campaign directed towards the Ted Stevens Airport Mega Development off Raspberry Road has voiced strong opposition to the potential increase in noise, traffic and air pollution from the development, and

Whereas; The Sand Lake Community Council supports the orderly and well-planned development of our community and a serious effort to maintain the natural beauty and habitat that borders the entrance of Kincaid Park, and

Now, Therefore; The Sand Lake Community Council strongly requests and urges the Ted Stevens Anchorage International Airport to agree to, and permanently designate, a 700-foot buffer/setback of natural and enhanced vegetation and forest along Raspberry Road beginning from Sand Lake Road on the East, and extending to Beer Can Lake Road on the West, that will never be developed or built upon and furthermore incorporate this restriction in this proposed lease and in all future leases for this area, and

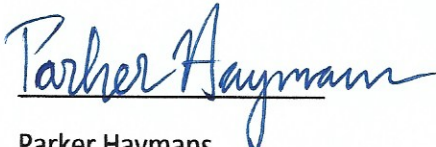
Now, Therefore; The Sand Lake Community Council strongly requests and urges the Ted Stevens Anchorage International Airport to agree and put into place in this and future leases that no additional access roads to the airport will be built on Raspberry West of Sand Lake Road, and

Now, Therefore; The Sand Lake Community Council strongly requests and urges the Ted Stevens Anchorage International Airport to agree to give a representative from each of the four adjacent neighborhoods a seat at the negotiating table with the developer/lease applicant and the airport leasing and engineering department for approval of the development plans that affect the adjacent neighborhoods. The representatives would be invited to all meetings that involve the development of the lease and any revisions in the design or footprint of the proposed development, and

Now, Therefore; The Sand Lake Community Council strongly requests and urges the Ted Stevens Anchorage International Airport to establish noise monitoring and air quality standards monitoring equipment in not less than two separate locations to monitor and to make the results available to the public. This data will be used to determine the need to improve the sound and acoustic mitigation of this and future developments along Raspberry Road, West of Sand Lake Road

Now, Therefore, Be It Resolved; that the Sand Lake Community Council requests a commitment from the Ted Stevens Anchorage International Airport for the above items.

Adopted, this 14th day of December, 2020 by the Sand Lake Community Council.



Parker Haymans

SLCC President

26 votes in favor
7 votes against

12/14/2020