

DRAFT TURNAGAIN COMMUNITY COUNCIL RESOLUTION 2022-~~XX~~:
REGARDING AO 2022-21, PROPOSED DISPOSAL OF WOODLAND PARK SUBDIVISION
PARCELS SOUTH OF WEST NORTHERN LIGHTS BLVD., EAST OF TURNAGAIN ST.

WHEREAS, the Turnagain Community Council (TCC) is an all-volunteer, self-governing neighborhood organization recognized in the Municipality of Anchorage Charter; and

WHEREAS, the purpose of community councils is to provide a direct and continuing means of citizen participation in government and local affairs; and

WHEREAS, the Municipality of Anchorage acquired 12 parcels in the Woodland Park subdivision, located south of West Northern Lights Boulevard, east of Turnagain Street, west of the Alaska Railroad line, within Turnagain Community Council's boundaries as part of the in the mid-1980s as part of the West Northern Lights Blvd. Improvement Project Phase I; and

WHEREAS, this documented intended use for this property at that time was to keep the land as undeveloped open space, specifically as "buffer protection for the remaining houses, and a park-like landscaped environment with sitting or playing areas,"¹ has been maintained annually by the Parks and Recreation Department, but which was never formally dedicated as or developed as a park; and

WHEREAS, this property provides an important connection point between Turnagain neighborhoods, as the southern access point for the pedestrian bridge crossing West Northern Lights and a route to connect with Fish Creek Trail to the south;

WHEREAS, Fish Creek Trail is an important connection running through West Anchorage, connecting Turnagain and Spenard neighborhoods, and which will be connected to the Tony Knowles Coastal Trail as part of the Fish Creek Trail to Ocean project; and

WHEREAS, this property also provides immediate neighbors, and others who use it, with green open space, the property serves many functions of a local park; and

WHEREAS, the neighborhoods immediately served by Turnagain Street have long had issues with traffic congestion, bike and pedestrian safety, on-street parking within a narrow right of way, and despite there being a design and planned future upgrade for this road, the project has not been funded to date; and

WHEREAS, development of the Rustic Goat and multi-unit housing in 2014 created additional traffic, parking and safety issues in north Turnagain Street neighborhood, which was later addressed by creation of a new public parking lot on the westernmost of the Woodland Park Subdivision parcels, which is currently leased by Turnagain Crossing LLC for use by Rustic Goat customers; and

WHEREAS, AO 2022-21 would authorize the Municipality to seek disposal of these parcels; and

WHEREAS, Turnagain Community Council testified before the Assembly on February 12 and March 22, 2022 requesting that the Assembly postpone their vote on this ordinance until more thorough public notice to the neighborhood could be given, and local community outreach be conducted by the Council; and

WHEREAS, Turnagain Community Council held a special meeting about this topic on March 7, 2022; a community meeting at the site on May 21, 2022; and conducted a community survey in May 2022, a summary of which is attached as Exhibit A; and

WHEREAS, a majority of participants in the meetings and survey, as well as additional feedback received by e-mail, phone and in person with the Board identified as living in the vicinity of this property; use the property regularly as a public open space, and who value it as a community amenity; and who expressed concerns about negative impacts to the neighborhood from new development;

NOW, THEREFORE BE IT RESOLVED the Turnagain Community Council opposes authorization to dispose of the Woodland Park parcels as specified in AO 2022-21, unless the disposal is limited to the existing parking lot, to become permanent parking for the Rustic Goat.

¹ West Northern Lights Boulevard Draft Design Study Report Project No. 84-E-011 (October 9, 1984), page 4

BE IT FURTHER RESOLVED that Turnagain Community Council **requests that the Assembly amend AO 2022-21 as follows, to retain what the neighborhood values and address existing challenges that may be exacerbated by any future development proposed:**

1. Exclude the 4 parcels east of the Barbara Street right of way (Lots 1PA, 4PA, 5P and 6P), offering for sale only the lots 1Q-12Q; retain these parcels in public ownership, to be retained as open space and in future dedicated as a park.
2. If the lots east of Barbara Street are not excluded from the sale, retain public access via right of way or easement between the pedestrian bridge and Barbara Street, to permanently secure public access as an important connection point for the future Fish Creek Trail to Ocean to the north.
3. Require that the current owner of the Rustic Goat development, Turnagain Crossing LLC, be granted first right of refusal to purchase the westernmost lot containing the parking lot currently being leased by Rustic Goat for customer parking.
4. Require that the Muni complete a traffic study of existing conditions on Turnagain Street, from West Northern Lights Boulevard. to West 34th Avenue, and make this study available to the public and potential purchasers.
5. Require that the future owner of the property, whether a private entity or the Municipality, retain and continue maintaining the vegetative buffer and landscaping on the north side of the property adjacent to West Northern Lights.

[RESOLUTION PASSED by the Turnagain Community Council on this 2nd day of June, 2022.

Vote: yes, no, abstain.]

Anna Brawley, President
Turnagain Community Council

June 2, 2022
Date