

TURNAGAIN COMMUNITY COUNCIL
RESOLUTION TO OPPOSE THE DISPOSAL OF ANY PORTION OF THE
MUNICIPALITY-OWNED DEMPSEY-ANDERSON ICE AREA FACILITY CAMPUS
And
TO REZONE THE DEMPSEY-ANDERSON ICE AREA FACILITY CAMPUS TO
PLI (PUBLIC LANDS AND INSTITUTIONS) TO ACCURATELY REFLECT ITS
CURRENT AND INTENDED USE

Resolution #2021-2

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 (MOA) Real Estate Department sent out an MOA agency review of present and future facility needs at Dempsey-Anderson Ice Arena Campus (Dempsey/Dempsey Campus), located at 1741 West Northern Lights Blvd. (WNL) and the MOA is considering the concept of **disposing the southern portion** of the Dempsey Campus that includes a part of the parking lot and the wooded buffer along WNL — and the Municipally-owned Dempsey Campus is within the Turnagain Community Council boundaries; and

WHEREAS, potential disposal of **any** portion of the Dempsey Campus is NOT included in the Heritage Land Bank 2021 Work Program nor the 2022-2026 Five-Year Management Plan (Plan), approved by the Assembly February 23, 2021; and

WHEREAS, Dempsey is a highly-valued, public recreational facility that accommodates indoor ice hockey for all skill levels as well as indoor public ice skating and lessons; and

WHEREAS, even though the Dempsey Campus is currently zoned R-O (Residential-Office),

- The Anchorage 2020 Land Use Plan Map identifies the **entire** Dempsey Campus as “Community Facility or Institution;” and
- The West Anchorage District Plan Map (Exhibit 4-1a) and West Anchorage District Plan Turnagain/Spenard Land Use Plan Map (Exhibit 4-1c) identifies the **entire** Dempsey Campus as “Schools and Community Institutional” — and this land use designation is intended “for small- to medium-size institutions to integrate at the local neighborhood scale and provide a community service or focus for the surrounding area.” (WADP, pg. 83); and

WHEREAS, currently **all** of the parking lot areas within the Dempsey Campus are used during ice hockey events and tournaments — and for overflow parking during school-related events held at the West High School/Romig Middle School campus just north of the Dempsey Campus; and

WHEREAS, the West High School/Romig Middle School Master Plan (West/Romig Master Plan) specifically identifies use of the Dempsey parking area as “Overflow Parking” — **including the southern portion of the lot** — in the “Site Plan: Circulation/Parking During School Hours” and the “Site Plan: Circulation/Parking During Events”; and

WHEREAS, the above referenced West/Romig Master Plan identifies challenges for access, parking and internal circulation at the joint-school campus, and proposes potential additional access lanes between WNL, through the Dempsey Campus — **including the southern portion** — and to the school campus to help address these circulation issues; and

WHEREAS, disposal by the Municipality of **the southern portion** of the Dempsey Campus to a private entity for development purposes (office/residential) would result in numerous negative impacts, including:

- Loss of the wooded buffer/berm area along WNL, where the area transitions from commercial to residential — and, when the Dempsey Campus was designed — retention of this wooded area along WNL was specifically included in the design plan;
- Reduction of on-site snow storage — currently both the southern parking area as well as the wooded area is used for snow storage — and necessitating off-site snow hauling that would result in more cost, and truck noise exposure to neighborhood;
- Precluding the current use of the parking lot area for Dempsey and school overflow parking as well as potential future use and — and ironically, requiring more parking in this exact area, if developed;
- Creating more WNL traffic ingress/egress at the Dempsey site — and this location of WNL currently has circulation/safety issues, including drivers leaving the Spenard Post Office (adjacent to Dempsey) and the Dempsey Campus and crossing over multiple lanes to the south (Carrs Aurora Village) and southwest (Lois Dr.); and
- Necessitating relocation of the Dempsey park signage as well and the 1% For Art sculptures.

NOW, THEREFORE, BE IT RESOLVED, that Turnagain Community Council **opposes** the Municipality of Anchorage **disposal of ANY PORTION of the Dempsey-Anderson Ice Arena Campus acreage** — including the southern portion identified in the Municipality of Anchorage April 12, 2021, Memorandum to Municipal Department Directors and Mailing List Distribution; and

BE IT RESOLVED FURTHER, that, Turnagain Community Council requests the **rezoning of the entire Dempsey-Anderson Ice Arena Campus acreage from it's current R-O (Residential-Office) District to PLI (Public Lands and Institutions)**, to comply with the intended use of this land, as identified in adopted the above-referenced Municipal Land Use Plans — and to accurately reflect the current use of this valued community amenity in Turnagain.

RESOLUTION PASSED by the Turnagain Community Council on this day, Thursday, May 6, 2021, by a vote of YES - _____, NO - _____.

Cathy L. Gleason
Turnagain Community Vice President/Acting President

May 6, 2021