

TURNAGAIN COMMUNITY COUNCIL

Special Meeting

*Proposed Land Disposal:
West Northern Lights, between
Turnagain St & AK Railroad Bridge*

Monday, March 7, 2022 6 – 8 p.m.

Meeting Objectives

1. Share information about this proposal: what's known, unknown, timeframe.
2. Share information about development and historical intent for these parcels (W. Northern Lights widening, 1980s).
3. Provide 1st opportunity for the community to ask questions, share concerns, and identify priorities for this Muni land.
4. As a council, discuss next steps: specifically, recommendation at 3/15 Assembly meeting.

Time	Agenda Topic	Speaker
6:00 (10 min)	Introduction & Overview	Anna Brawley <i>Turnagain CC Pres.</i>
6:10 (10 min)	Muni: What is proposed & rationale (AO 2022-21)	Adam Trombley <i>Municipality of Anc.</i>
6:20 (5 min)	Potential Developer: Prior work, role in this proposal	J.J. Brooks <i>Turnagain Crossing LLC</i>
6:25 (10 min)	Background & historical intent: 1980s WNL road project	Cathy Gleason <i>TCC VP & member</i>
6:35 (25 min)	Q&A – to all presenters	Everyone
7:00 (up to 45 min)	Council Discussion: Recommended Next Steps	Everyone
7:45 (or earlier)	Wrap Up & Plan for 3/15 mtg.	Anna B. summarize

Where are we talking about?

AO 2022-21, Appendix A – map of area



Timeline so far

- **1984-87:** West Northern Lights was widened, railroad underpass installed.
 - MOA acquired and removed houses & apartments on both sides of WNL.
 - These parcels intended to be park land & buffer (*we will share reference info.*)
- **2014:** Rustic Goat and apartments completed at WNL and Turnagain St.
- **~2016:** Rustic Goat paid to improve public parking lot on westmost parcel.
- **~2019-2021:** R.G. has lease from Muni for parking lot. With Turnagain Crossing, informal discussion about future disposal of parking lot parcel.
- **Feb. 2022:** Municipality introduces AO 2022-21 to dispose of all parcels between Turnagain St. and Alaska Railroad bridge
 - TCC did not receive advance notice; alerted to this as an agenda item on 2/15/22 Assembly meeting, for public hearing & vote
- **Feb 15, 2022:** Anna B. and Cathy G. testify for TCC: ask questions, express concerns, request postponement to 3/15/22 Assembly meeting. Requested presentation and Q&A with Muni. before 3/15 meeting.
- **WE ARE HERE: This will be back on the Assembly's March 15 agenda. TCC has been asked for a recommendation before action is taken.**

Question for our Neighborhood:

What is the best use of this land for Turnagain?

On the one hand ...

- In 1984, the intended use of this land was to retained as MOA-owned park land.
- Many people use this area as a park, walking area and recreational space.
- Several logistical challenges: limited road access, narrow alley, small lot size.
- Unknown if it's financially feasible to build here: this would be unknown until a concept is developed.

On the other hand ...

- Anchorage has a housing crisis now: not enough units, not enough available land.
- Starting mid-80s, Anchorage had the opposite housing crisis (crash, people leaving).
- This land was never officially dedicated as a park when the road project was completed.
- The Rustic Goat, while parking issues caused controversy at the time, is now a successful and popular spot.

WHAT'S PROPOSED?

Adam Trombley, Community Development
Director, Municipality of Anc.

POTENTIAL DEVELOPER

J.J. Brooks, Turnagain Crossing LLC

BACKGROUND & CONTEXT

Cathy Gleason, Turnagain CC Member

TCC Questions (so far)

1. What is this land identified for use as in the West Anchorage District Plan? 2040 Land Use Plan Map?
2. What does the current plat for this land, including access, right of way, setbacks and development restrictions?
3. What legal status does this land have? (zoning, park designation or dedication, etc.)
4. Has the Parks Department actively managing this land?
5. How will public access on the parcel be preserved, if it is sold to a private entity?
 - Public access on both sides of the WNL Pedestrian Bridge
 - Connection with Fish Creek Trail to Ocean project (north)
 - Connection with the rest of the Fish Creek Trail (south)
 - Connection to Barbara Street cul-de-sac
6. What would the vehicle/road access to the site be? How will traffic issues be addressed?
7. If the community determines this should remain park land, what is the process to dedicate the land as park?

Q & A

Questions about the proposal and any of the information you've heard.

Anna will write down questions, to be compiled and sent by TCC.

DISCUSSION

Turnagain CC will be asked to report back and share a recommendation at the March 15 Assembly meeting.
What should we say?