

**West Anchorage District Plan  
TSAIA Perimeter Parcel Characteristics  
Revised March 18, 2010**

Key No.	Name	Owner	Parcel Size (Acres)	Physical Characteristics	TSAIA Lease Status	MOA Selection Parcel <sup>1</sup>	Park Designation	Proposed Use - MOA	Proposed Use - TSAIA <sup>2</sup>	Proposed Use - Community	Comments
1	Portion of FCC Parcel off South Airport (S. of Raspberry Rd.	FCC	39.35	Some existing Kincaid trails? (confirm)	N/A	No	No	Airport Buffer, Park	None Specified, Outside Airport	Raspberry Road buffer, incorporation into Kincaid Park	TSAIA has requested transfer from FCC to the State. MOA desires long term conveyance via trade or formal federal/state selection process. FCC would likely retain rights for AV aids. Raspberry serves as unofficial "dividing line" for aviation use. MOA wants permanent/long-term park use. TSAIA concerned about public perception as permanent park.
2	Little Campbell Lake Parcel	TSAIA/State	103.51	Kincaid access, parking, 65 DNL Contour, AV Esmt.	Expired 2006, now monthly	Yes (HLB Parcel #77)	No	Park	"Future Airport Development" Aviation expansion, No specific project identified, 2020+	Long-term use of Little Campbell Lake, incorporation into Kincaid Park, buffer for Raspberry Road	MOA wants conveyance of W side. Trails in east side probably compatible long term with runway clear zone. Trade or conveyance requires FAA approval.
3	SW corner of E-W Runway Clear Zone	TSAIA/State	74.24	Coastal Trail, Sisson Loop Trail, DNL65, AV Esmt.	N/A	Yes (HLB Parcel #78)	No	West por. for Coastal Trail & buffer, East por. for Sisson Loop Trail.	"Buffer" & "Future Airport Development" Future MOA Acquisition, No specific project identified, 2020+	Add to Kincaid Park for long-term recreational use and wildlife habitat	Coastal Trail runs along west side. TSAIA has paid HLB for rights to use as runway clear zone, NAV aids, fencing, and lighting associated with runway extension. Realignment of the Sisson Loop Trail was part of the agreement.
4	West End of E-W Runway	MOA (HLB)	116.28	Sisson Loop Trail, Runway Protection Zone, DNL65, AV Esmt. <b>(CONFIRM)</b>	N/A	No	No	SW area for Sisson Loop Trail / SE area for E-W Runway clear zone, lighting / N area for TSAIA lease or exchange	"Buffer" E/W runway extension, nav aid, fencing and lighting, 2002-2006	Maintain existing trails and wildlife habitat	
5	West Airport Tract South of Pt Woronzof Park	TSAIA/State	24.12	Coastal Trail	N/A	No	No	West por. for Coastal Trail & buffer, East por. for Sisson Loop Trail.	"Buffer" No specific project identified, 2020+	Maintain buffer for Coastal Trail and wildlife habitat	Actual area needs to be determined and surveyed.
6	Parcel Between AWWU Facility and N-S Runway	MOA (Parks & Rec)	6.04	Coastal Trail, AWWU access road, 70 DNL contour Coastal Trail Overlook & Parking, Runway Protection Zone, DNL75, AV Esmt	N/A	No	Not official-in Parks Inventory	Permanent/long-term protection of Coastal Trail and AWWU access	Outside Airport, Possible new N-S Runway (runway, access road, taxiway, fill slope), 2007-2011	Long-term protection of Coastal Trail and wildlife corridor	Parcel important to MOA and Airport. Any airport use would need to accommodate Coastal Trail realignment, amenitization and buffering.
7	Pt. Woronzof Overlook	TSAIA/State of Alaska	22.6	Coastal Trail, Earthquake Park parking lot, Runway Protection Zone, DNL65/70/75	Expired, now monthly	Yes (HLB Parcel #21 por.)	Not official-in Parks Inventory	Coastal Trail, Overlook, Parking & Buffer	"Buffer" No specific project identified, 2020+	Long-term access to Pt. Woronzof park, and wildlife corridor	Part of larger parcel of MOA state land selection. Selection requires FAA approval.
8	East Side of Pt Woronzof Bluffs	TSAIA/State of Alaska	52.44	Coastal Trail, Earthquake Park parking lot, Runway Protection Zone, DNL65/70/75	N/A	Yes (HLB Parcel #21)	No	Coastal Trail, Earthquake Park parking lot	"Buffer" No specific project identified, 2020+	Maintain buffer for Coastal Trail and wildlife habitat, address coastal erosion problem, preserve access to Earthquake Park	Part of larger parcel of Municipal selection of state land. Fossil beds and bluffs require erosion protection in future. Includes AV easement and noise contour restrictions.

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9	NE TSAIA Open Space Areas	TSAIA/State	192.21	Turnagain Bog, por. Jones Lake, trail corridor at east edge, Deep peat soils, Class A wetlands, GA runway protection zone, DNL65, height restrictions	N/A	No	No	Neighborhood buffer, Trail Connection	"Airfield", "General Aviation", "GA Airport Reserve" & "Buffer" New GA lease area (2007-2011), taxiway, road (2020-2026)	Define community buffer needs, preserve high-quality wetlands	Most westerly portion identified as "Buffer" on 2007 TSAIA Land Use Plan. TSAIA Wetland Permit Mitigation Docs also show buffer but disputed as non-binding by TSAIA so open space delineation not completed. Area subject in part to both GA and Main TSAIA Master Plans. TSAIA purchasing group of homes within RPZ to north. TSAIA wants Lakeshore Drive ROW conveyed and added to airport boundary, which includes a small public access lot at lake edge. TSAIA has safety concerns about public interaction with GA planes.
10	NW Corner of Lake Spenard	TSAIA/State & MOA/HLB	7.94	Lions Club Picnic Area, Lakeshore Drive	?	No	No	Ensure pedestrian/bicycle access is maintained	"GA Airport Reserve" Acquire ROW and maintain public picnic area (thru 2026)	Preserve public/tourist aviation viewing area	
11	Spenard Beach Park Area	TSAIA/State	6.83	Lake Spenard Beach, Temporary float slips, TSAIA fencing	Expired	No	Yes, but not dedicated park	Recreation/Park	"GA Airport Reserve" Transient floatplane spaces and maintain public beach (thru 2026)	Preserve historic use of park	Area is traditional, historic public access to swimming beach—no longer staffed. East edge fenced by TSAIA and includes temporary float slips.
12	NW Corner Connors Lake Park	TSAIA/State	85.65	AWWU main trunk line, formal MOA dog park, parking lot for Connors Lake Park, and sledding hill.	Expired (park and snow disposal)	Yes (HLB Parcel #71 por.)	Yes, but not dedicated park	Snow storage and park access	"Airport Support" & "Airport Reserve" No specific project identified. 2020+	Long-term use of beloved dog park and multi-use recreational area, high-quality wildlife habitat	HLB has met with TSAIA and FAA to initiate selection conveyance and FAA has listed conditions.
13	East Section of Connors Land-Snow Dump	TSAIA/State	24.74	Snow Dump	Leased for snow disposal site	Yes (HLB Parcel #71 por.)	No	Snow storage (the only one in West Anchorage), possible extension of Kloop Station street maintenance facility.	"Airport Reserve" No specific project identified. 2020+	Value undetermined	MOA initiated negotiations to reserve area for snow storage, including partial surveys.
14	Delong Lake Park Parcel Small Area of ROW at NE Corner of Old Airport Commercial Area	TSAIA/State	15.02	DNL65, AV Esmt. Other?	expired	Yes (HLB Parcel #113)	Not official-in Parks Inventory	Delong Lake Park, neighborhood linkage to park	"Buffer" No specific project identified. 2020+	Wildlife habitat and valuable open space for residential area	Area previously under lease to MOA for parks use (DeLong Lake). Within the noise contour and AV easement. Identified as MOA selection under state entitlement.
15		HLB?	4.78	Developed, parking lot	N/A	No	No	None	"Terminal/Airline Support" No specific project identified. 2020+	Value undetermined	Appears to be area of old International Road ROW that lies outside of TSAIA formal boundary. Not clear if MOA ownership. Basically only useable as ROW.

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16	Portion of FCC Parcel off South Airpark (N of Raspberry Rd.)	FCC	92	Undulating wooded area	NA	No	No	None	Outside Airport South Airpark?	Raspberry Road buffer	TSAIA has requested transfer from FCC to the State. Community groups view as permanent park. Currently, full park use is constrained by access through TSAIA lands. 2008 Draft Airport Master Plan shows new N-S Runway alternative extending through this parcel w relocation of Coastal Trail (similar to Sisson Loop reroute). Dependent on MOA conveyance or trade.
17	Point Woronzof	MOA	191	Coastal Trail, DNL65/70/75	N/A	No	Yes	Recreation/Park	Outside Airport Possible alternative N/S runway	Maintain as park or trade a portion for more valuable recreation land.	MOA Park.
18	SW Corner of Sand Lake & Raspberry	TSAIA/State	40	NOAA Weather Service Bldg, mostly flat, w/ cleared areas, DNL60	NOAA	No	No	None	"Future Airport Development" No specific project identified. 2020+	Raspberry Road buffer	Raspberry serves as unofficial "dividing line" for aviation use
19	SE Corner of Sand Lake & Raspberry	TSAIA/State	29	Vacant, mostly forested w/ some relief to south, DNL60	N/A	No	No	None	"Future Airport Development" No specific project identified. 2020+	Raspberry Road buffer	Adjacent to Kincaid Elementary School, Raspberry serves as unofficial "dividing line" for aviation use
20	Notch between FCC & Little Campbell Lake	TSAIA/State	16	Vacant, uneven terrain, vegetated with mature trees DNL 65	N/A	No	No	Park	"Future Airport Development" No specific project proposed but possible South Airpark expansion 2020+	Value undetermined	Was leased to FCC until 2009
21	Tidelands Parcel	MOA (HLB)	31	Tide flats	N/A	No	No	State Refuge-Agreement	Outside Airport N/A	Part of Wildlife Refuge	
22	NE Corner of N-S Runway	TSAIA/State	23	Hilly, vegetated with mature trees, eagle nest free, DNL 75	N/A	No	No	None	"Air Cargo/Aircraft Maintenance" Future Cargo Development proposed 2007-2011	Value undetermined	Located south of Point Woronzoff Drive
23	3State parcels around Delong Lake	TSAIA/State	~2.3 acres	Part wetlands, hilly & forested; 2 east side lots near ROW	N/A	No	No	Possible addition to Delong L Park	"	Value undetermined	Purchased with Noise Mitigation \$\$; best used as parks/open space?
24	"Tea kettle" parcel adjacent to Delong Lake	TSAIA/STATE	~ 4 acres	¾ wooded, ¼ wet bog; high water table	N/A	No	No	Possible addition to Delong L Park	None (Not included on current Airport Master Plan)	Wetland and open space preservation, visual buffer from airport	Purchased with Noise Mitigation \$\$\$. Trade may require repayment.

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25	SW corner of E-W Runway Clear Zone	TSAIA/STATE	~ 76	Relatively level, contains partially wooded and partially cleared open area, portion of Runway Protection Zone	N/A	Yes, (portion of HLB Parcel #78)	No	None	"Future Airport Development, Buffer" No specific project identified. 2020+.	Addition to Kincaid Park, potential site for new trails	This parcel was not identified for Special Study on the 2006 LUPM. It differs from Parcel 3 because it is relatively level and adjacent to the E-W runway. Therefore, it is of higher value for aviation use. The western portion of this parcel contains one Kincaid Park Trail link (Arlene's Way).
26	SE corner of Kincaid School site	TSAIA/STATE	~ 0.4	Partial woods; cleared at ROW	N/A	No	No	Possible open space	None	Value undetermined	Area bounded by ROW's on two sides; ideal as open space

1. Due to Federal regulations that restrict the State's ability to dispose of viable airport land, it is the opinion of MOA, HLB, FAA and TSAIA staff that the chances of parcels being transferred to MOA ownership under the State selection are highly unlikely and have little practical bearing on discussions of airport land use.
2. Based on 2002 ANC Master Plan, 2007 ANC Land Use Plan, and 2006 LHD Land Use Plan. Words in parentheses (" ") indicate land use shown on current Airport Land Use Plans. Designations are not permanent but reevaluated every 5 years.
3. Blue parcels were added at 1-27-2010 Planning Group airport workshop.
4. Green parcels added at 2-10-2010 Planning Group airport workshop.