

RESPONSE TO PUBLIC and COMMUNITY COUNCIL COMMENTS on the
DRAFT 2015 WORK PROGRAM/2016-2020 FIVE-YEAR PLAN

May 2015

CHAPTER 1		
Commenter	Comment	Response
Turnagain Community Council (TCC)	Request re-insertion of sentence removed regarding acreage to be transferred from the State of Alaska to MOA: <u>"However, a shortage of available state land in the Anchorage area has made it difficult to fulfill this requirement."</u>	Decline; the parcels have been identified in the "Settlement" dated November 25, 1986. No other parcels will be allowed to be selected.
TCC	Suggest alternative to above: Move the 5 th paragraph on page 5 and insert it as the new 3 rd paragraph...to make it clear that the State has not yet fulfilled its obligation.	Accept
TCC	Request amending page 6 objective 6: <u>"Insuring the establishment of a mitigation banking instrument and creation of conservation easements to protect area wetlands, promote orderly [SUPPORT] development consistent with the goals of the comprehensive plan, and generate revenue through the sale of compensatory mitigation credits."</u>	Accept
TCC	Request insertion of the following objectives on page 6: (a) <u>continuing efforts to obtain the municipality's remaining land entitlements from the State of Alaska</u> (b) <u>managing the HLB Fund to increase annual yields (rate of return), and to acquire strategic properties required for municipal purposes</u> (c) <u>enhancing public trust in the HLB land management process, through wise stewardship and sound decisions</u> (d) <u>continued improvements to the accuracy, accessibility and reliability of the HLB land and resources inventory</u> (e) <u>reviewing HLB lands for opportunities to add value to larger parcels through re-platting, rezoning or providing access</u> (f) <u>routinely inspecting accessible</u>	Decline; redundancy (Pages 20 and 21 in Chapter 4)

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	<p><u>uncommitted lands (g) transferring management authority for certain HLB lands to appropriate municipal agencies (h) disposing of HLB lands through sale, lease or exchange where doing so will achieve municipal purposes (i) establishment of the Anchorage Mitigation Bank and other wetlands mitigation strategies to preserve valuable wetlands and aquatic resources throughout the municipality (j) evaluating means by which HLB can best support the administration in serving the public for the long-term.</u></p>	
TCC	<p>Page 7, 1st graph (& Ch. 3, page 15); Request amending "As in the past years, the MOA will continue to work closely with the state to identify and resolve any remaining land entitlement issues, <u>including two parcels conveyed that are identified in the entitlements agreement as Parcel #68 Point Woronzof (ADL 223363) and Parcel #21 known as Airport North (ADL 201573).</u>"</p>	<p>Decline; the list is too numerous to mention all the remaining entitlement properties that have yet to be conveyed and these two should not be mentioned if not all are mentioned</p>
TCC	<p>Page 7, 2nd graph; Request insertion after 1st sentence "<u>provide updated information regarding the above-referenced land surveys and any parcels that HLB has taken control of as a result of this effort.</u></p>	<p>Decline; page 12 of Chapter 2 provides information on any surveys that have been completed</p>
TCC	<p>Page 8 Request re-insertion of paragraph from 2012 work program: "<u>The majority of HLB inventory, as a land 'bank,' will continue to be held for unspecified future use. HLB will seek to preserve and enhance the value of the land asset. HLB will focus its management responsibilities on unimproved land while removing improved properties or lands with designated uses from its inventory for</u></p>	<p>Decline; this statement reiterates the prime directive of the HLB, also covered in the Municipal Code and HLB Policies, and is considered redundant. The work plan's purpose is to try to get beyond generic comments, and provide details on how HLB will perform these functions in the coming years.</p>

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other municipal agencies."		
CHAPTER 2		
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Rabbit Creek Community Council (RCCC)	HLB's page 11 states that parcels 2-125 & 2-126 in Section 36 park comprise "mostly wetlands" and these are being held by HLB for potential preservation. Please revise the statement to reflect that these tracts have about 90-92 acres of wetlands, existing only in the lower elevations of these parcels, along the creek.	The wetlands in the tracts below Clark's Road have not yet been delineated in the field, but have only been mapped by aerial photos. HLB will revise the statement to reflect that these tracts have approximately 90-92 acres of wetlands, but disclose that the acreage could change with thorough field delineation.
RCCC	The Council requests that the upland areas of these parcels be removed from potential inclusion in the Mitigation Bank to avoid unwarranted burdens for future trail alignment.	Decline: Removing any upland areas not needed for wetland buffers would require field delineation of the wetlands and, subsequently, surveying and platting out those areas. HLB does not have the funds or personnel available currently to complete this work.
TCC	Page 12, 1 st graph; Request re-insertion at the end of the graph: " <u>All studies are reviewed by the public prior to adoption by the HLBAC and the Assembly.</u> "	Decline; This statement reiterates the prime directive of the HLB, also covered in the Municipal Code and HLB Policies, and is considered redundant. The work plan's purpose is to try to get beyond generic comments, and provide details on how HLB will perform these functions in the coming years.
TCC	Page 12 West Anchorage District Plan; Request amending 1 st sentence: "...to focus on resolution of the land use conflicts and implement strategies that provide an institutional focus on resolving these historic airport/community conflicts."	Decline; same intent as current language.
TCC	Page 12 West Anchorage District Plan; Request either delete or amend 2 nd sentence: "HLB staff <u>will continue to work</u> [HAVE WORKED] diligently with all agencies and the community for <u>an outcome that will attempt to resolve several ongoing land use issues</u> [FOR A SUCCESSFUL OUTCOME]."	Decline; same intent as current language.

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CHAPTER 3		
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RCCC	Page 14 continues to propose the disposal of the remnant parcel 2-156. Until road and trail alignments are determined, HLB should remove parcel 2-156 from its disposal list.	A purchaser of this parcel would be subject also to identifying and determining road and trail alignments. A sale of this property would not eliminate that requirement.
TCC	Page 15 Municipal Entitlement Lands; Request amending "As discussed in Chapter 1, HLB will continue to work for the conveyance of lands identified in the 1986 Agreement for the Conveyance of Land of the SOA to the MOA, <u>including two parcels conveyed that are identified in the entitlements agreement as Parcel #68 Point Woronzof (ADL 223363) and Parcel #21 known as Airport North (ADL 201573).</u> "	Decline; the list is too numerous to mention all the remaining entitlement properties that have yet to be conveyed and these two should not be mentioned if not all are mentioned
TCC	Add to Page 15 2015 Acquisitions section: " <u>Coastal Trail/Greenbelt on Airport Property — A section of the Tony Knowles Coastal Trail is located on TSAIA property north of Municipal HLB parcels. This important trail link and greenbelt area should be purchased for the sole intent to transfer the trail and associated greenbelt/buffer to the Municipal Department of Parks and Recreation (P&R) for a permanently dedicated parkland addition to Point Woronzof Park. Purchasing this land would permanently protect important wildlife habitat and a contiguous greenbelt/buffer for the Tony Knowles Coastal Trail that would span from the HLB parcels north to Pt. Woronzof Park. Specific boundaries would be determined by a Municipal/TSAIA/FAA/ community Working Group. This acquisition would conform West Anchorage District Plan Park Objective #6, P-8</u>	Decline: too much detail on this specific area for this Chapter

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	<u>(page 223), which states, 'Acquire all remaining portions of the Tony Knowles Coastal Trail on airport land along with a vegetative greenbelt buffer, so that the full length of the trail corridor is consolidated under MOA ownership for permanent public recreational use.'</u>	
TCC	Page 16 Compensatory Mitigation Programs/Wetlands Evaluation; Request re-insertion of the following as the final sentence: <u>"Notice of these opportunities for comment will be provided to the community councils as each project goes forward."</u>	Decline; This statement reiterates the prime directive of the HLB, also covered in the Municipal Code and HLB Policies, and is considered redundant. The work plan's purpose is to try to get beyond generic comments, and provide details on how HLB will perform these functions in the coming years.
CHAPTER 4		
Commenter	Comment	Response
RCCC	The Council reiterates our prior request, in our letter of March 4, 2014, which asks that parcels 2-127 through 2-135 and all but 8-acres of 2-136 be transferred to the MOA P&R.	HLB, P&R, and Planning Departments, met to discuss conducting a site-specific land use study for these ten parcels (an approximately 100 acre area). The conclusion was that not much has changed in the neighborhood since 1999 and a site-specific land use study was not justified at this time. These parcels are addressed in the 2016-2020 Five Year Work Plan, page 18.
TCC	Page 18 Potential Disposal & Withdrawal Properties; Request re-insertion of the following as the last sentence: <u>"Some parcels are for 'conveyance' to other Municipal agencies or for long-term retention in the public interest."</u>	Decline; This statement reiterates the prime directive of the HLB, also covered in the Municipal Code and HLB Policies, and is considered redundant. The work plan's purpose is to try to get beyond generic comments, and provide details on how HLB will perform these functions in the coming years.
TCC	Page 19 Region 4 NW Anchorage Bowl 2. HLB Parcels 4-033 and 4-034; Request amending as follows: "HLB will manage this land in a manner consistent with the <u>2012 [NEWLY ADOPTED] West Anchorage District Plan, which provides for potential</u>	Decline; The HLB function is restricted to making parcels available for transfer to P&R. Protocol for this action calls for the P&R to first request these parcels. Park dedications are the responsibility of the P&R, with Assembly approval.

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	<p><u>title and land management authority of these parcels to be transferred to the MOA P&R, with the intent that it become permanently dedicated parkland. Detailed ordinance language should be written with community and agency input to ensure all easements, plat notes and restrictions are appropriately included in the land transfer. This would conform to WADP Park Objective #6: ‘...permanently preserve the Tony Knowles Coastal Trail as a well-maintained, continuous public recreational corridor’ greenbelt buffer from Kincaid Park to Westchester Lagoon [PARKS AND NATURAL RESOURCE, AND POTENTIALLY MAJOR TRANSPORTATION FACILITY USES FOR THESE PARCELS].”</u></p>	
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