

**Turnagain Community Council**  
**Summary of Requests/Comments**  
**on**  
**Draft 2014 HLB Annual Work Program and**  
**2015-2019 Five-Year Management Plan**  
*To be presented at TCC November 7, 2013 Meeting*

**Chapter 1. HERITAGE LAND BANK — 2014 WORK PROGRAM:**

**A BRIEF HISTORY OF THE HERITAGE LAND BANK**

**Page 5** — Important information was included in previous HLB Plan on the discussion of the Municipal Entitlement Act of 1978 and how much acreage has actually been transferred from the state to the Municipality, compared to the total acreage the city is entitled to, but was removed from the 2013 final plan and is not in the current draft 2014 plan

⇒ *TCC requests that the following sentence be reinserted in the second graph in this section as the third sentence:*

**“As a result, the Municipality has been able to select and obtain title to only about half of its total land entitlement, or approximately 25,000 acres.”**

**ACQUIRING MUNICIPAL ENTITLEMENT LANDS**

**Page 7** — Related to the above item, this section discusses in more detail the Municipal Entitlement Act and states that the Municipality is entitled to 44,893 acres of state land and specific data on acreage received and balance still owed the city, but this sentence was removed from the draft 2014 plan.

⇒ *TCC requests that the following sentence from the 2013 Final Work Program be reinserted at the end of the first graph in this section (with any applicable update to the actual acreage numbers):*

**“As of today, the Municipality has received 31,176.17 acres, leaving a balance of 13,716.83 acres.”**

**Page 7 (& Chapter 3, page 19) — Municipal Entitlement Lands** — TCC supports the Municipality of Anchorage’s efforts to continue to work with the State of Alaska to resolve any remaining land entitlement issues and thanks HLB for specifically referencing Parcel #68 Point Woronzof (ADL 223363) and Parcel #21 Airport North (ADL 201573) as parcels to be conveyed to the city by the state. They are used by the public as important recreational areas in West Anchorage, and the popular and widely-praised Tony Knowles Coastal Trail is routed through both of these parcels. This conforms to the West Anchorage District Plan (WADP) Park Objective #6, P-8: “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.”

## **FIVE-YEAR MANAGEMENT PLAN**

**Page 9** — Language from previous HLB plans that is important to remind and ensure the public that a key purpose of HLB is to manage and retain the inventory for potential, as yet unidentified, future Municipal use as well as appropriately transfer lands when specific uses are identified should be included in the Plan.

⇒ *TCC requests that the following language from page 10 of the 2012 Work Program (and previous plans) be reinserted as the new third graph in this section:*

**“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 management responsibilities on unimproved land while removing improved properties or lands with designated uses from its inventory for other municipal agencies.”**

## **Chapter 3. HERITAGE LAND BANK — 2014 WORK PROGRAM:**

### **2014 ACQUISITIONS**

**Add to Page 19 — Coastal Trail/Greenbelt on Airport Property** — Consistent with our comments in previous years, TCC requests that acquisition of property north of the Municipally owned HLB parcels on the west side of the Airport be included in the HLB Acquisitions list. Purchasing this land would permanently protect a contiguous greenbelt/buffer for the Tony Knowles Coastal Trail that would span from the HLB parcels north to Pt. Woronzof Park. This land should then be transferred to the Department of Parks and Recreation as dedicated parkland to be added to Pt. Woronzof Park. **This, along with conveyance of State Entitlement Parcels #21 and #68, would put the entire length of the Coastal Trail from Earthquake Park to Kincaid Park in Municipal ownership.**

⇒ *TCC requests that the 2014 HLB Work Program include the following language:*

**“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 for a permanently dedicated parkland addition to Point Woronzof Park. Purchasing this land would permanently protect 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 (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.”

### **CURRENT AND CONTINUING PROJECTS**

**Page 22 — Point Woronzof — Closed Compost Facility** — HLB Staff concurred with TCC’s request for the 2013 plan to reinsert amendment language approved by the Assembly July 12, 2011, for the compost facility parcel. This language was not included in the 2013 Final plan posted on the HLB website, nor is it included in the current draft 2014 plan.

⇒ *TCC requests that the following 2011 Assembly-approved amendment for the closed compost facility parcel be added after the second sentence:*

**“HLB will strive to achieve maximum public benefit regarding these lands.”**

### **CONSERVATION EASEMENTS**

**Page 24 — HLB Parcels 5-001, 5-002A, 5-020 and 5-021** are identified in the WADP, Exhibit 4-18: Wetlands Disposition Status (page 197), as “Publicly Owned – To Be Preserved with Conservation Easement.” TCC strongly supports this WADP recommendation.

⇒ *TCC requests that HLB Parcels 5-001, 5-002A, 5-020, 5-021 be added to the list of parcels recommended for Conservation Easements and added to the mitigation bank, which would be consistent with the WADP.*

## **Chapter 4. HERITAGE LAND BANK — FIVE YEAR WORK PLAN, 2015-2019:**

### **POSSIBLE DISPOSAL OF HLB PARCELS: 2015-2019**

**Page 26 — Potential Disposal & Withdrawal Properties: 2015-2019 TABLE** — HLB Parcels 4-033 and 4-034, listed on page 26 of this section, are not included in the Table.

⇒ *Clerical error should be corrected: Parcels #4-033 and 4-034 information should be added to the Table on page 26.*

**Page 26 & 28 — HLB Parcel 5-023** are identified in the WADP, Exhibit 4-18: Wetlands Disposition Status (page 197) as “Publicly Owned – To Be Transferred to the Parks and Recreation Department.” The intent would be for it to become permanently dedicated parkland. TCC strongly supports this WADP recommendation.

⇒ *TCC requests that a section for Region 5 — Southwest Anchorage be added to the Possible Disposals of HLB Parcels: 2015-2019 on page 28, for the purpose of adding the transfer of Parcel 5-023 to the Parks and Recreation Department, with the intent of*

*the parcel becoming dedicated parkland. This parcel would also be added to the Possible Disposals of HLB Parcels: 2015-2019 Table.*

**Page 28 — 3. HLB Parcels 4-033 and 4-034** —The portions of HLB Parcels 4-033 and 4-034 not being leased or otherwise encumbered by easements and right-of-ways should become permanently dedicated parkland due to the location of the Tony Knowles Coastal Trail as well as a portion of the Sisson Loop Trail within the parcel boundaries. Permanent protection of a Coastal Trail greenbelt/buffer would protect some of the most important attributes about Anchorage, as stated in the goals and expressed by the community in the 2020 Anchorage Comprehensive Plan and explicitly stated as an objective in the WADP on page 223.

On December 4, 1997, TCC passed a resolution in support of transfer of title and management authority of Parcels 4-032, 4-033 and 4-044 from HLB to the Parks and Recreation Dept. We reiterated our position by passing another resolution making the same request on December 2, 1999.

⇒ *TCC requests that the language for HLB Parcels #4-033 and 4-034 on page 28 be replaced with the following:*

**“Title and land management authority of HLB Parcels 4-033 and 4-034 should be transferred to the MOA Parks and Recreation Department, 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 with vegetative buffer from Kincaid Park to Westchester Lagoon.”**

**Page 28 — Region 6 —Girdwood/Turnagain Arm** — HLB Parcel 6-002 is included in the Table on page 26, but there is no description/details for this parcel on page 28.

⇒ *Clerical error should be corrected: Parcel #6-002 and accompanying text should be added as the new #2 under the Region 6 section on page 28.*