



Rabbit Creek Community Council

1057 West Fireweed Lane, Suite 100, Anchorage AK 99503



March 18, 2015

Ms. Robin Ward, Director
MOA Heritage Land Bank
PO Box 196650
Anchorage AK 99519

Alaska Rugby Foundation
c/o Mr. Ben Mohr
1406 Patterson
Anchorage AK 99504

At our March 12 meeting, Rabbit Creek Community Council held a second discussion of the proposal by the Alaska Rugby Foundation (ARF) to build and maintain a rugby field in upper Potter Valley. The meeting drew a number of neighbors who had NOT been previously informed by ARF about the project: and these residents voiced numerous concerns and objections. The Council agreed, without objection, to reconsider the letter of support originally approved at our February 12 meeting (letter dated February 22). Following are the specific actions and requests by the Council:

1. The Council will hold a reconsideration vote regarding the Council's letter of support at our April 9 monthly meeting.
2. The Council requests that no permits or site work (including clearing or fill placement) proceed before the Council reconsiders its support on April 9. The Council asks HLB to confirm this timeline; or to inform us of any timeline HLB is following. The Council does not object to continued planning, design or engineering. The representatives of the Rugby Foundation at our March meeting (Ben Mohr and Dr. Robbins) concurred.
3. The Council requests HLB to advise us before April 9 what public notice is required before approval of a private development/management agreement for this site.
4. It is the understanding of the Council that the Alaska Rugby Foundation will conduct extensive outreach to neighbors in the vicinity before the April 9 meeting. Since traffic and noise are substantial concerns, this outreach should include residents in the vicinity, including residents along Romania, Finland, England and and Potter Heights roads: not just lot owners adjoining the proposed park. The Council is asking the Rugby

Foundation to explain specifically their means of outreach and public notice when they appear at the April meeting.

5. Calculations of available free fill from Potter Highlands and the road upgrade should be done immediately, to ascertain if the quantity is adequate for a rugby field and parking. Given the massive fill imported for the private rugby field, some residents doubt the sufficiency of fill.

For the record, residents voiced the following concerns at the March 12 meeting included:

- There has been inadequate notification to the surrounding neighborhood;
- The accelerated timeline (compared to usual MOA park planning) serves the Rugby Foundation, but not the public, and major issues are being overlooked;
- The HLB planning studies recommended a neighborhood park, but this is another category of park;
- Noise from games and park maintenance is a concern;
- The remote location is inappropriate for a major sports venue because of the driving trips generated;
- The location is inappropriate because roads are woefully substandard;
- There may not be enough fill produced from the road upgrade project;
- This might be a scheme to develop a parking lot to serve the adjoining private rugby field, where traffic and parking have created problems;
- Parking lot landscaping and setback from the future ROW appear insufficient;
- The parking lot needs size justification and security measures;
- The proposed use is intensive and will create multiple impacts to the neighborhood.

In summary, the Council issued its support on February 12 with the noted concern that the public outreach had been brief and limited. The Council discovered in March that outreach was even more limited than we had been led to believe: very few neighbors had been notified by ARF. Our obligation as a Community Council is to represent the interests of the neighborhoods and neighbors within our Council area. The Council is therefore reconsidering its support for the proposed rugby park and will take a vote on April 9.

We look forward to HLB's response regarding the timeframe and public notice requirements (items 2 & 3 above). We ask the Alaska Rugby Foundation to answer items 4 & 5 above, in advance of the April 9 meeting.

Nancy Pease, co-chair

CC: Bill Evans and Jennifer Johnson, Assembly; John Rodda and Holly Spoth-Torres, MOA Parks