

Summary of Outreach

In March 2022, Turnagain Community Council (TCC) requested additional time before the Assembly makes a decision on whether to sell (dispose of) 7 parcels owned by the Muni in the Woodland Park subdivision. **TCC conducted community outreach**, targeting neighbors in the immediate area of the properties, who are most likely to use the land and would be most affected by future change in use.

TCC used three outreach methods; a summary of responses follows. Residents were encouraged to tell neighbors about the survey and meeting.



Objectives

1. Inform the community about the status, what is known and unknown, about the proposed sale
2. Collect feedback from the community about the land currently, as well as thoughts, preferences, ideas and concerns about possible future uses if the land is developed or changed.
3. Summarize themes and shared priorities of neighbors, to inform TCC’s recommendation to the Assembly about what the neighborhood would like to see happen.

Community Meeting: May 21, 2022

TCC organized an **in-person community meeting** on a Saturday morning. **About 30 people attended**, although some did not stay for the full meeting. The group started onsite at the parcels, with an opportunity to observe and talk about the site. TCC provided an update on what is known about the property, original intent when the land was cleared in the 1980s and developed as park, what has happened so far, and what may happen if the land is sold and developed.



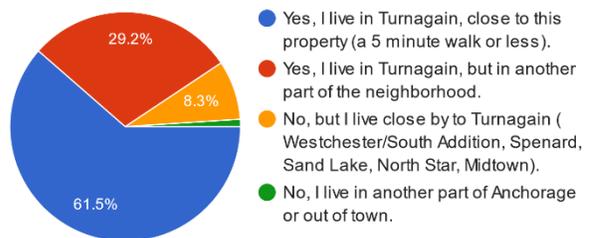
The second half of the meeting was held at Turnagain Social Club, where small groups discussed the questions above and reported back themes.

Online Survey (Google): May 10-24, 2022

The survey was open for 2 weeks, advertised through the TCC e-mail as well as a QR code and link on the flyer for the May 21 meeting. **96 people responded**: 90% of responses within the Turnagain neighborhood overall, and about 60% said they live within a 5-minute walk of the property. Survey questions were open-ended response, the same ones discussed in the community meeting.

Are you a resident in Turnagain?

96 responses



Other Outreach and Feedback

Since February, several people reached out by e-mail to share comments, or communicated with TCC board members. A few neighbors in the immediate area also took time to knock on doors, chat with their own neighbors, and encourage people to participate in the meeting and the survey, handing out flyers and sharing more information about the project.

What Did We Hear from Neighbors?

Many people use this land, primarily as an **access point in the neighborhood** to the pedestrian bridge, trails and other destinations. It is also a popular **place for dog owners** to walk or play with their dog outside. It is clearly well-used by many in the neighborhood as an **open grassy space**. Others reported not using the land at all, only passing through it, and/or seeing it as they drive past. Others only reported using the parking lot when visiting Rustic Goat.

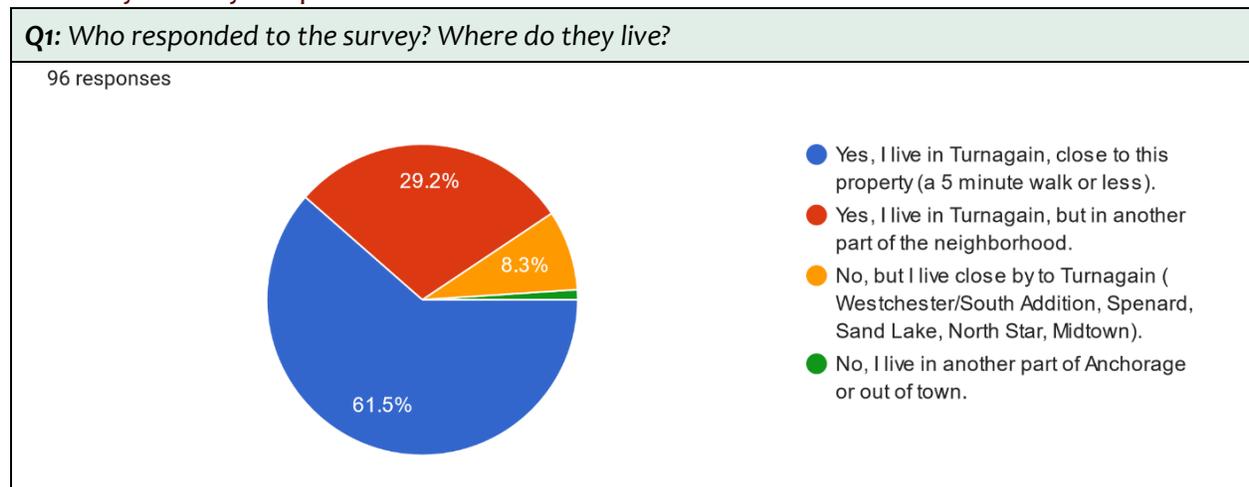
The clear majority of those who gave their views have concerns about future development at this site, and wish to see the land remain as green space. Not only does the site provide green space that neighbors value highly, additional development in this area presents a number of challenges, outlined below, the top issue being traffic congestion. Other people who participated, including some who live in the immediate area, were open to the idea of development, especially small-scale housing that would be compatible with the existing neighborhood. Some were also open to the idea of a small-scale commercial space, but did not want to see the land developed with a strip mall, drive-through or other intensive use.

Many people identified the **significant feasibility issues and constraints** that would need to be accounted for when determining whether a potential development is feasible at this site:

- **Address existing traffic congestion and road safety** issues on Turnagain Street, as well as potential increases in traffic from the development;
- **Address parking issues**, if the current parking lot is removed or changed to accommodate new development, as this fills an important parking need for Rustic Goat;
- **Manage access challenges**, such as the very narrow alley south of the land and limited space for circulating cars; and
- **Potential physical constraints** such as soil quality and stability, seismic concerns, steep slope and existing rights of way and easements.

Most who use this land as a park want to see the land formally dedicated as a park, and improved with park amenities: ideas included a playground, lighting, benches, a dog park play area, and other features. In particular neighbors identified the parcels east of the Barbara Street cul de sac as having significant value, and likely being less feasible to develop given their location and access points.

Summary: Survey Responses



Q2: “How do you interact with land currently?”		Q3: “How do you see other people use it?”	
Q2: How do you interact with this land?	TOTAL	Q3: How do you see other people use the land?	TOTAL
Walk or bike <u>through</u> the property	33	Walk or exercise dog	25
Walk or play with dog	16	No, don't see them using it	24
Use the pedestrian bridge (walk or bike)	14	Yes, see them using it (unspecified)	21
Enjoy open space/views/buffer area	14	Walk, run or bike <u>through</u> the property	21
Picnic and/or spend time on grassy area	12	Play games: soccer, frisbee, kite flying, etc.	13
Don't use the property	11	Children playing	12
Use parking lot (public lot serving Rustic Goat)	11	Sit on grass, picnics, etc.	11
Walk or bike connection to other destinations or trails	11	Use the parking lot for Rustic Goat	8
Drive past the property	10	Open space, enjoy view	8
Walk, run or bike past the property	10	Use the pedestrian bridge	7
Child(ren) play here	8	Loitering, drug use or problem behaviors	4
Play games here: frisbee, soccer, golf, etc.	7	Walk or bike to other destinations or trails	2
Live nearby/can see this property from home	4	Cars or activity at cul de sac	2
Winter use: play in the snow, or mentions winter	4		
Q4: “If developed, what is important to keep?”			
	Q4: If developed, what is important to keep?	TOTAL	
	Open space / park land	58	
	Path, trail or sidewalk / access across property	16	
	Pedestrian bridge / access across Northern Lights	15	
	Parking lot (serving Rustic Goat)	12	
	Trees and landscaping	11	
	Buffer from Northern Lights / Railroad	10	
	Nothing (would prefer development)	8	
	Scenic view	4	
	Memorial next to pedestrian bridge	1	
Q5: “If developed, what would fit well here?”			
Q5: If developed, what would fit well here?	TOTAL	Develop park amenities:	12
Dedicate as a park	27	Playground equipment	11
Mixed use: housing and retail/commercial	17	Picnic tables and/or shelter	9
Housing: unspecified	15	Sports: tennis, pickle ball, fields	5
Keep part of property as open space or park	13	Dog park	4
Commercial: restaurant, coffee shop, etc.	10	Benches	3
Commercial: retail	10	Paths and walkways	2
Keep as is (open space, no amenities)	7	Bike amenities / pump track	2
Landscaping and vegetation, buffer	7	Community Garden	2
Housing: multi unit rental	5	Outdoor community gathering space	2
Housing: affordable	4	Little free library	1
Parking lot (generally and/or for Rustic Goat)	4	Skateboard park	1
Housing: multi unit condos	3	Trash can / dog waste station	1
Housing: single family	2		
Housing: seniors/assisted living	2		
Fence along Northern Lights for safety	2		
Commercial: office	1		
Q6: “If developed, what would NOT fit well?”		Q7: “If developed, what concerns about impacts? What should be avoided?”	

Q6: If developed, what would NOT fit well here?	TOTAL	Q7: Concerns about impacts, what to avoid	TOTAL
Housing: Multi-family or large-scale	26	Traffic, congestion	33
Commercial: Retail or strip mall	18	Loss of green space/open space	22
Housing: any	17	Should be park, or stay as is	13
Any development that creates traffic or parking issues	16	Cheap or unattractive development	11
Any development (leave as is, or as park)	13	Loss of public access (pedestrian bridge, paths, trail)	10
Commercial: any	10	Unsafe crossing at Turnagain St. (from R.G. to parking)	9
Tall or very large developments	9	Not enough parking available	8
Commercial: Car-oriented business (garage, gas station, drive thru)	7	Narrow alley	8
None (any development is better than current)	7	None / no concerns	6
Park (should not have amenities)	7	Environmental and drainage impacts	6
More parking lots (keep only existing parking)	7	Loss of view (mountains)	5
Housing: Cheap or low quality	5	Loss of public space	4
Commercial: Alcohol (bar or liquor store) or marijuana establishment	5	Impacts of not developing / opportunity cost	4
Industry: Manufacturing, construction, heavy equipment	5	Noise and quietness	4
Anything that restricts access to trail/bridge	5	Attracts problem behaviors	3
Full development on parcel (leaving no green space)	4	Construction impacts, if developed	3
Housing: Expensive or high quality	2	Unknown, depends on future plan	3
Commercial: Adult-oriented business (book store, club)	1	Emergency or hazard situations / access	3
Commercial: Office	1	Snow removal	2
Unsafe walking/biking routes (road w/out sidewalks)	1	Should not be park, unsafe for kids / next to road	1
Ball fields	1	Interfering with Railroad tracks	1

Summary: May 21 Meeting Themes

<p>Q1: Who attended the meeting? Where do they live?</p> <p>Of the people who attended, most live within a few blocks: the sign-in sheet shows people on 29th and 30th Avenues, Brookside Drive, Turnagain Street, Barbara Street. A few, including TCC regular participants, live in other parts of the neighborhood to the east, west and south.</p>
<p>Q2: “How do you interact with this property currently? How have you seen others use it?”</p> <ul style="list-style-type: none"> • Walk or bike over the pedestrian bridge (x5) • Ride bike or walk through (x2) • Walk on park grounds (x2) • Walk dog (a few participants brought their dogs to the meeting while walking) (x2) • Use as access to Coastal Trail and other trails • Play games: soccer, frisbee/disc throwing, water balloon fights • Post-workout cool-down (stretching) • Summer: used as park, winter: used as playground • Have seen issues of loitering, drug use and discarded needles • Able to access in wheelchair • Flyfishing practice • Skateboarding area • “Like it because it’s empty” – not many amenities, has open space
<p>Q3: “If this land is sold and developed, what is important to keep?”</p>

<ul style="list-style-type: none"> • Want to keep ~50% of land for park and green space, east of Barbara St. cul de sac (x2) • Pedestrian overpass (x5) • Keep green space! (x5) There is less open green space south of Northern Lights in this area • View toward the mountains to the east – rare in our area to have open view • Keep bike and pedestrian trails • Keep fire access (emergency turnaround at Barbara St) (x2) • Keep the trees and landscaping as buffer next to the road (x3) • Alley access (one way) (x2) • Existing parking for Rustic Goat (x2) – some favored keeping it as a lease
<p>Q4: “If this land is sold and developed, what could fit well here? What wouldn’t fit?”</p>
<p>(would fit)</p> <ul style="list-style-type: none"> • Nothing new: don’t change it! • “Develop it as a park,” amenities: playground equipment, benches, climbing structure (x4) • “Small” housing development (x2) • Add more parking: if it is private development and public use, parking for park users (x2) • Dedicate a buffer next to Northern Lights (legal protection so that part is not developed) • Building or site design that looks good in the neighborhood • Mixed use: housing with small commercial or retail • Something built by a nonprofit developer, like Cook Inlet Housing or Habitat • Affordable housing: tiny homes, example: Strawberry Rd. Cottages (CIHA built, Sand Lake)
<p>(would not fit)</p> <ul style="list-style-type: none"> • No commercial (x3) • No dense housing (x3) / “high rise apartments” • No drive through businesses, fast food etc. • No hotel, B&B, hostel or short-term stay use that brings a lot of traffic • No treatment centers, rehab, halfway houses • Building something on the eastern side toward railroad would be difficult, many constraints • Traffic and access: alley is narrow, limited road access, Turnagain St. and Barbara St. are also narrow. Many more cars would not fit here.
<p>Q5: “What concerns about impacts to the site / surrounding area? What should be avoided?”</p>
<ul style="list-style-type: none"> • Already concerned about traffic on Turnagain St. (x4) • Increase in traffic / more congestion at traffic light (x4) • Increase in noise (x3) • Impacts of railroad noise on property • Construction impacts (“2 years of dust and noise!”) • Decrease in sun access/sunlight, such as if property built to max height (3 stories) • Concern about overuse: more people, and/or less area for public use • Concerned a developer will “max it out” (build on all area)/sprawl by not leaving green space • Snow removal and storage, especially where there is parking (x2) • Need to relocate or address existing utilities that run across property (underground)
<p>Other Questions or Issues Raised “Parking Lot”</p>

1. What easements or rights of way exist on the property now? Where does State DOT right of way start? Are there existing right of way or protections for the pedestrian bridge access?
2. Would the trees/landscaping along Northern Lights be removed? Can it be kept?
3. How will emergency (fire truck) access be impacted? If Barbara Street cul de sac is removed, what would be in its place?
4. Could sidewalks be added, on the property or leading to the property? (Turnagain St.)
5. Will parcels be replatted and rezoned into one large property, or retain original zoning?
6. Would the existing Rustic Goat parking lot be dealt with separately from the others?
7. What is the allowed height limit in zoning on the parcels – what could get built, how tall?
8. Will there be a traffic study, of existing traffic issues and potential increase?
9. When would the neighborhood KNOW whether something would get built, and what will be specifically proposed?
10. Is development feasible here? When and how will we know?
11. When would Turnagain Street be upgraded (repaved, redesigned for safety etc.)?
12. Is railroad noise an issue now for people living in the area? How would new development be impacted by train noise?
13. How is this land being disposed – by competitive bid or sole source? Can this be required?