
TURNAGAIN COMMUNITY COUNCIL

c/o Federation of Community Councils
1057 West Fireweed Lane, Suite 100
Anchorage, Alaska 99503

TO: Brandon Tucker, Airport Leasing Program Manager
Ted Stevens Anchorage International Airport
FROM: Turnagain Community Council President Anna B. Brawley
DATE: June 16, 2022
RE: **Lease Agreement ADA-32287 Alaska Air Cargo Cold Storage, LLC**

Sent via Email

Mr. Tucker,

Thank you for the opportunity to provide written comments on lease application ADA-32287, submitted by Alaska Air Cargo Cold Storage, LLC. These comments reflect concerns that Turnagain Community Council (TCC) members have expressed consistently about proposed lease applications and development at Ted Stevens Anchorage International Airport (Airport) North Airpark property, including land west of Postmark Dr. within Postmark Bog wetlands. TCC also proposes mitigation strategies to reduce impacts on the surrounding residential areas.

1. Proposed Site in Class A Wetlands
2. Water Quality/Hydrology Impacts; PFAS Contaminants
3. Air Quality/Odor of Jet Fumes Impacts
4. Ground Noise Impacts
5. Heavy Cargo-Related Truck Traffic on West Northern Lights Blvd. (WNL) Through the Turnagain Residential Area
6. Cumulative Impacts of Developments at North Airpark
7. Potential Mitigation to Address Impacts

1. Proposed Development in Class A Wetlands

The Alaska Air Cargo Cold Storage facility is proposed to be located largely within the Postmark Bog wetland complex, identified in the *Anchorage Wetlands Management Plan*, July 2014 (AWMP), page 52, as “Site # 26D — POSTMARK DRIVE WEST.”

The AWMP classifies this wetland as “Class A,” which is the highest wetland value designation. The plan also includes an Enforceable and Administrative Policy included in a 2014 description states, “Cumulative impacts SHALL (*our emphasis*) be considered for future fill actions, as the bog has lost approximately 27 acres (1/3 of its size) since 1996.”

Considering the multiple cargo facilities at NorthAir Park as well as the proposed FedEx lease application for expansion of its facility, there is no doubt that the cumulative impacts to Postmark Bog have been substantial. The Cold Storage Facility is likely to create additional impacts to these Class A wetlands, which need to be adequately addressed.

2. Water Quality & Hydrology

Turnagain Bog is a wetland area in the AWMP (Site #26A & 26B, page 51), adjacent to Postmark Bog, and have inter-related hydrology.

The Airport has stated that PFAS (per-and polyfluoroalkyl substances) contaminants have been identified in Postmark Bog. The accumulation over time in this wetland/waterbody environment and in bodies of animals and people pose definite health and environmental exposure risks.

Runoff from daily, routine cargo-related operations like those occurring at the proposed Alaska Air Cargo Cold Storage facility have the potential to contribute to the degradation of water quality within these wetlands and into runoff that flows into Cook Inlet.

Furthermore, as more wetlands are filled, the remainder of wetland and waterbody viability will continue to be adversely impacted due to reduced water flow that will degrade Turnagain Bog and the connected waterbodies' value and functionality.

3. Air Quality & Odor of Jet Fumes Impacts

Turnagain residents have become all too familiar with exposure to jet fume smells at their homes, generated from cargo-related activity at the Airport, including NorthAir Park, where the Alaska Air Cargo Cold Storage facility development is being proposed.

It is widely recognized by the medical community that jet fuel exposure can cause a wide range of health problems. With development of additional cargo-related operations in NorthAir Park — including the proposed Alaska Air Cargo Cold Storage facility as well as expansion of the FedEx facility — cumulative and negative health impacts to our air quality and inhalation and exposure to jet fumes will likely increase with more development, and need to be addressed.

4. Ground Noise Impacts

As with Turnagain residents being negatively impacted by exposure/inhalation of jet fumes/air pollution, we have also been subjected to a significant increase in cargo plane-related ground noise. This has been a long-term concern of the community as the Airport has grown over time, and as more development encroaches on natural buffers such as wooded areas. TCC is concerned about further increases to ground noise as a result of this and other developments.

5. Freight Truck Traffic on West Northern Lights Blvd. (WNL) Residential Corridor

Turnagain residents have also seen a **significant increase in airport-related traffic on West Northern Lights Blvd.**, including a major increase in freight truck traffic documented by residents beginning in 2018. This corridor includes Turnagain Elementary

and several residential subdivisions, and has become less safe as more large trucks use this road during day and night hours, and travel at unsafe speeds next to bike and pedestrian facilities. TCC is concerned about additional construction and operations traffic resulting from more cargo developments like those proposed at North Air Park.

6. Cumulative Impacts of the Proposed Alaska Air Cargo Cold Storage Facility, Existing and other Proposed Developments at North Airpark

Activity from the Airport and related uses currently causes significant impacts to surrounding residential neighborhoods, recreational assets, and natural open space/wildlife habitat.

Over the last few years, the Airport received five large cargo-related development proposals, including the Alaska Air Cargo Cold Storage facility. When considering lease approval for the Alaska Air Cargo Cold Storage facility, the Airport must consider all of these proposed leases as a whole, and the increase in cumulative impacts these cargo-related projects would impose on the neighborhood — rather than consider each one independent of the rest.

The Airport’s approval, and resulting construction, development and operations, of some or all of the cargo-related projects, including three at North Airpark, would significantly increase the above-stated negative impacts to adjacent land uses in the TCC area — ***the increased cumulative impacts would be substantial to our community.***

7. Proposed Mitigation to Help Address Cumulative Impacts

There is no doubt that the cumulative impacts from cargo-related development at North Air Park have been substantial; this Alaska Air Cargo Cold Storage facility will pose additional impacts that need to be addressed before this lease application is approved.

TCC’s recommendations:

1. **Require that the Environmental Assessment evaluate not only impacts from this proposed facility, but also resulting cumulative impacts** of this and other existing and proposed developments, such as: filling Class A wetlands; PFAS contaminants; measurement and monitoring of air quality in surrounding residential areas; and measurement and monitoring of ground noise in surrounding areas.
2. **Install an earth berm with evergreen landscaping along the west side of Postmark Drive**, extending the existing berm from the north end of Postmark Dr. to the existing FedEx facility, and including the eastern portion of the site proposed for lease. Installation of a permanent berm would benefit the surrounding neighborhoods as more development is proposed and approved, and would be a worthwhile investment for all Airport users. The EA for this development should also address potential impacts of this berm.

Turnagain Community Council

3. **Include in the lease a condition prohibiting heavy freight truck traffic on West Northern Lights west of Minnesota Drive**, including both construction and operations, and instead use International Airport Road to access their destinations.

Again, thank you for the opportunity to provide comments on lease application ADA-32287, submitted by Alaska Air Cargo Cold Storage, LLC at Ted Stevens Anchorage International Airport. TCC asks the Airport to give full consideration of our input and mitigation requests. Please don't hesitate to contact the Council if you have any questions.

Sincerely,



Anna B. Brawley
Turnagain Community Council President

Cc:

Interim Airport Manager Craig Campbell
Mr. John Johansen
Ms. Teri Lindseth
Sen. Mia Costello
Rep. Matt Claman
Mayor David Bronson
Assembly member Austin Quinn-Davidson
Assembly member Kameron Perez-Verdia
Sand Lake Community Council President
Spenard Community Council President
Turnagain Community Council Vice President Cathy L. Gleason
Turnagain Community Council Land Use Co-chair Jon Isaacs
Federation of Community Councils