
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
DATE: August 25, 2022
RE: **Comments on Lease Agreement ADA-32370, submitted by K-Lot LLC**

Sent via Email

Mr. Tucker,

Thank you for the opportunity to provide written comments on the Lake Hood lease application ADA-32370, submitted by K-Lot LLC General Aviation Hangar Complex. **This proposed 35-year lease application would be the closest development of an aviation facility to Turnagain neighborhoods located between Lake Hood Drive, and the Lake Hood airstrip, and those neighborhoods—as close as 100 feet from existing residential parcels. Turnagain Community Council (TCC) questions whether this is an appropriate location for a facility which will generate significant ground noise from planes using these hangars.**

We appreciate the outreach to and presentation made by a representative of the applicant to the TCC Land Use Committee at our meeting on Thursday, August 18, 2022. However, they communicated that the plan they presented is preliminary, with no specific site plan showing location of structures and ancillary infrastructure, and with a broad range of potential activities listed in the lease application public notice. We are concerned that, depending on what operations they actually decide to conduct at this site, could result in a number of adverse impacts on adjacent neighborhoods.

As indicated in previous comments on lease applications submitted by the TCC on proposed leases in both the Lake Hood and Ted Stevens Anchorage International Airport (TSAIA), we have concerns regarding the following potential impacts:

- Ground/aircraft noise impacts on adjacent neighborhoods
- Visual impacts on adjacent neighborhoods
- Proposed development in Class A wetlands/water quality/hydrology impacts
- Air quality/odor of airplane fumes impacts on adjacent neighborhoods
- Cumulative impacts from development on all of the above
- Potential ‘mitigation’ to address impacts

Potential Ground/Aircraft Noise Impacts on Adjacent Neighborhoods

Turnagain residents have been subjected to a significant increase in aircraft-related ground and aircraft noise, which includes aircraft taxiing, engine run-ups, and other whining, loud sounds. Given the proximity of this lease application to Turnagain neighborhoods, the nature of potential hanger facilities, aircraft support activities (including the use of helicopters), and possibility of leasing hanger facilities to other entities, TCC is extremely concerned about the potential for adverse ground and aircraft noise impacts on adjacent neighborhoods.

Should this lease application be approved, a number of lease conditions should be required that mitigate noise impacts, including the following:

- Limited hours of aircraft and noise generating operations, during early mornings and at night.
- Prohibition of helicopters operating at the facility.
- Orientation of hangar doors, aircraft parking, and taxiing facilities on the west side of the facility to buffer potential noise impacts.
- Retain as much vegetation as possible, especially existing evergreen vegetation within the 100-foot DOT easement on the east side of the property, for screening and noise buffer, particularly on the east side of the property, to buffer noise impacts.
- Incorporate berms, screening and other noise barriers to mitigate noise impacts on adjacent neighborhoods.

Visual Impacts on Adjacent Neighborhoods

Again, given their proximity, proposed facilities would impact adjacent neighborhoods unless steps are taken to avoid or reduce these impacts. Should this lease application be approved, a number of lease conditions should be included that mitigate visual impacts, including:

- Building design: height limits, exterior painting, lighting location and orientation to reduce potential visual impacts.
- Orientation of hangar doors, aircraft parking, and taxiing facilities on the west side of the facility to buffer potential visual impacts.
- Retain as much vegetation as possible, especially existing evergreen vegetation, for screening and noise buffer, particularly on the east side of the property, to buffer visual impacts.

Proposed Development in Postmark Bog Class A Wetlands/Water Quality & Hydrology Impacts

The proposed lease area is located largely within a wetland complex identified in the *Anchorage Wetlands Management Plan, July 2014 (AWMP)*. The AWMP classifies this wetland as “**B**,” which is the second highest wetland value designation. Many airport wetlands are described in the AWMP as follows: “Significant site due to both migratory and nesting bird habitat, stormwater treatment and attenuation values.” Lake Hood flows out to Turnagain Bog and Turnagain Arm through the wetlands in the vicinity of the proposed application. Wetlands perform natural filtration functions to protect water quality in Turnagain Pond, Hood Creek, Jones Lake, and ultimately Cook Inlet. As more wetlands in the complex Postmark Bog/Turnagain Bog complex are filled, the remainder of wetland and waterbody water quality is likely adversely impacted in these important areas within the TCC boundaries.

Should this lease application be approved, a number of lease conditions should be required that mitigate wetlands and hydrology impacts, including:

- Review previous airport hydrological studies and require a site-specific drainage and hydrological study to be used in siting and design of facilities built in the lease area
- Take design and operations measures to avoid and contain use of contaminants that could enter wetlands and other surface and groundwaters.

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- Retain as much vegetation as possible, especially existing evergreen vegetation, to reduce wetland and hydrological impacts

Air Quality/Odor of Aircraft Fumes Impacts

Turnagain residents have become all too familiar with exposure to jet fume and other aircraft emissions at their homes, generated from activity at the Airport. Given the close proximity of the proposed lease application area to adjacent neighborhoods, activities associated with aircraft operation and maintenance could increase air quality impacts on neighborhoods.

Should this lease application be approved, a number of lease conditions should be required that mitigate air quality impacts, including:

- Plan for dust control during project construction and operations
- Limited hours of aircraft operations and maintenance activities
- Orientation of hanger doors, aircraft parking, and taxiing facilities on the west side of the facility to buffer potential air quality impacts
- Use of appropriate measures to control and contain aircraft related air emissions

Cumulative Impacts of the Proposed Lease Application and other Development within the Lake Hood Airport Planning Area

Turnagain neighborhoods adjacent to TSAIA and Lake Hood have experienced an increase in cumulative impacts from continuing airport development, documented in several comment letters on recent lease applications. This will include an increase in general aviation (GA) activity associated with the relocation of the 39 GA tiedowns closer to Turnagain neighborhoods.

TCC greatly appreciates the increased communication and collaboration that have occurred recently with TSAIA and Lake Hood management and staff, and sensitivity shown to neighborhood concerns. It is imperative that we continue to work together to minimize project specific and cumulative impacts on Turnagain neighborhoods. Advanced notification of potential projects/lease applications, continued communication and early involvement in master plan updates will help implement this objective.

To that end, in consultation with representatives of Turnagain neighborhoods adjacent to TSAIA and Lake Hood, we offer the following comments and questions:

- Given airport management sensitivity to development close to neighborhoods, would they be willing to reconsider or delay approving this lease application, subject to additional conversations with TCC to resolve the concerns above about impacts?
- Are there other current vacant lands at the airport that could accommodate the same needs, without adverse impacts to neighborhoods to the east? It would be helpful to identify such areas prior to leasing the land adjacent to existing neighborhoods.
- Require the applicant to work with TCC and neighborhood representatives to develop and review the actual site plans for projects building prior to any final state sign off.

Again, thank you for the opportunity to provide comments on lease application [ADA-32370](#). TCC asks the Airport to give full consideration of our input and mitigation requests. Please don't hesitate to

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contact me, if you have any questions. TCC representatives would be happy to meet with you to discuss any of the above further.

Sincerely,
Anna B. Brawley
Turnagain Community Council President

Cc:

Interim Airport Manager Craig Campbell
Lake Hood Seaplane Base Manager Tim Coons
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