

*Turnagain Community Council Comment Summary For Consideration of Approval at  
TCC January 9, 2025, General Membership Meeting on the*

**DRAFT HERITAGE LAND BANK 2025 WORK PROGRAM &  
2026-2030 5-YEAR MANAGEMENT PLAN**

**Acquiring Municipal Entitlement Lands:**

- # TCC supports multiple references in the Draft HLB document regarding the conveyance of State of Alaska-owned lands included in the 1986 Municipal Entitlement Act to the Municipality — and once acquired, *advocates the transfer to the Municipality Parks and Recreation the following parcels in TCC/West Anchorage*, due to the important value they have as public parks/natural open spaces/recreational areas:
  - Parcels #21 & #68 — where Point Woronzof Overlook/sections of the Tony Knowles Coastal Trail are located
  - Parcel #77 — Little Campbell Lake Park
  - Parcel #78 — land adjacent to Kincaid Park
  - Parcel #113 — Delong Lake Park
  - A portion of Parcel #71— northern section of Connors Bog Park
- In addition, TCC supports transfer of the:
  - Kloop Snow Disposal Site is also located within Parcel 71

**2025 Potential Projects:**

**Parcel 4-033B:**

- The Draft HLB Plan states that the Salvation Army Clitheroe Treatment Center at the end Pt. Woronzof Dr.” will be vacated as of mid-2024. Staff will determine Municipal need, state of the structure, and propose next steps when they have been identified.”
- The *2040 Anchorage Land Use Plan* designates where Clitheroe is located as “Community Facility or Institution” — and the HLB land adjacent to it is designated “Park or Nature Area.”
- The Municipality of Anchorage *1983 Coastal Trail Route Study* identifies the area generally located near the Clitheroe Center area /end of Point Woronzof Dr. to the Coastal Trail route as a “potential coastal park with trail link to Point Woronzof Drive, parking facilities, shelters, restrooms, and information signage.”
- Currently, the only two vehicle access areas to the Tony Knowles Coastal Trail between Point Woronzof Overlook and Kincaid Park are at these two locations — leaving a length of several miles without easy public access to the Coastal Trail.
- *TCC requests that West Anchorage community councils have an opportunity to collaborate with HLB in regard to future use of the HLB land in this area — to ensure compatibility with any future use of this strategically high value land along the Tony Knowles Coastal Trail/Greenbelt area — as well as consider potential development of a much-needed connectivity trail link to the Coastal Trail.*

## **Trespass And Encroachment Issues:**

### **Parcel 4-033A-D and 4-034:**

- TCC would need more information regarding the need for any additional Tesoro Nikiski Pipeline easements in the HLB Parcels west of Airport in the vicinity of the Tony Knowles Coastal Trail and Natural Open Space areas.
- *TCC requests that HLB engage our council when considering any additional pipeline easements in the HLB parcels west of the Airport.*

## **Potential Disposals, Exchanges & Transfers: 2026-2030:**

### **Parcels 4-032, 4-033A-F and 4-034:**

- TCC has a long history of advocating for *transfer of these parcels to the Municipal Parks Department to ensure permanent protection of the Tony Knowles Coastal Trail and associated Natural Open Space Buffer within these parcels.*
- At the January 26, 2024, HLB Advisory Commission meeting, staff announced that the proposed two-year lease renewal with FAA of portions of Parcels 4-033A and 4-034 will likely be the last renewal, as FAA plans to decommission the locator beacon currently located west of the Airport east-west runways.
- *TCC requests that transfer of these specific parcels to the Parks Department be included in the 2026-2030 HLB Management Plan, to ensure long-term protection of this important natural open space and section of the Coastal Trail.*

Assembly-adopted Plans supporting this action this land:

- 2001 Anchorage Comprehensive Plan identifies this area as:
  - **“Community Preference for Natural Open Spaces”**
  - **“Important Wildlife Habitats”**
- West Anchorage District Plan classifies these parcel areas as:
  - **“Parks and Natural Resource”**
- 2040 Land Use Plan designates these parcel areas as:
  - **“Park or Natural Area”**

## **Land Management:**

### **Conservation Easement Management:**

- The Assembly-approved 2020 HLB Plan included a more detailed description of the work HLB does regarding these important public lands, which TCC supported.
- *TCC requests consideration of including this language of the 2025 HLB Work Program.*

## **HLB Policies:**

- TCC will carefully review any proposed Policy changes in this Draft Plan, to ensure they adhere to long-accepted HLB Policies in past years — intent is to ensure HLB public land management actions are in the public’s best interest.