# All Proposed Turnagain Capital Projects

#### **Project Management and Engineering**

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## W Northern Lights Blvd at Alaska Railroad Overpass Drainage Improvements (14-31)

Cost: \$2 300 000

Funds on Hand: \$400,000

Additional funds required: \$1,900,000

Need: Chronic spring flooding and winter glaciation occur at this location.

Project scope: Design and build a drainage solution to eliminate flooding and glaciation.

Project Status: Design Study is complete, and preliminary design has commenced. Soils boring is complete.

## **Turnagain St Upgrade - Northern Lights Blvd to 35th Ave (10-31N)**

Cost: \$16,700,000 Funds on Hand: \$0

Additional funds required: \$16,700,000

Need: Turnagain Street is a narrow two lane road that functions as a residential collector. Current right of way is limited. There are line of sight issues at some of the cross streets. The project is a high priority for the Turnagain Community Council.

Project scope: Upgrade the road to urban collector standards. Improvements typically include a new road base, pavement, curb and gutters, storm drain, pedestrian facilities, lighting upgrades, and landscaping.

Project Status: Project is on hold until additional funding is received. The design study phase, funded by a 2010 state grant, is substantially complete.

## Hillcrest Dr Sidewalk - West High Campus to Forest Park Dr

Cost: \$750,000 Funds on Hand: \$0

Additional funds required: \$750,000

Need: There is no separation between motorized and non-motorized traffic along this route that is frequently used by West/Romig students, Coastal Trail users, and neighborhood residents. Vehicles often cross into the parking lane used by most pedestrians and cyclists. Conditions are preventing students from walking to school, adding to traffic congestion. The project ranks number 144 in the Anchorage Pedestrian Plan. The project need is supported by the Turnagain Community Council. Project scope: This project will install a sidewalk along Hillcrest Dr., either within the existing shoulder (parking lane) or in the right-of-way beyond the existing curb, or partially on both.

Project Status: The project has not started. The project will remain on the needs list for future funding consideration.

#### Wildwood Ln/Forest Park Dr Area Pedestrian Easement Rehabilitation

Cost:

Funds on Hand: \$0

Additional funds required:

Need: The pedestrian easement at the end of Wildwood Ln. is in poor condition, and sediment erodes in wet weather. It is not ADA-compliant, and difficult to traverse for pedestrians and cyclists. Students, trail users, and residents use the Wildwood Ln. route as a safer, low-traffic alternative between the West/Romig campus and the

Project scope: This project will rehabilitate existing pedestrian easement between Wildwood Ln. and Forest Park Dr.

Project Status: Turnagain Community Council plans to work with the administration to identify funding through appropriate federal, state and/or locatl sources.

## **Esquire Dr Sidewalk - Forest Park Dr to Hillcrest Dr**

Cost: \$750,000 Funds on Hand: \$0

Additional funds required: \$750,000

Need: There is no separation between motorized and non-motorized traffic along this route that is frequently used by West/Romig students, Coastal Trail users, and neighborhood residents. In particular, Esquire Dr. is often used by non-motorized users to avoid the narrow roadway curve along the north section of Forest Park Dr. Vehicles occasionally cross into the parking lane used by most pedestrians and cyclists, especially in icy conditions. The project need was identified and is supported by the Turnagain Community Council.

Project scope: This project will install a sidewalk along Esquire Dr., either within the existing shoulder (parking lane) or in the right-of-way beyond the existing curb, or partially on both.

Project Status: The project has not started. The project will remain on the Needs List for future funding consideration.

#### **Hillcrest Dr Pedestrian Crosswalks**

Cost:

Funds on Hand: \$0 Additional funds required:

Need: These are heavily used street crossing areas used by students and need to be formally delineated to provide safer crosswalks for students.

Project scope: This project will install colored or textured concrete pedestrian crosswalks at the following Hillcrest Dr. intersections: Wildwood Ln., Esquire Dr., and

Forest Park Dr.

Project Status: Turnagain Community Council plans to work with the administration to identify funding through appropriate federal, state and/or local sources.

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## **Turnagain Area Traffic Calming and Safety Improvements**

Cost: \$1,000,000 Funds on Hand: \$0

Additional funds required: \$1,000,000

Need: A 2006 Traffic Calming Study of the Turnagain area identified specific projects to be constructed. This project will construct the remainder of those projects.

Project scope: This project will construct traffic calming projects identified in the 2006 study of the Turnagain area.

Project Status: This project has not started. There is no funding programmed in the current six-year Capital Improvement Program.

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## Lakeshore Dr Upgrade - Constellation St to Wisconsin St

Cost:

Funds on Hand: \$0 Additional funds required:

Need: This segment of road has not been built to urban standards.

Project scope: Improvements would include a new road base, curbs, pavement, underground storm drains, street lighting, and pedestrian facilities.

Project Status: This project was previously on the Turnagain CIP list, but — for some reason — removed from this year's list. Last year's Project Status stated: "No work is underway and no funding is proposed in the six-year Capital Improvement Program. The project will reamin on the Capital Projects Needs List for future funding consideration. The project is identified as a collector route in the Official Strees and Highways Plan (OS&HP). This need is pending review by MOA 9

## Milky Way Dr Surface Rehab - Aero Ave to Wisconsin St

Cost: \$2,000,000 Funds on Hand: \$0

Additional funds required: \$2,000,000

Need: Pavement on this collector street is deteriorating. This is identified as a collector route in the Official Streets and Highways Plan. This project is a priority for the Turnagain Community Council.

Project scope: This project will address the deteriorating pavement and curb conditions on a collector route by replacing worn curbs and overlaying the existing pavement.

Project Status: No work is currently scheduled in the 6-year Capital Improvement Program. Project will remain on the Capital Project Needs List for future funding consideration.

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## Turnagain Pkwy Surface Rehab - Illiamna Ave to Northern Lights Blvd

Cost: \$560,000 Funds on Hand: \$0

Additional funds required: \$560,000

Need: Pavement on this collector is deteriorating. Some segments of the road surface were rated as Condition F by the 2014 GASB survey.

Project scope: Replace or overlay pavement.

Project Status: No work is underway or scheduled in the six-year Capital Improvement Program. The project will remain on the Capital Projects Needs List for future funding consideration. This route is designated as a collector in the Official Streets and Highways Plan (OS&HP).

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## West High and Romig Middle Schools Access and Circulation

Cost: \$6,500,000 Funds on Hand: \$0

Additional funds required: \$6,500,000

Need: A state grant provided the funding for the development of a Master Plan for the West/Romig campus renovation. The road construction and access improvements are the first phase of implementing recommendations from this plan. Safety concerns have been raised with the current access arrangement at these schools. Traffic circulation is impacted due to school activities. Over 2,700 students attend these two schools and the school area is bordered by two major transportation routes (Minnesota Drive and Northern Lights Boulevard). This need was identified by the Turnagain Community Council.

Project scope: This project will design and construct access and circulation improvements.

Project Status: The school district has commissioned a study. No construction work is underway or scheduled in the six-year Capital Improvement Program. The project will remain on the Capital Project Needs List for evaluation and prioritization.

## **Chester Creek Flooding - Lagoon to A St (14-19)**

Cost: \$3,200,000 Funds on Hand: \$500,000

Additional funds required: \$2,700,000

Need: Flooding occurred in January 2009 impacting homes adjacent to the creek.

Project scope: The results of a study to determine the causes of flooding in this drainage basin and explore costs/options for alternatives to alleviate flooding has recommended installing a large culvert under Arctic Boulevard.

Project Status: 95% design submitted for review 10/29/18. Permit and utility coordination underway.

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#### Wildwood Ln/Forest Park Dr Trail

Cost: \$100,000 Funds on Hand: \$0

Additional funds required: \$100,000

Need: The pedestrian easement at the end of Wildwood Ln. is in poor condition, and sediment erodes in wet weather. It is not ADA-compliant, and difficult to traverse for pedestrians and cyclists. Students, trail users, and residents use the Wildwood Ln. route as a safer, low-traffic alternative between the West/Romig campus and the trail area.

Project scope: The project will construct a paved trail between the end of Wildwood Lane and Forest Park Drive.

Project Status: The project has not started. There is no funding programmed in the current six-year CIP. The project will remain on the Needs List for future funding

consideration.

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## **ARDSA Alley Paving**

Cost: \$300,000 Funds on Hand: \$0

Additional funds required: \$300,000

Need: There are over 300 unpaved alleys in ARDSA. Unpaved alleys are a nuisance for residents and businesses. Dusty alleys negatively impact the air quality over

the Municipality.

Project scope: This program will systematically pave all remaining unpaved alleys in ARDSA.

Project Status: This is an annual program to pave 10-12 alleys each summer in the Anchorage Roads and Drainage Service Area (ARDSA).

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## **West High School Parking Lot Improvements**

Cost:

Funds on Hand: \$0 Additional funds required:

Need:

Project scope: Turnagain Community Council recommends adding this project back into our proposed 2018 Roads & Drainage list. While this project was substantially completed in 2016, TCC requests that two items be completed: 1) demarcate all pedestrian crosswalks within the parking lot with striped painting; and 2) replace any trees or other landscaping originally planted that may have not survived.

Project Status: This need is pending review by MOA

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## **West High School Parking Lot Improvements**

Cost: \$0

Funds on Hand: \$0 Additional funds required: \$0

Need: There is little separation between pedestrians and vehicles in the main part of the West High parking lot, and risks are enhanced with the number of inexperienced dirvers. A thoughtful design could increase student safety with minor changes.

Project scope: Turnagain Community Council will work with the Anchorage School District to identify appropriate ways to improve pedestrian safety within the West High School parking lot, located south of Hillcrest Dr., including delineating specific pedestrian walkways

Project Status: Turnagain Community Council plans to work with the administration and the Anchorage School District to identify funding through appropriate federal, state and/or local sources.

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## **West/Romig Schools Area Trail Resurfacing**

Cost: \$250,000 Funds on Hand: \$0

Additional funds required: \$250,000

Need: The trails connecting West High and Romig Middle Schools to the Huntington Park neighborhood have experienced wear. Regrading and repaving are needed to improve safety for the children using the trails and to reduce ongoing trail maintenance expense. The project was identified by the Turnagain Community Council. Project scope: Regrade and resurface the trails providing access in the vicinity of West and Romig schools.

Project Status: The project has not started. The project will remain on the Needs List for future funding consideration.

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## West High and Romig Middle Schools Pedestrian Access Improvements

Cost: \$100,000 Funds on Hand: \$0

Additional funds required: \$100,000

Need: Heavily used, paved easements connecting student pedestrian traffic from Belmont Dr. and Arlington Dr. to the school campus from the Huntington Park neighborhood in Turnagain are in serious disrepair and need to be regraded and repaved for safety and maintenance purposes. This need was identified by the Turnagain Community Council.

Project scope: Rehabilitate existing pedestrian access connecting the Huntington Park neighborhood to West High/Romig Middle School campus.

Project Status: The project has not started. The project will remain on the Needs list for future funding consideration.

#### **Forest Park Shoulder Rehabilitation**

Cost: \$250,000 Funds on Hand: \$0

Additional funds required: \$250,000

Need: The usable shoulders of Forest Park Dr. have narrowed over the years as sediment and vegetation growth have encroached upon the roadway. The pavement is in poor condition, leaving non-motorized users with very little room in places (especially low spots). This roadway is frequently used by West/Romig students as well as used as an access to the Coastal Trail.

Project scope: This project will remove overgrown grass and weeds on the road shoulders and repave the shoulders along Forest Park Dr. between W. Northern Lights Blvd. and Esquire Dr.

Project Status: The project has not started. There is no funding programmed in the current six-year CIP. The project will remain on the Needs List for future funding consideration.

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## Forest Park Dr Shoulder Rehabilitation — Northern Lights Blvd to Esquire Dr

Cost

Funds on Hand: \$0 Additional funds required:

Need: The usable shoulders of Forest Park Dr. have narrowed over the years as sediment and vegetation growth have encroached upon the roadway. The pavement is in poor condition, leaving non-motorized users with very little room in places (especially low spots). This roadway is frequently used by West/Romig students as well as used as an access to the Coastal Trail.

Project scope: This project will remove overgrown grass and weeds on the road shoulders and repave the shoulders along Forest Park Dr. between W. Northern Lights Blvd. and Esquire Dr.

Project Status: Turnagain Community Council plans to work with the administration to identify funding through appropriate federal, state and/or local sources.

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## Minnesota Dr Off-ramp and Hillcrest Dr Internsection Improvements

Cost

Funds on Hand: \$0 Additional funds required:

Need: The existing crosswalk, used heavily by students, is located where drivers turning right from the Minnesota Dr. off-ramp to Hillcrest Dr. have difficulty seeing pedestrians. There are few visual cues to drivers to slow down, especially in winter when the striping is not visible; vehicles often enter the crosswalk eastbound and westbound along Hillcrest Dr. at high speeds.

Project scope: This project will shift the existing crosswalk to the east to improve visibility, and install colored or textured concrete at crosswalks, permenant flashing pedestrian sign along Hillcrest Dr., and pedestrian-scale lighting and West High School on-campus lights in this area.

Project Status: Turnagain Community Council plans to work with the administration and the Anchorage School District to identify funding through appropriate federal, state and/or local sources

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#### **Esquire Dr Sidewalk**

Cost:

Funds on Hand: \$0
Additional funds required:

Need: There is no separation between motorized and non-motorized traffic along this route that is frequently used by West/Romig students, Coastal Trail users, and neighborhood residents. In particular, Esquire Dr. is often used by non-motorized users to avoid the narrow roadway curve along the north section of Forest Park Dr. Vehicles occasionally cross into the parking lane used by most pedestrians and cyclists, especially in icy conditions. Conditions are preventing students from walking to school, adding to traffic concestion.

Project scope: This project will install a sidewalk along Esquire Dr., either within the existing shoulder (parking lane) or in the right-of-way beyond the existing curb, or partially on both.

Project Status: Turnagain Community Council plans to work with the administration to identify funding through appropriate federal, state and/or local sources.

## Hillcrest Dr Sidewalk — West/Romig Campus to Forest Park Dr

Cost

Funds on Hand: \$0
Additional funds required:

Need: There is no seperation between motorized and non-motorized traffic along this route that is frequently used by West/Romig students, Coastal Trail users, and neighborhood residents. Vehicles often cross into the parking lane used by most pedestrians and cyclists. Conditions are preventing students from walking to school, adding to traffic congestion.

Project scope: This project will install a sidewalk along Hillcrest Dr., either within the existing shoulder (parking lane) or in the right-of-way beyond the existing curb, or partially on both. Along the north side of the West/Romig campus, the sidewalk would be on the south side of Hillcrest Dr. Between Wildwood Ln. and Forest Park Dr., the sidewalk could be located on either side of Hillcrest Dr.

Project Status: Turnagain Community Council plans to work with the administration to identify funding through appropriate federal, state and/or local sources.

## Turnagain Blvd Upgrade - McRae Rd to Spenard Rd (10-31)

Cost: \$7,400,000 Funds on Hand: \$400,000

Additional funds required: \$7,000,000

Need: Turnagain Boulevard has deteriorating pavement, inadequate drainage facilities, and no pedestrian facilities. The 2014 GASB survey rated the road surface as Condition F

Project scope: Upgrade the road to urban collector standards. Improvements typically include a new road base, pavement, curb and gutters, storm drain, pedestrian facilities, lighting upgrades, and landscaping.

Project Status: The design engineer is CRW and the design study, funded by a 2010 state grant, is substantially complete. Estimated project cost of Turnagain Blvd(south of 35th Ave) is \$7-million.

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## Turnagain Street Upgrade - Northern Lights Blvd to Spenard Rd (10-31)

Cost: \$14,200,000 Funds on Hand: \$240,000

Additional funds required: \$13,960,000

Need: Turnagain Street is a narrow two lane road that functions as a residential collector. Current right of way is limited. There are line of sight issues at some of the cross streets. The existing drainage is a combination of ditches and underground storm drains.

Project scope: Upgrade the road to urban collector standards. Improvements typically include a new road base, pavement, curb and gutters, storm drain, pedestrian facilities, lighting upgrades, and landscaping.

Project Status: The design engineer is CRW and the design study, funded by a 2010 state grant, is substantially complete. Estimated project cost of Turnagain St (north of 35th Ave) is \$14-million.

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## Northern Lights Blvd Upgrade Phase IV - Postmark Dr to Nathaniel Ct

Cost: \$19,400,000 Funds on Hand: \$0

Additional funds required: \$19,400,000

Need: The arterial street has not been constructed to urban standards. But, the improvements are not a priority.

Project scope: The scope for this project has not been determined. Typically, an arterial street upgrade would include a new road base, pavement, curbs, storm drains, street lighting, pedestrian facilities and landscaping. The specific street section will be developed in the design study phase, which will include significant public involvement.

Project Status: No work is underway or scheduled in the six-year Capital Improvement Program. The project is included in the Long Range Transportation Plan (LRTP) and is designated as a minor arterial in the Official Streets and Highways Plan (OS&HP). Overlay work was recently completed.

#### State of Alaska

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## W. Northern Lights Blvd and Arlington Dr Intersection Improvements

Cost

Funds on Hand: \$0 Additional funds required:

Need: This area of W. Northern Lights Blvd. and Arlington Dr. is heavily used by pedestrians and bikers year-round as they travel on the multi-use path along WNL as well as enter the Huntington Park neighborhood at Arlington Dr. Because of the busy traffic conditions, neighbor hors are concerned abou the pedestrian and biker safety in the area and would like to see what can be done to provide safer conditions. There are also drainage issues at this intersection, and icy conditions can build up during winter months, which create hazards for both vehicle and pedestrian traffic.

Project scope: This project would evaluate and then implement improvements to address drainage, lighting and pedestrian/vehicle safety concerns. Components of project could include adding a colored or textured concrete crosswalk across Arlington Dr., move sidewalk along West Northern Lights Blvd. (WNL) on east side to align with sidewalk on west side of Arlington Dr. and install lighting at the intersection.

Project Status: Turnagain Community Council plans to work with the administration to identify funding through appropriate federal, state and/or local sources.

#### **Parks and Recreation**

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## **Earthquake Park**

Cost:

Funds on Hand: \$0 Additional funds required:

Need: The Earthquake Park parking lot is a very popular and heavily-used access point to Earthquake Park and the Coastal Trail. Existing curbs need to be repaired, and the landscaped areas need additional plantings. A second Earthquake Park sign is needed at the west entrance area from W. Northern Lights Blvd. These projects were among others previously included in an Earthquake Park CIP request by TCC, but have not been completed.

Project scope: Funds to be used to repair and upgrade parking lot.

Project Status: This need is pending review by MOA

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## **Spenard Beach Park Amenities**

Cost: \$0

Funds on Hand: \$0 Additional funds required: \$0

Need: Spenard Beach Park is located within the Lake Hood Seaplane Base boundaries, but is managed by the Municipality of Anchorage Parks and Recreation Department. This park has a long history of being used as parkland by the Turnagain and Spenard communities,

Project scope: The scope of this project has not been specifically identified, but funds would be used to provide amenities to the park, including a possible picnic shelter and picnic tables and additional benches. A Parks and Recreation VIP Committee would be formed to

Project Status: This need is pending review by MOA

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#### **Point Woronzoff Overlook**

Cost: \$500,000 Funds on Hand: \$0

Additional funds required: \$500,000

Need: Point Woronzoff Overlook is one of the most popular places for Anchorage residents and visitors to go and view the sunset and the inlet. Additionally, it is a popular access point and trailhead for the Coastal Trail. The park facilities at this location currently do not meet the demands of the users and improvements are necessary for park user and trail safety. Currently, there is a very steep and dangerous trail to the beach. The trail is severely eroding. Additionally the parking area needs asphalt and parking barrier repair.

Project scope: Funds will be used to replace broken and missing parking barriers and bollards, build a sustainable trail to the beach, repair the asphalt and drainage in the parking lot and add a dog waste station.

Project Status: Park Maintenance performs monthly safety inspections and repairs as necessary.

4

#### Lyn Ary Park

Cost: \$500,000 Funds on Hand: \$0

Additional funds required: \$500,000

Need: Lyn Ary Park is an important neighborhood park playground for the Turnagain neighborhood. The playground and safety surfacing need to be compliant with current industry-wide safety standards.

Project scope: Funds will be used to rehabilitate the playground and surfacing of this well-loved playground. Seating for parents will be installed. Project Status: Park Maintenance performs monthly safety inspections and repairs the park assets as necessary. 2009 Master Plan completed.

## Tony Knowles Coastal Trail Erosion & Earthquake-related Damage

Cost:

Funds on Hand: \$0 Additional funds required:

Need: To protect eroding banks along the trail corroidor as well as repair any trail-related earthquake damage.

Project scope: Design development and installation to protect the land and water interface along the Tony Knowles Coastal Trail — and specifically address any erosion or other trail-related problems that were caused by the November 30, 2018, 7.1 earthquake.

Project Status: This need is pending review by MOA

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## **Fish Creek Trail to Ocean**

Cost: \$0

Funds on Hand: \$0 Additional funds required: \$0

Need: For many years, Spenard and Turnagain residents used an informal trail within the Alaska Railroad right-of-way to access the coastal area from the existing Fish Creek Trail south of West Northern Lights Blvd. A few years ago, as part of AWWU's sewer line rehabilitation project, the Alaska Railroad required AWWU to install fencing in the AKRR right-of-way, which blocked off access to the informal traill by users.

Project scope: Provide a trail along this well-established route from West Northern Lights Blvd. to the Tony Knowles Coastal Trail that would connect with the existing Fish Creek Trail to the south. Collaboration between the Parks and Recreation Department, Turnagain Community Council, the Alaska Railroad and other interested parties will be needed to ensure multiple items are taken into consideration, including potential impacts on the Fish Creek Estuary and adjacent Turnagain residential property.

Project Status: The Parks and Recreation Department has identified potential trail routes and has had discussions with the Alaska Railroad and Great Land Trust to determine trail route feasibility.

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## **Coastal Trail Bluff/Greenbelt Acquistion**

Cost: \$0

Funds on Hand: \$0 Additional funds required: \$0

Need: The Tony Knowles Coastal Trail is the most popular recreational trail in Anchorage with residents and visitors alike. Efforts should be made to procure funding to acquire or otherwise protect with conservation easements portions of the trail and adjacent natural greenbelt buffering that runs through non-Municipally owned property, to ensure the integrity of the trail user experience is retained. Specifically, properties located west of Lyn Ary Park to Earthquake Park should be considered for acquisition by potential sellers.

Project scope: Funds would be used to acquire undeveloped land or conservation easements along the Tony Knowles Coastal Trail for permanently protected greenbelt status.

Project Status: This need is pending review by MOA

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#### **Didlika Park**

Cost: \$250,000 Funds on Hand: \$0

Additional funds required: \$250.000

Need: Didlika Park is an important neighborhood park playground for the Turnagain and Spenard neighborhoods. The playground and safety surfacing need to be compliant with current industry-wide safety standards.

Project scope: Funds will be used to repair the playground and safety surfacing and fix neighborhood park amenities.

Project Status: Park Maintenance performs monthly safety inspections and repairs the playground as necessary.

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#### **Margaret Eagan Sullivan Park**

Cost: \$500,000 Funds on Hand: \$0

Additional funds required: \$500,000

Need: Margaret Eagan Sullivan is one of Anchorage's most heavily used parks. Parking lot improvements and outdoor gathering areas a necessary for the large numbers of park users who visit Westchester Lagoon within the park.

Project scope: Funding will be used to improve heavy use community spaces, trail, parking and to rehabilitate degradation to the lagoon's banks.

Project Status: In the summer of 2011 the playground project was completed.

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### **Forest Health and Park Safety**

Cost: \$200,000 Funds on Hand: \$0

Additional funds required: \$200,000

Need: In September of 2012 more than 5000 trees were lost during a windstorm. Initial assessments estimate clean-up to be over 1 million dollars. The Anchorage Urban Forester's plan to address the damage include a mix of volunteer clean-up, commercial sales and contracted clean-up. Currently, park assets are safe for park and trail users, however as conditions change, follow-up risk assessment and clean-up is required.

Project scope: Funds will be used to conduct a follow-up risk assessment, develop a recommended strategy for species management (cottonwood, evergreen, birch), finalize a tree emergency plan and continue the clearing of hazard trees on parkland from the 2012 windstorm.

Project Status: Park Maintenance and horticulture crews have cleared parks and trails making current park assets safe for Anchorage citizens.

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## **Community Garden Site Selection and Design and Management Standards.**

Cost: \$50,000 Funds on Hand: \$0

Additional funds required: \$50,000

Need: The public demand for plots in MOA Community Gardens far exceeds the current availability. New community gardens have been identified in a number of newly completed park master plans. Funding will be used to develop new community gardens.

Project scope: Identify appropriate parks in the Anchorage Bowl where community garden development is appropriate. Create design and management guidelines to assist the department in building and maintaining community gardens.

Project Status: The department currently manages community gardens at The Gardens @ Bragaw, C Street Gardens, Fairview Lions and McPhee Gardens