

Submitted by: Assembly Members Zaletel and
Perez-Verdia
Prepared by: Assembly Counsel's Office
For Reading:

*** DRAFT ****

**ANCHORAGE, ALASKA
AO No. 2022-21(S-1)**

1 AN ORDINANCE AUTHORIZING THE NON-COMPETITIVE DISPOSAL OF REAL
2 PROPERTY LEGALLY DESCRIBED AS LOTS 8Q THRU 12Q WOODLAND
3 PARK ADDITION (PLAT P-61A) (PID 010-033-41), AND LOTS 1Q THRU 7Q
4 WOODLAND PARK ADDITION (PLAT P-61A) (PIDS 010-033-06 THRU 010-033-
5 12)[, ~~LOT 6P WOODLAND PARK ADDITION (PLAT P-61B) (PID 010-033-13),~~
6 ~~LOT 5P WOODLAND PARK ADDITION (PLAT P-61B) (PID 010-033-14), LOT~~
7 ~~4PA BLOCK P WOODLAND PARK ADDITION 1947 (PLAT 77-298) (PID 010-~~
8 ~~033-38) AND LOT 1PA WOODLAND PARK ADDITION 1947 (PLAT 65-19) (PID~~
9 ~~010-033-17)].~~

10
11 **WHEREAS**, the MOA proposes the non-competitive disposal of real properties
12 legally described as Lots 8Q thru 12Q Woodland Park Addition (Plat P-61A) (PID
13 010-033-41), and Lots 1Q thru 7Q Woodland Park Addition (Plat P-61A) (PIDs 010-
14 033-06 thru 010-033-12)[, ~~Lot 6P Woodland Park Addition (Plat P61B) (PID 010-~~
15 ~~033-13), Lot 5P Woodland Park Addition (Plat 61B) (PID 010-033-14), Lot 4PA~~
16 ~~Block P Woodland Park Addition 1947 (Plat 77-298) (010-033-38) and Lot 1PA~~
17 ~~Woodland Park Addition 1947 (Plat 65-19) (PID 010-033-17)]; and~~

18
19 **WHEREAS**, the subject parcels, Lots 1Q-12Q Woodland Park Addition, consist of
20 approximately 84,000 square feet, and are zoned R3 (Mixed Residential District);
21 and

22
23 ~~[**WHEREAS**, the subject parcels, Lot 4PA Block P and Lot 1PA Woodland Park~~
24 ~~Addition 1947, consist of approximately 25,550 square feet, and are zoned RQ~~
25 ~~(Residential Office District); and~~

26
27 ~~[**WHEREAS**, the subject parcels, Lots 5P and 6P Woodland Park Addition, consist~~
28 ~~of approximately 14,000 square feet, and are zoned B-1A (Local and Neighborhood~~
29 ~~Business District); and]~~

30
31 **WHEREAS**, the parcels are surplus to municipal needs; and

32
33 ~~[**WHEREAS**, the property is anticipated to be instrumental in the~~
34 ~~redevelopment; and]~~

35
36 **WHEREAS**, this disposal and potential redevelopment meet the goals of the
37 Anchorage 2040 Plan (2017); and

38

1 **WHEREAS**, the property will be disposed of in accordance with **Anchorage**
2 **Municipal Code (AMC) 25.30.090A, through direct negotiations with an**
3 **interested party at fair market value**; now, therefore

4
5 **THE ANCHORAGE ASSEMBLY ORDAINS:**

6
7 **Section 1.** The MOA is hereby authorized to *non-competitively* dispose of real
8 property legally described as Lots 8Q thru 12Q Woodland Park Addition (Plat P-
9 61A) (PID 010-033-41), Lots 1Q thru 7Q Woodland Park Addition (Plat P-61A) (PIDs
10 010-033-06 thru 010-033-12)~~Lot 6P Woodland Park Addition (Plat P61B) (PID~~
11 ~~010-033-13), Lot 5P Woodland Park Addition (Plat 61B) (PID 010-033-14), Lot 4PA~~
12 ~~Block P Woodland Park Addition 1947 (Plat 77-298) (010-033-38) and Lot 1PA~~
13 ~~Woodland Park Addition 1947 (Plat 65-19) (PID 010-033-17)].~~

14
15 **Section 2.** **This non-competitive disposal shall be at fair market value as**
16 **determined by a fee simple appraisal in accordance with the disposal method**
17 **authorized by AMC 25.30.090A, direct negotiation with an interested party, to**
18 **J. Jay Brooks or an entity in his majority control.**

19
20 **Section 3.** **Any deed transferring title for the subject parcels from the**
21 **Municipality shall contain a reversionary deed restriction requiring**
22 **development within five (5) years of transfer. Should development not be**
23 **substantially complete within five (5) years, ownership of the property will**
24 **revert to the MOA and the purchaser shall be refunded the original purchase**
25 **price.**

26
27 **Section 4[2].** This Ordinance shall become effective immediately upon passage and
28 approval by the Anchorage Assembly.

29
30 PASSED AND APPROVED by the Anchorage Assembly this _____ day of
31 _____, 2022.

32
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35
36 ATTEST:

Chair

37
38
39
40
41 _____
Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. xx -2022

Meeting Date: June 21, 2022

1 **From:** Assembly Members Perez-Verdia and Zaletel

2
3 **Subject:** AO 2022-21(S-1): AN ORDINANCE AUTHORIZING THE NON-
4 COMPETITIVE DISPOSAL OF REAL PROPERTY LEGALLY
5 DESCRIBED AS LOTS 8Q THRU 12Q WOODLAND PARK
6 ADDITION (PLAT P-61A) (PID 010-033-41), AND LOTS 1Q THRU
7 7Q WOODLAND PARK ADDITION (PLAT P-61A) (PIDS 010-033-
8 06 THRU 010-033-12)[, ~~LOT 6P WOODLAND PARK ADDITION~~
9 ~~(PLAT P-61B) (PID 010-033-13), LOT 5P WOODLAND PARK~~
10 ~~ADDITION (PLAT P-61B) (PID 010-033-14), LOT 4PA BLOCK P~~
11 ~~WOODLAND PARK ADDITION 1947 (PLAT 77-298) (PID 010-033-~~
12 ~~38) AND LOT 1PA WOODLAND PARK ADDITION 1947 (PLAT 65-~~
13 ~~19) (PID 010-033-17)].~~

14
15 This memorandum describes the changes from the original ordinance submitted by
16 the Administration that are in the S and S-1 versions. The S-1 version changes are
17 a result of many hours of community work to discuss the best use for this land. A
18 survey was completed with more than 90 residents contributing, on site community
19 meetings were held, and the Assembly received a resolution from the Turnagain
20 Community Council with specific recommendations.

- 21
22 • The four lots on the eastern-most area of this proposed disposal are removed
23 from the ordinance. Lots 1PA, 4PA, 5P and 6P, located east of the Barbara
24 Street right-of-way were identified by the Turnagain Community Council for
25 retention as open space and possible future action to develop for park purposes
26 and dedication. There is legislative history indicating all the lots in the original
27 AO were acquired in the mid-1980s for the West Northern Lights Blvd.
28 Improvement Project Phase I, and the intent was after the project unneeded
29 areas of the properties on the south side of the street were to be used for
30 landscaping, buffering and pedestrian amenities, and “as public grounds for
31 park purposes in association with” the improvement project. See AR 1984-
32 350(S-1) (authorizing acquisition of lots), and AR 86-203/AM 1030-86
33 (authorizing full fee simple acquisition of Lots 5P and 6P as public grounds for
34 park purposes). Although that intent is evident, research did not reveal any
35 subsequent final official action to dedicate the parcels or otherwise further their
36 use for park purposes. A path currently transects Lot 4PA for access to the
37 pedestrian bridge over W. Northern Lights Blvd., and its retention will preserve
38 that important safety feature. Lot 1P may serve as a buffer between the railroad
39 bridge and other uses, and removing Lots 5P and 6P and retaining their current
40 status and potential for future open space and park uses provide a compromise

1 between the community needs and public interest and the Real Estate
2 Department’s proposed sale for anticipated purposes of housing development
3 and employment opportunities on the remaining Lots 1Q-12Q.
4

- 5 • The word “non-competitive” is included to modify the disposal language to
6 clearly indicate the method selected under AMC section 25.30.090A. and for
7 consistency with past drafting for such non-competitive disposals. The new
8 Section 2 of the AO is added by the S-version for the same reason: to clarify the
9 disposal is at fair market value and to a specific party interested in the property
10 with which the Real Estate Department is directly negotiating.
11
- 12 • New Section 3 of the AO is added to require a reversionary interest included in
13 the deed when conveyed from the Municipaity to incentivize the timely and
14 diligent development of the parcels after sale for the anticipated housing and
15 employment that is much needed by Anchorage. A five-year period to reach
16 substantial completion is proposed.
17

18 These changes by the S and S-1 version should not diminish the anticipated
19 development’s furtherance of the goals of the *Anchorage 2040 Plan (2017)*, and
20 will still contribute, to a lesser extent, to the housing and employment needs of
21 Anchorage.
22

23 The summary of economic effects provided by the Administration did not provide
24 dollar amounts for anticipated revenue, but with the omission of 4 lots by the S-1
25 version such revenue is decreased by an uncertain amount.
26

27 **WE RECOMMEND APPROVAL OF THE S-1 VERSION OF THE ORDINANCE.**

28

29 Prepared by:	Assembly Counsel’s Office
30 Respectfully submitted:	Kameron Perez-Verdia, Assembly Member
	District 4, West Anchorage
	 Meg Zaletel, Assembly Member
	District 3, Midtown Anchorage

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