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

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

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

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

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

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

WHEREAS, the parcels are surplus to municipal needs; and

[WHEREAS, the property is anticipated to be instrumental in the redevelopment; and]

WHEREAS, this disposal and potential redevelopment meet the goals of the Anchorage 2040 Plan (2017); and
WHEREAS, the property will be disposed of in accordance with Anchorage Municipal Code (AMC) 25.30.090A, through direct negotiations with an interested party at fair market value; now, therefore

THE ANCHORAGE ASSEMBLY ORDAINS:

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

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

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

Section 4. This Ordinance shall become effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of ____________, 2022.

___________________________
Chair

___________________________
Municipal Clerk
From: Assembly Members Perez-Verdia and Zaletel

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

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

• The four lots on the eastern-most area of this proposed disposal are removed from the ordinance. Lots 1PA, 4PA, 5P and 6P, located east of the Barbara Street right-of-way were identified by the Turnagain Community Council for retention as open space and possible future action to develop for park purposes and dedication. There is legislative history indicating all the lots in the original AO were acquired in the mid-1980s for the West Northern Lights Blvd. Improvement Project Phase I, and the intent was after the project unneeded areas of the properties on the south side of the street were to be used for landscaping, buffering and pedestrian amenities, and “as public grounds for park purposes in association with” the improvement project. See AR 1984-350(S-1) (authorizing acquisition of lots), and AR 86-203/AM 1030-86 (authorizing full fee simple acquisition of Lots 5P and 6P as public grounds for park purposes). Although that intent is evident, research did not reveal any subsequent final official action to dedicate the parcels or otherwise further their use for park purposes. A path currently transects Lot 4PA for access to the pedestrian bridge over W. Northern Lights Blvd., and its retention will preserve that important safety feature. Lot 1P may serve as a buffer between the railroad bridge and other uses, and removing Lots 5P and 6P and retaining their current status and potential for future open space and park uses provide a compromise
between the community needs and public interest and the Real Estate Department’s proposed sale for anticipated purposes of housing development and employment opportunities on the remaining Lots 1Q-12Q.

- The word “non-competitive” is included to modify the disposal language to clearly indicate the method selected under AMC section 25.30.090A. and for consistency with past drafting for such non-competitive disposals. The new Section 2 of the AO is added by the S-version for the same reason: to clarify the disposal is at fair market value and to a specific party interested in the property with which the Real Estate Department is directly negotiating.

- New Section 3 of the AO is added to require a reversionary interest included in the deed when conveyed from the Municipality to incentivize the timely and diligent development of the parcels after sale for the anticipated housing and employment that is much needed by Anchorage. A five-year period to reach substantial completion is proposed.

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

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

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

Prepared by: Assembly Counsel’s Office
Respectfully submitted: Kameron Perez-Verdia, Assembly Member
District 4, West Anchorage

Meg Zaletel, Assembly Member
District 3, Midtown Anchorage