

Submitted by: Chair of the Assembly
at the request of the Mayor
Prepared by: Project Management
& Engineering Department

For Reading: May 11, 2004

CLERK'S OFFICE

APPROVED

Date: 6-22-04 ANCHORAGE, ALASKA
AO NO. 2004- 88

1 AN ORDINANCE AUTHORIZING THE SALE AND DISPOSAL, VIA WARRANTY DEED,
2 OF PORTIONS OF LOT 2, SECTION 18, TOWNSHIP 12 NORTH, RANGE 3 WEST,
3 SEWARD MERIDIAN, AND LOT 3, SECTION 18, TOWNSHIP 12 NORTH, RANGE 3
4 WEST, SEWARD MERIDIAN, TO THE STATE OF ALASKA DEPARTMENT OF
5 TRANSPORTATION & PUBLIC FACILITIES FOR THE C STREET IMPROVEMENT
6 PROJECT, DIMOND BOULEVARD TO O'MALLEY ROAD, TAX # 016-301-02 AND 016-
7 042-41, IN EXCHANGE FOR COMPENSATION IN THE AMOUNT OF TWO HUNDRED
8 NINETY-SEVEN THOUSAND THREE HUNDRED SIXTY-SIX DOLLARS (\$297,366)

10
11 WHEREAS, the State of Alaska Department of Transportation & Public
12 Facilities plans to construct C Street between Dimond Boulevard and O'Malley Road;
13 and

14
15 WHEREAS, land along the east and southeast boundary of Lot 2, Section
16 18, T12N, R3W, S.M. and land along the east boundary of Lot 3, Section 18, T12N,
17 R3W, S.M. are needed for the right of way for the C Street Project, which is a public
18 benefit; and

19
20 WHEREAS, the administrative settlement reached between the State of
21 Alaska Department of Transportation & Public Facilities and the Municipality is based
22 upon the fair market value of \$297,366; now therefore

23
24 THE ANCHORAGE ASSEMBLY ORDAINS:

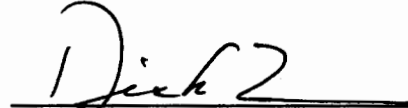
25
26 **Section 1.** That the portion of Lot 2, Section 18, T12N, R3W, S.M. containing
27 approximately 85,160 square feet and lying within the right of way lines of the State of
28 Alaska Project No. 54281, may be sold to the State of Alaska Department of
29 Transportation & Public Facilities.

30
31 **Section 2.** That the portion of Lot 3, Section 18, T12N, R3W, S.M. containing
32 approximately 52,795 square feet and lying within the right of way lines of the State of
33 Alaska Project No. 54281, may be sold to the State of Alaska Department of
34 Transportation & Public Facilities.

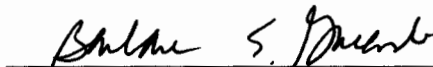
1 **Section 3.** That the compensation for the sale and disposal of these properties to the
2 State of Alaska Department of Transportation & Public Facilities is two hundred ninety-
3 seven thousand three hundred sixty-six dollars (\$297,366).
4

5 **Section 3.** This Ordinance shall take effect immediately upon passage and approval.
6
7

8 PASSED AND APPROVED by the Anchorage Municipal Assembly this 22nd day of
9 June, 2004.
10

11 
12 _____
13 Chair
14

15 ATTEST:
16

17 
18 _____
19 Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2004- 88 Title: AO for sale and disposal of MOA property to State of Alaska
Sponsor:
Preparing Agency: Project Management & Engineering Department
Others Impacted: Street Maintenance Department

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY04	FY05	FY06
Operating Expenditures			
1000 Personal Services			
2000 Supplies			
3000 Other Services			
4000 Debt Service			
5000 Capital Outlay			

TOTAL DIRECT COSTS:

ADD: 6000 Charge from Others
LESS: 7000 Charge to Others

FUNCTION COST:

REVENUES: \$297

CAPITAL:

POSITIONS: FT/PT and Temp.

PUBLIC SECTOR ECONOMIC EFFECTS:

.None

PRIVATE SECTOR ECONOMIC EFFECTS:

Improved road with pedestrian amenities result in increased property values

Prepared by: Christine M. Neal

Telephone: 343-8366

Validated by OMB: _____

Date: _____

Approved by: _____
Howard C. Holtan, P.E., L.S.

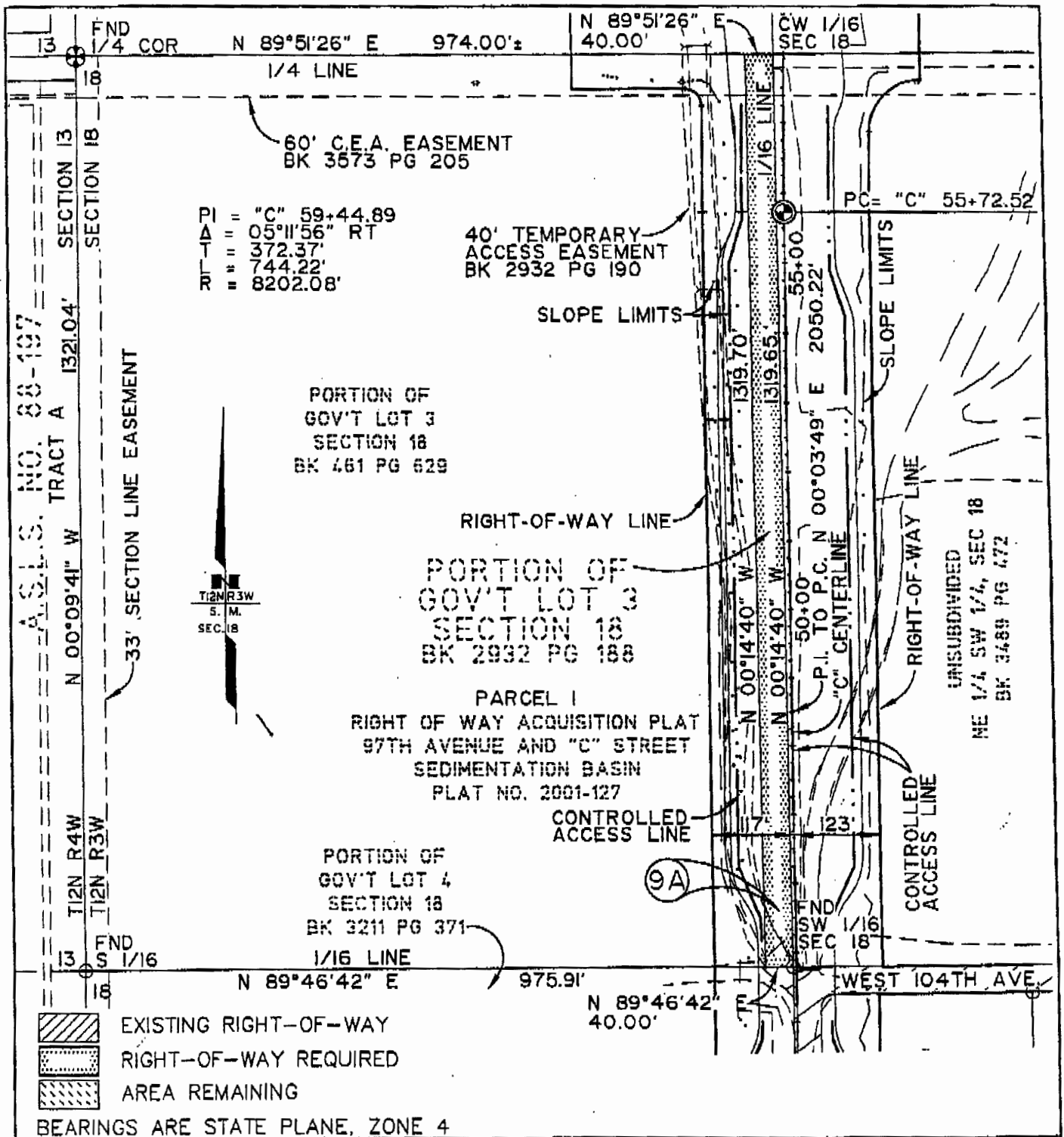
Date: _____

Concurred by: _____
(Alan J. Czajkowski, Street Maintenance

Date: _____

Approved by: _____
Denis LeBlanc, Municipal Manager

Date: _____



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

RIGHT OF WAY REQUIRED FOR
C STREET, O'MALLEY ROAD TO DIMOND BOULEVARD
MGE-0527(14) / 54281

OWNER'S INITIAL _____

Attached to Warranty Deed

Page 4 of 5

DATED _____

GROSS TAKE 1.212 Ac.
NET TAKE 1.212 Ac.
DRAWN BY CJH REMAIN 0.000 Ac
SCALE 1=200' DATE 09/08/03 PARCEL NO. 9A

Exhibit 1 of 5



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

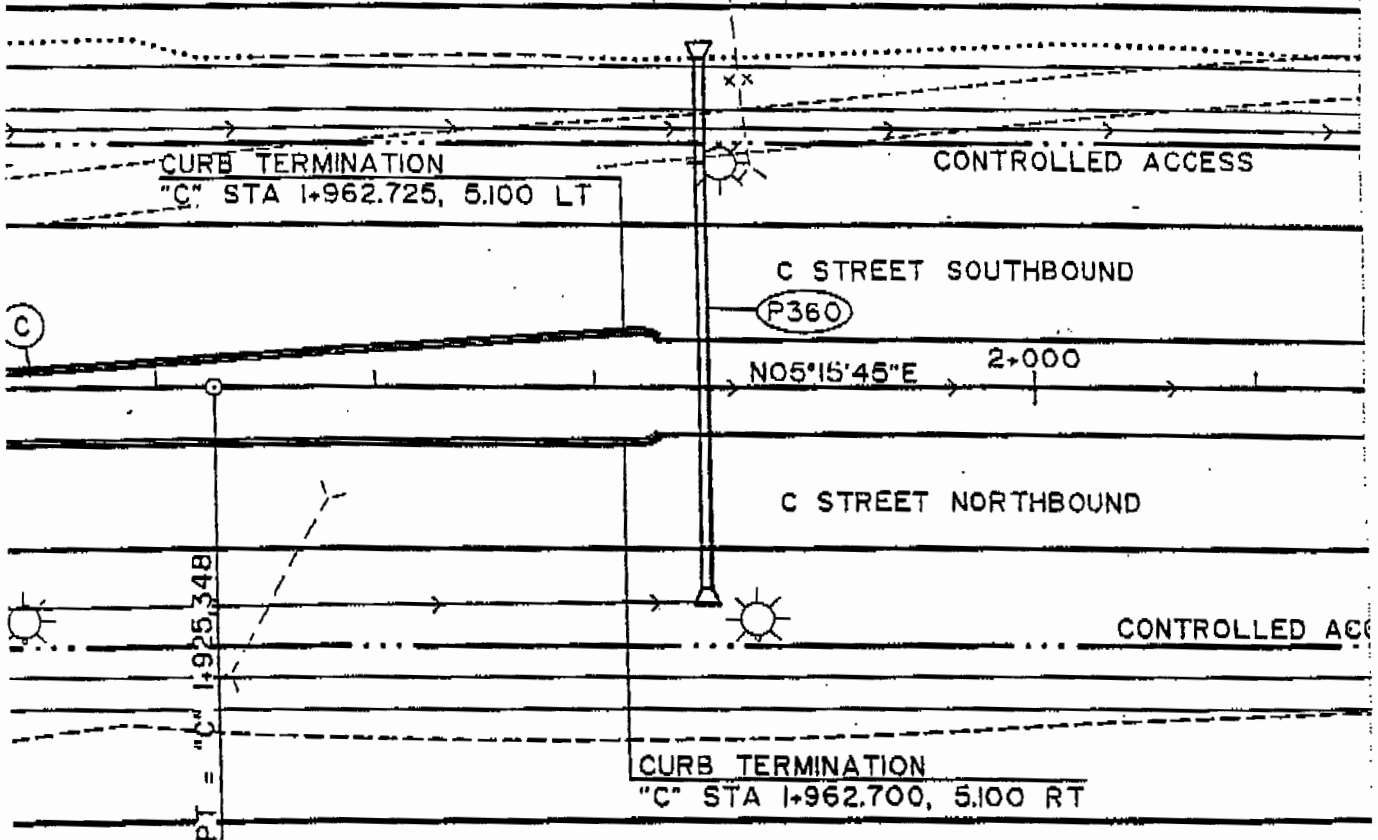
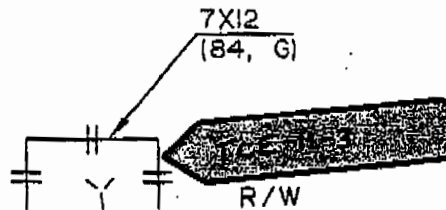
OWNER'S INITIAL _____
ATTACHED TO Warranty Deed
PAGE 3 OF 3 DATED _____

Exhibit 2 of 5

SCALE 1=200' DATE 3-11-04 PARCEL NO. 11

TCE 11-3 C Street Station
1+965 LT to 1+977 LT
Offset 42m to R/W Line

	BUS TURNOUT
	BUS TURNOUT
	BUS TURNOUT



BEARINGS ARE STATE PLANE, ZONE 4

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

TEMPORARY CONSTRUCTION EASEMENT FOR
 C STREET: O'MALLEY ROAD TO DIMOND BOULEVARD
 MGE-0527(14)/54281

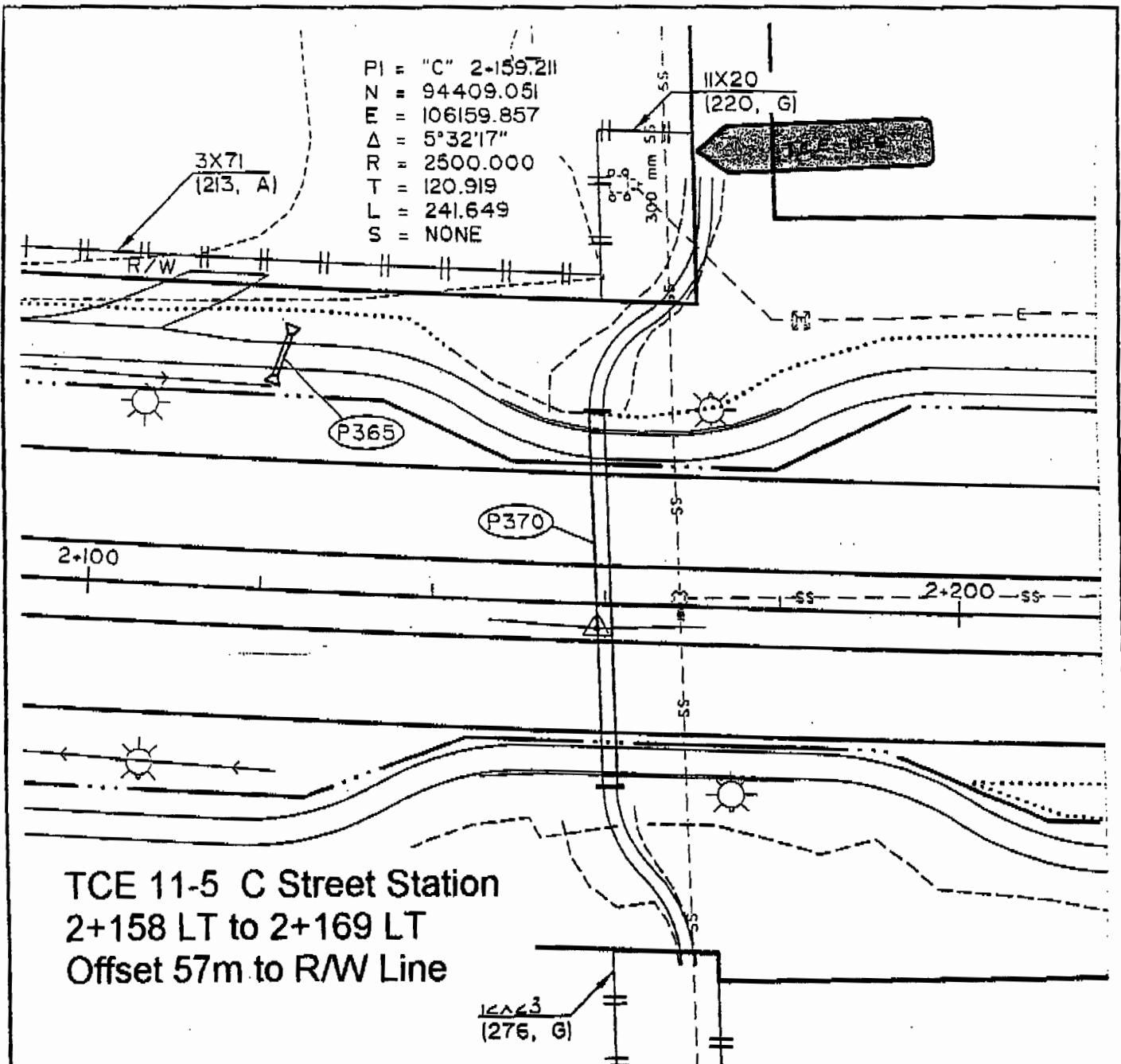
ATTACHED TO TEMPORARY CONSTRUCTION EASEMENT
 PAGE 3 of 4 DATED _____
 OWNER'S INITIALS _____

TCE NO. TCE-11-3

TCE AREA 904 SF (84 SM) (Not to scale)

DATE 7/9/03

Exhibit 3 of 5



BEARINGS ARE STATE PLANE, ZONE 4

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

TEMPORARY CONSTRUCTION EASEMENT FOR
 C STREET: O'MALLEY ROAD TO DIMOND BOULEVARD
 MGE-0527(14)/54281

ATTACHED TO TEMPORARY CONSTRUCTION EASEMENT
 PAGE 4 of 4 DATED _____
 OWNER'S INITIALS _____

TCE NO. TCE-11-5

TCE AREA 2,368 SF (220 SM) (Not to scale)

DATE 7/9/03

Exhibit 4 of 5



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 403 -2004

Meeting Date: May11, 2004

FROM: Mayor

SUBJECT: AO 2004- 88 Authorizing the Sale and Disposal, via Warranty Deed, of Portions of Lot 2, Section 18, Township 12 North, Range 3 West, Seward Meridian, and Lot 3, Section 18, Township 12 North, Range 3 West, Seward Meridian, to the State of Alaska Department of Transportation & Public Facilities for the C Street Improvement Project, Dimond Boulevard to O'Malley Road, Tax # 016-301-02 and 016-042-41, in Exchange for Compensation in the Amount of \$297,366.

The State of Alaska Department of Transportation & Public Facilities (ADOT&PF) has made an offer to the Municipality to purchase certain portions of Lots 2 and 3, Section 18, Township 12 North, Range 3 West, to facilitate ADOT&PF's C Street Improvement Project. The C Street project will be a four-lane divided corridor from Dimond Boulevard to O'Malley Road with a grade-separated interchange at O'Malley Road. O'Malley Road will pass over the extension of C Street. There will be intersections at 92nd Avenue and 100th Avenue. A pathway/sidewalk will be constructed on both sides of C Street. Construction is anticipated to commence in the summer of 2004. ADOT&PF requires a fee simple interest area and two temporary construction permits on Lot 2 and a fee simple interest area on Lot 3. These areas are shown in detail on the attached exhibits.

In 1996, the Municipality purchased Lot 2 and the east 40 feet of Lot 3 from Wallace Martens for development of the 97th Avenue Snow Disposal Site and Sedimentation Basin. Lot 2 contains the snow disposal site and sedimentation pond. The east 40 feet of Lot 3 was purchased to guarantee legal access to Lot 2. The Municipality chose to rent an existing gravel road that crosses the Martens property to access the snow disposal site, rather than build a new road due to poor soil conditions and the high cost of construction of a new road.

ADOT&PF and the Municipality have reached an administrative settlement of \$2.85/s.f. based upon the Municipality's investment in Lot 2 and ADOT&PF's fee appraisal offer that reflects current market value. Lot 3 is an uneconomic remnant that is valued at the Municipality's original purchase price of \$1.00/s.f. The temporary construction permit area value is based on the calculation of \$2.85/s.f. x 10% x 2-year rental x the square footage of use. The following is a summary of values:

Lot 2 area of acquisition:	85,160 s.f. x \$2.85/s.f.=	\$242,706
Lot 2 temporary construction permit:	3,272 s.f. x \$0.57/s.f.=	1,865
Lot 3 area of acquisition:	52,795 s.f. x \$1.00/s.f.=	<u>52,795</u>
Total Compensation		\$297,366

1 THE ADMINISTRATION RECOMMENDS APPROVAL OF AO 2004-_____ AUTHORIZING
2 THE SALE AND DISPOSAL, VIA WARRANTY DEED, OF PORTIONS OF LOT 2, SECTION
3 18, TOWNSHIP 12 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, AND LOT 3 SECTION
4 18, TOWNSHIP 12 NORTH, RANGE 3 WEST, SEWARD MERIDIAN, TO THE STATE OF
5 ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES FOR THE
6 AMOUNT OF TWO HUNDRED NINETY-SEVEN THOUSAND THREE HUNDRED SIXTY-SIX
7 DOLLARS (\$297,366).
8

9 Prepared by: Howard C. Holtan, Director, Project Management & Engineering Department

10 Concur: Alan J. Czajkowski, Director, Street Maintenance Department

11 Concur: Denis C. LeBlanc, Municipal Manager

12 Respectfully submitted: Mark Begich, Mayor

Content Information**Content ID :** 001737

Title: Ordinance Authorizing the Sale and Disposal of Portions of Lots 2 and 3, Section 18, to the State of Alaska DOT for the C Street Improvement Project, for the Amount of \$297,366

Author: schuringmj**Initiating Dept:** PME**Review Depts:** StreetMaint

Description: Ordinance Authorizing the Sale and Disposal, via Warranty Deed, of Portions of Lots 2 and 3, Section 18, to ADOT&PF for the C Street Improvement Project, Dimond Blvd. to O'Malley Rd., for the Amount of \$297,366

Keywords: C Street, ADOT&PF**Date Prepared:** 4/9/04 7:52 AM

Assembly Meeting
Date MM/DD/YY: 05/11/04

Public Hearing
Date MM/DD/YY: 06/08/04

2004 MAY -3 PM 2:47
 11:00 A.
 11:00 A.

Workflow History

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>	<u>Revision</u>
AllOrdinanceWorkflow	4/9/04 8:02 AM	Checkin	schuringmj	Public	001737	0
AllOrdinanceWorkflow	4/9/04 9:05 AM	Reject	holtanhc	Public	001737	0
AllOrdinanceWorkflow	4/9/04 10:45 AM	Checkin	schuringmj	Public	001737	0
PME_SubWorkflow	4/13/04 10:11 AM	Approve	holtanhc	Public	001737	0
StreetMaint_SubWorkflow	4/13/04 10:52 AM	Approve	czajkowskij	Public	001737	0
OMB_SubWorkflow	4/13/04 1:00 PM	Approve	pearcydl	Public	001737	0
Legal_SubWorkflow	4/13/04 3:15 PM	Approve	fehlenrl	Public	001737	0
MuniManager_SubWorkflow	5/3/04 8:15 AM	Approve	leblancdc	Public	001737	0
MuniMgrCoord_SubWorkflow	5/3/04 11:31 AM	Approve	katkusja	Public	001737	0