

Submitted by:

Chair of the Assembly

At the Request of the Mayor

Prepared by:

Heritage Land Bank

For Reading:

July 20, 2004

Passed Indefinitely 10/12/04

ANCHORAGE, ALASKA

AO No. 2004- 111

AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AUTHORIZING A TRADE OF A 8.26 ACRE PARCEL MUNICIPALLY OWNED PROPERTY COMMONLY KNOWN AS, TRACT B, CAMPBELL LAKE OUTFALL, LOCATED AT THE OUTFALL OF CAMPBELL LAKE IN SOUTHWEST ANCHORAGE

WHEREAS, the Municipality of Anchorage owns *Tract B, Campbell Lake Outfall*, a parcel of land consisting of approximately 8.26 acres in size and currently zoned PLI, Public Lands and Institutions; and

WHEREAS, Kincaid Estates, LLC owns *Tract 10, Kincaid Estates Subdivision*, a parcel of land consisting of approximately 15.6 acres in size (a portion of which is a pond in the center of the parcel) and currently zoned R-1A, Single Family Residential; and

WHEREAS, it is the desire of the Administration to assist in the reduction of perceived density impacts within the Kincaid Estates, LLC development of *Kincaid Estates Subdivision*; and

WHEREAS, the Administration has proposed an equal value land trade between Kincaid Estates, LLC and the Municipality of the subject properties; and

WHEREAS, a 2003 appraisal by MacSwain and Associates established a fair market value of \$750,000 for the Kincaid Estates, LLC property; and

WHEREAS, a 2004 appraisal of the Municipal property, by Black-Smith & Richards, established a fair market value of \$750,000.

WHEREAS, Kincaid Estates, LLC. will accommodate a future public access easement through the *Tract B, Campbell Lake Outfall* as identified in previous platting actions.

NOW, THEREFORE, THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The Municipality shall enter into an exchange of its lands known as: *Tract B, Campbell Lake Outfall* for those lands owned by Kincaid Estates, LLC, known as: *Tract 10, Kincaid Estates Subdivision*.

Section 2. Such exchanges of lands will be subject to the future accommodation of public access trail through the *Tract B, Campbell Lake Outfall* property at no expense to the Municipality.

Section 3. This ordinance shall be effective immediately upon passage.

PASSED AND APPROVED by the Anchorage Assembly this ____ day of _____, 2004.

ATTEST:

Chairman of the Assembly

Municipal Clerk

AO Number: 2004- 111	Title: Equal Value Land Trade between Kincaid Estates, LLC and Municipality of Anchorage
Sponsor:	HLB
Preparing Agency:	Heritage Land Bank
Others Impacted:	

	FY04	FY05	FY06	FY07
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TOTAL DIRECT COSTS:

6000 IGCs

FUNCTION COST:

REVENUES: -0-

CAPITAL:

POSITIONS: FT/PT and Temp.

PUBLIC SECTOR ECONOMIC EFFECTS:

This transaction is an equal value land trade that would provide alternative developable lands to Kincaid Estates, LLC by exchanging a 15.6 acre tract for a municipal owned 8.26 acre tract and thus reducing residential density within Kincaid Estates Subdivision. It is anticipated that the subject exchange of lands would provide approximately 15.6 acres of new public parklands to the community.

PRIVATE SECTOR ECONOMIC EFFECTS:

It is anticipated that the subject exchange of lands would not have significant economic effects within the private sector.

Prepared by: **James P. Tilton**

Telephone:343-4336



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 591 -2004

MEETING DATE: July 20, 2004

FROM: Mayor

SUBJECT: Equal Value Land Trade Between Kincaid Estates LLC and the
Municipality of Anchorage

The Municipality of Anchorage owns *Tract B, Campbell Lake Outfall*, a parcel of land consisting of approximately 8.26 acres in size and currently zoned PLI, Public Lands and Institutions. (SEE APPENDIX A) This parcel was granted to the municipality as a land selection parcel from the State of Alaska in 2003 after a survey and re-plat as required by State statute.

Kincaid Estates LLC owns *Tract10, Kincaid Estates Subdivision*, a parcel of land consisting of approximately 15.6 acres in size (a portion of which is a pond in the center of the parcel) and currently zoned R-1A, Single Family Residential. (SEE APPENDIX B)

Kincaid Estates LLC has been working toward the development of its *Kincaid Estates Subdivision* but to date has met resistance and criticism from the surrounding community who have raised concerns about the density of the subdivision and its potential impacts on a variety of levels.

The Administration, in an effort to provide some mitigation to the density issue has met with Kincaid Estates LLC representatives to propose a possible equal value land exchange in which Kincaid Estates, LLC would exchange its *Kincaid Estates* parcel for the Municipal owned *Campbell Lake Outfall* parcel.

A 2003 appraisal by MacSwain and Associates established a fair market value of \$650,000 for the Kincaid Estates LLC property. In a July 2004 letter of opinion MacSwain revised their valuation of the Kincaid Estates LLC property to \$750,000. A 2004 appraisal of the Municipal property, by Black-Smith & Richards, established a fair market value of \$750,000.

Discussions with Kincaid Estates LLC have made it clear that such an exchange is subject to Assembly approval and an accommodation for a future coastal trail through the *Campbell Lake Outfall* parcel based upon plat notes from previous platting actions.

Prepared by: Robin E. Ward, Executive Director, Heritage Land Bank

Concur: Mary Jane Michael, Director, Office of Economic and Community Development

Concur: Denise C. LeBlanc, Municipal Manager

Respectfully submitted: Mark Begich, Mayor

Tract B, Campbell Lake Outfall

GRID 2525 SUBDIVIDED LAND & #2 SE4 SEC15, T12N, R4W, SM



APPENDIX B

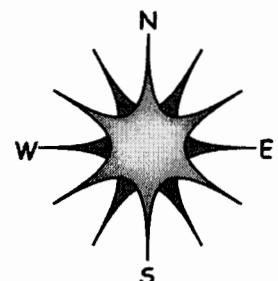
LOCATION MAP

Tract 10, Kincaid Estates Subd.

SUBJECT PARCEL

OWNED BY KINCAID ESTATES, LLC

PROPOSED FOR TRADE TO MOA



Content Information**Content ID :** 002006**Title:** Equal Value Land Trade Between Kincaid Estates LLC and the Municipality of Anchorage**Author:** mooredy**Initiating Dept:** HLB**Description:** An Ordinance of The Municipality of Anchorage authorizing a trade of a 8.26 acre parcel Municipality owned property commonly known as, Tract B Campbell Lake Outfall**Keywords:** Trade of a 8.26 acre parcel, Tract B Campbell Lake Outfall, Campbell Lake in South Anchorage**Date Prepared:** 7/15/04 2:47 PM**Director Name:** Robin E. Ward**Assembly Meeting**
Date MM/DD/YY: 7/20/04 ***Public Hearing Date** 8/17/04
MM/DD/YY: ~~8/3/04~~

2004 JUL 20 PM 4:25
 CLERK'S OFFICE
 1004

Workflow History

Workflow Name	Action Date	Action	User	Security Group	Content ID
AllOrdinanceWorkflow	7/15/04 3:01 PM	Checkin	mooredy	Public	002006
HLB_SubWorkflow	7/15/04 3:12 PM	Approve	wardre	Public	002006
ECD_SubWorkflow	7/15/04 4:11 PM	Approve	thomasm	Public	002006
AllOrdinanceWorkflow	7/16/04 11:17 AM	Reject	pearcydl	Public	002006
AllOrdinanceWorkflow	7/16/04 2:51 PM	Checkin	mooredy	Public	002006
HLB_SubWorkflow	7/16/04 3:08 PM	Approve	wardre	Public	002006
ECD_SubWorkflow	7/16/04 4:13 PM	Approve	thomasm	Public	002006
AllOrdinanceWorkflow	7/19/04 3:06 PM	Reject	pearcydl	Public	002006
AllOrdinanceWorkflow	7/20/04 10:22 AM	Checkin	mooredy	Public	002006
HLB_SubWorkflow	7/20/04 10:54 AM	Approve	wardre	Public	002006

LAI ON THE TABLE ITEM - *CONSENT AGENDA* - INTRODUCTION