

Submitted by: Chair of the Assembly at the
request of the Mayor
Prepared by: Heritage Land Bank
For Reading: October 18, 2005

CITY OF ANCHORAGE
MAYOR'S OFFICE
Date: 1-10-06

ANCHORAGE, ALASKA
No. AO 2005- 149

1 AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE AUTHORIZING
2 WITHDRAWAL OF HERITAGE LAND BANK (HLB) PARCEL #3-048 FROM THE HLB
3 INVENTORY AND TRANSFER OF THE PARCEL TO THE REAL ESTATE SERVICES
4 DIVISION, WITH MANAGEMENT AUTHORITY TO BE DELEGATED TO PARKS &
5 RECREATION DEPARTMENT, AND FURTHER AUTHORIZING A CONSERVATION
6 EASEMENT TO BE RECORDED AGAINST THE PARCEL

7
8 **WHEREAS**, on December 10, 2002, the Municipal Assembly approved AO 2002-165, an
9 ordinance mandating the transfer of land to park status and exemption of such land from future
10 clearing, filling or development, or other such actions to ensure the integrity and continuance of
11 Far North Bicentennial Park as public lands with the principal purpose of preserving those lands
12 in as natural a state as possible and allowing for the public enjoyment of the same to mitigate the
13 loss of natural open space park land to development of a ballfield complex.

14
15 **WHEREAS**, Heritage Land Bank Inventory contains Parcel #3-048, containing \pm 27.5 acres
16 located within Section 34, Township 13 North, Range 3 West, Seward Meridian, Alaska; and

17
18 **WHEREAS**, on March 13, 2003, the Parks and Recreation Commission passed a resolution
19 recommending HLB Parcel #3-048 be transferred to park status and added to Far North
20 Bicentennial Park to achieve the mitigation measures required by AO 2002-165; and

21
22 **WHEREAS**, following a public hearing on April 9, 2003, the Heritage Land Bank Advisory
23 Commission recommended in Resolution 2003-02, the transfer of HLB Parcel #3-048 to Cultural
24 and Recreational Services as mitigation for the loss of natural open space park land due to ball
25 field development within the southwest corner of Far North Bicentennial Park; and

26
27 **WHEREAS**, consistent with section 25.40.015B., the Heritage Land Bank may, at the direction
28 of the mayor and assembly, withdraw and transfer to municipal agencies or the school district,
29 land from the Heritage Land Bank inventory needed for the location of public facilities or
30 purposes, including schools and designated or dedicated parks or open space lands. Heritage
31 Land Bank shall condition any withdrawal and/or transfer upon a reverter clause specifying the
32 land shall be returned to the Heritage Land Bank inventory if it is not managed by the affected
33 municipal agency for its intended purpose (section 25.40.010D.); and

34
35 **WHEREAS**, "The mayor, with Assembly approval, may withdraw land from the Heritage Land
36 Bank inventory for any lawful municipal purpose, consistent with the Comprehensive Plan and
37 implementing measures or applicable site specific land use studies. Such a withdrawal shall
38 become effective only after at least 30 days' prior written notice to the HLB Advisory
39 Commission, to the affected Community Council, and to the public as specified in AMC
40 section 25.40.030, and after at least one public hearing regarding the proposed withdrawal. If
41 land is withdrawn from the Heritage Land Bank inventory for use and management by a public

1 agency which is not supported by municipal taxes, compensation shall be paid to the Heritage
2 Land Bank for at least the current appraised fair market value of the land, unless otherwise
3 provided in this chapter” (section 25.40.015B.); now therefore,
4

5 **THE ANCHORAGE ASSEMBLY ORDAINS:**
6

7 **Section 1.** Heritage Land Bank Parcel #3-048 is withdrawn from HLB inventory and
8 transferred to the Real Estate Services Division, with management authority to be delegated to
9 Parks & Recreation Department.
10

11 **Section 2.** The withdrawal and transfer shall be conditioned upon a reverter clause and return
12 of the parcel to the Heritage Land Bank inventory if the parcel is not managed for the intended
13 purpose of this withdrawal and transfer.
14

15 **Section 3.** A conservation easement shall be recorded against Heritage Land Bank Parcel #3-
16 048.
17

18 **Section 4.** This ordinance shall be effective immediately upon passage and approval.
19

20 PASSED AND APPROVED by the Anchorage Assembly this 10th day of January,
21 2006.
22

23 Anna J. Fairclough
24 Chair of the Assembly
25

26 ATTEST:
27

28 Balme S. Gundersen
29
30 Municipal Clerk
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MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2005-149 Title: **Withdrawal and transfer of Parcel #3-048 from HLB and conservation easement**

Sponsor: Heritage Land Bank
 Preparing Agency: Heritage Land Bank
 Others Impacted: RES

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY05	FY06	FY07	FY08	FY09
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Service					
5000 Capital Outlay					
TOTAL DIRECT COSTS:	0	0	0	0	0
6000 IGCs					
FUNCTION COST:	0	0	0	0	0
REVENUES:	0	0	0	0	0
CAPITAL:	0	0	0	0	0

POSITIONS:

PUBLIC SECTOR ECONOMIC EFFECTS:

None for the withdrawal from HLB inventory or transfer of this property between municipal agencies.

PRIVATE SECTOR ECONOMIC EFFECTS:

None, property remains in municipal inventory, with no impact to HLB or RES for this transaction.

Prepared by: **Karlee Gaskill** Telephone: **343-4336**

Validated by OMB: Janet Mitson Date: _____

Approved by: Robin E. Ward Date: September 29, 2005
 (Director, Heritage Land Bank)



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 759 -2005

MEETING DATE: October 18, 2005

1 **FROM:** MAYOR

2
3 **SUBJECT:** AN ORDINANCE OF THE MUNICIPALITY OF ANCHORAGE
4 AUTHORIZING WITHDRAWAL OF HERITAGE LAND BANK (HLB)
5 PARCEL #3-048 FROM THE HLB INVENTORY AND TRANSFER OF THE
6 PARCEL TO THE REAL ESTATE SERVICES DIVISION, WITH
7 MANAGEMENT AUTHORITY TO BE DELEGATED TO PARKS &
8 RECREATION DEPARTMENT, AND FURTHER AUTHORIZING A
9 CONSERVATION EASEMENT TO BE RECORDED AGAINST THE PARCEL
10

11 On December 10, 2002, the Municipal Assembly approved AO 2002-165, an ordinance
12 amending the Updated Far North Bicentennial Park Master Plan to provide for and develop little
13 league ball fields in the southwest corner of the park and “enacting measures necessary to carry
14 out the ordinance.” (Appendix A)

15
16 AO 2002-165, at Section 4: Mitigation Measures, directed the Parks and Recreation Commission
17 to “consider and recommend measures as it deems appropriate to mitigate the loss of natural
18 open space park land to development of a ballfield complex.” It defines “mitigation” as “the
19 transfer of land to park status and exemption of such land from future clearing, filling or
20 development, or other such actions as will accomplish the objectives stated below” and noted
21 “(t)he objectives of mitigation are to ensure the integrity and continuance of Far North
22 Bicentennial Park as public lands with the principal purpose of preserving those lands in as
23 natural a state as possible and allowing for the public enjoyment of the same.” Heritage Land
24 Bank (HLB) Parcel #3-048 (TID 008-151-01) contains the area recommended by AO 2002-165
25 for this mitigation.

26
27 On March 13, 2003, the Parks and Recreation Commission passed a resolution recommending
28 Parcel # 3-048 be transferred to park status and added to Far North Bicentennial Park to achieve
29 the required mitigation measures. (Appendix B). Parcel #3-048, contains \pm 27.5 acres and is
30 located within Section 34, Township 13 North, Range 3 West, Seward Meridian, Alaska (map
31 attached Appendix C).

32
33 On March 19, 2003, HLB staff distributed notice to municipal agencies of the proposed transfer
34 of management of Parcel #3-048 to Cultural and Recreational Services for park purposes. The
35 responding agencies had no comments or objections to the proposal.

36
37 Following a public hearing on April 9, 2003, the HLB Advisory Commission approved
38 Resolution 2003-02 recommending HLB transfer Parcel #3-048 to Cultural and Recreational
39 Services as mitigation for the loss of natural open space park land due to ball field development
40 within the southwest corner of Far North Bicentennial Park. (Appendix D). However, notice of
41 the proposed transfer did not comply with the requirements of section 25.40.015.

1 Pursuant section 25.40.015, the mayor, with Assembly approval, may withdraw land from the
2 HLB inventory for any lawful municipal purpose, consistent with the Comprehensive Plan and
3 implementing measures or applicable site specific land use studies. Such a withdrawal shall
4 become effective only after at least 30 days' prior written notice to the HLB Advisory
5 Commission, to the affected Community Council, and to the public as specified in AMC
6 section 25.40.030, and after at least one public hearing regarding the proposed withdrawal. HLB
7 staff satisfied the public notice requirements of section 25.40.015 on September 23, 2005.

8
9 The land is zoned Public Lands and Institutions (PLI). The Anchorage Bowl Comprehensive
10 Plan, Chapter 4, identifies the land as important wildlife habitat. This action preserves that value
11 and compliments the Far North Bicentennial Park lands adjoining the parcel to the northeast and
12 east. As such, the use is consistent the Comprehensive Plan. Additionally, the Site Specific
13 Land Use Plan for the Bragaw Extension identifies Parcel #3-048 as "suggested mitigation for
14 Abbott Community Parklands."

15
16 In order to accomplish the mitigation requirements of AO 2002-165 to protect the parcel from
17 future clearing, filling or development, or other such actions, and ensure the preservation of the
18 lands in as natural a state as possible, allowing for the public enjoyment of the same, a
19 conservation easement will be recorded on the parcel.

20
21 THE ADMINISTRATION RECOMMENDS ASSEMBLY AUTHORIZATION FOR
22 WITHDRAWAL OF HERITAGE LAND BANK PARCEL #3-048 FROM THE HLB
23 INVENTORY AND TRANSFER OF THE PARCEL TO THE REAL ESTATE SERVICES
24 DIVISION, WITH MANAGEMENT AUTHORITY TO BE DELEGATED TO PARKS &
25 RECREATION DEPARTMENT, AND AUTHORIZING A CONSERVATION EASEMENT
26 BE RECORDED AGAINST THE PARCEL.

27
28 Prepared by: Robin E. Ward, Executive Director, Heritage Land Bank
29 Concur: Mary Jane Michael, Executive Director,
30 Economic and Community Development
31 Concur: Denis C. LeBlanc, Municipal Manager
32 Respectfully submitted: Mark Begich, Mayor

33
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35 Appendix A: AO 2002-165

36 Appendix B: Parks and Recreation Commission Resolution

37 Appendix C: Site Map

38 Appendix D: HLBAC Resolution 2003-02

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CLERK'S OFFICE

APPROVED

Date: 12-10-02
IMMEDIATE RECONSIDERATION
FAILED 12-10-02

Submitted by: Assembly members TRAINI
and TESCHE

Prepared by: Department of Assembly

For reading: October 29, 2002

ANCHORAGE ALASKA

AO NO. 2002-165

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING THE UPDATED FAR NORTH BICENTENNIAL PARK MASTER PLAN TO PROVIDE FOR AND DEVELOP LITTLE LEAGUE BALL FIELDS IN THE SOUTHWEST CORNER OF THE PARK; ENACTING A NEW SECTION 25.65.010 TO THE ANCHORAGE MUNICIPAL CODE REQUIRING DEVELOPMENT OF THAT AREA FOR LITTLE LEAGUE BALL FIELDS; ENACTING MEASURES NECESSARY TO CARRY OUT THE ORDINANCE; AND PROVIDING FOR EFFECTIVE DATES.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1: The Updated Far North Bicentennial Park Master Plan, page 15, second paragraph is hereby amended to read:

The active recreation area in the southwestern portion of the park is severely limited for development because of preservation wetlands in the vicinity. A branch of Little Campbell Creek runs near the area. The slopes, while not extensive, are more pronounced than within the revetment road system which is better suited to sport field development. It appears that a trail system connecting the southern portion of the BLM area and Hillside Park should be a major focus of development within this unit of the park. There is a substantial need for community park development within the Abbott Loop area (see Anchorage Park, Greenbelt, and Recreation Facility Plan, February 1985.) Consequently, the 30-acre area north of Zodiac Manor and east of Abbott Loop Road should be reserved for community park purposes. [RATHER THAN THE INTENSE DEVELOPMENT ASSOCIATED WITH SOME COMMUNITY PARKS, SUCH AS EXTENSIVE SPORTS FIELD DEVELOPMENT, IT IS RECOMMENDED THAT THIS "ABBOTT LOOP ROAD COMMUNITY PARK" BE CHARACTERIZED BY "LOW-KEY" ACTIVITY AREAS. THESE WOULD INCLUDE A "PLAY MEADOW" FOR LIMITED ACTIVE PASTIMES, PICNIC SITES, AND TRAILHEAD ACCESS. CAMPBELL PARK COULD SERVE AS A PROTOTYPE FOR THE TYPE RECOMMENDED IN THIS INSTANCE.] The site plan for this community park should include the retention of a forested buffer between proposed active recreation areas, such as sports fields, and a residential neighborhood adjoining the park to the south. The site plan should also include improvements to trailhead facilities that serve an existing multi-use unpaved trail system within Far North Bicentennial Park and provide convenient and safe trail connections to neighborhoods located south and west of the park site.

Section 2: Anchorage Municipal Code Chapter 25 is amended by enactment of a new section 25.65.010 to read:

AM 631-2002

Appendix A

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25.65.010 Far North Bicentennial Park: Little League Fields

Ball fields for little league use shall be developed at a site in the southwest corner of Far North Bicentennial Park that the Assembly determines to be suitable for ball fields, in accordance with the Updated Far North Bicentennial Park Master Plan (as amended.) The Assembly shall determine the size, number, and configuration of the ball fields.

All attendant and related facilities that the Assembly determines to be appropriate for the enjoyment and use of the ball fields, such as (but not limited to) dugouts, bathrooms, snack shacks, parking, equipment sheds, bleachers, backstops and fences shall be developed along with the ball fields.

Section 3: Ball field development and site plan.

The Department of Cultural and Recreational Activities is authorized and directed to complete a Little League ball field development and site plan acceptable to the Parks and Recreation Commission for construction of the ball fields under Section 1 and 2 of this ordinance. At a minimum, the plan shall address the appropriate number and configuration of ball fields, related site amenities, parking, traffic flow, buffering, and noise abatement. Consistent with the intent of Section 1 and 2 above and all other provisions of law governing use of municipal facilities and parklands, the plan shall integrate other recreational uses of the property and facility with the ball fields and benefit surrounding neighborhoods. To the maximum extent possible, the site plan shall also adhere to relevant development guidelines set forth in the Updated Far North Bicentennial Park Master Plan including, but not limited to the following:

- 1 The siting and design of facilities should take maximum advantage of the characteristics of the natural environment;
2. Perpetuation of existing vegetation, particularly upland vegetation, should be sought in site planning.
3. Location of facilities should be made to promote functional relationships between other park uses.
4. Off-street parking should include landscaping around and within parking areas.;
5. The provision of safe, convenient access for non-motorized modes of transportation shall be assured;

- 1 6. Recreational access through the developed area to other areas of the park
2 shall be made by reservation of trail corridors, trailheads and grade-
3 separated trail crossings;
- 4
- 5 7. Architectural design: the exterior fabric, color, shape and other details of
6 buildings shall complement the natural setting; and
- 7
- 8 8. Signs: the design and placement of signs should be compatible with the park
9 setting.

10

11 After a minimum of two public hearings, the Plan required by this Section shall be
12 completed and presented to the Parks and Recreation Commission within twelve (12)
13 months of enactment of this ordinance.

14

15 **Section 4: Mitigation measures.**

16

17 Within ninety days of enactment of this ordinance, the Parks and Recreation
18 Commission shall consider and recommend such measures as it deems appropriate to
19 mitigate the loss of natural open space park land to development of a ball field complex
20 required by this ordinance. It is the intent of the Assembly that mitigation measures
21 recommended by the Commission be capable of implementation within twenty-four months
22 of enactment of this ordinance. In this section, "mitigation" means the transfer of land to
23 park status and exemption of such land from future clearing, filling or development, or
24 other such actions as will accomplish the objectives stated below. Land transferred should
25 be of comparable ecological and natural value, and should be situated to allow inclusion
26 in Far North Bicentennial Park through future revision of the park plan. The objectives of
27 mitigation are to ensure the integrity and continuance of Far North Bicentennial Park as
28 public lands with the principal purpose of preserving those lands in as natural a state as
29 possible and allowing for the public enjoyment of the same.

30

31 If recommended, mitigation measures include transfer of PLI land adjacent to
32 Bicentennial Park identified in the Updated Far North Bicentennial Park Plan as "PLI-3."
33 While containing extensive wetlands, this tract also contains limited uplands similar in
34 nature to those to be developed in the southwest corner of the park. Additionally, while not
35 accessible by road this tract contains a significant trail system primarily for dog mushing
36 in winter and multi-use in summer. The natural and ecological value, the natural open
37 space recreation value, and the lack of road access all make this tract not only a strong
38 choice for mitigation, but may also warrant the added protection of inclusion within the park
39 for the benefit of future generations simply on its own merits.

40

41 **Section 5: Amendment to Far North Bicentennial Park Master Plan**

42

43 That section entitled "PROHIBITED USES" set forth on page 29 of the Updated Far

1 North Bicentennial Park Master Plan is amended to read:

2
3 PROHIBITED USES.

4
5 In view of potential degradation of the park, [AND] as a measure of public safety, and
6 consistent with the objectives of this Far North Bicentennial Park Master Plan to 1)
7 maintain the lands described in perpetuity as a public park for the benefit of the citizens
8 of Alaska; 2) to preserve the streambeds, watershed areas and wildlife habitat in as
9 pristine a condition as possible allowing for compatible use of the area for nature
10 appreciation by the public; and 3) to provide regulations and controls which will accomplish
11 these objectives and insure the continuous maintenance of these lands in a nearly natural
12 state for the benefit of future generations the following uses are [SHOULD BE] prohibited:

- 13
14
15 5. Given the extent of development within the park, including significant
16 revision of the plan to allow extensive sports field development within the
17 southwest corner of the park, and given development in adjacent PLI land
18 conveyed to the Municipality of Anchorage with the park: no further clearing
19 of land, or draining or filling of wetlands shall be allowed within Far North
20 Bicentennial Park.

21
22 The enumeration of prohibited uses in this Plan shall not prevent or restrict the following
23 activities:

- 24
25 1. Maintenance of existing trails, improvements of trailhead access, and
26 improvement or expansion of the existing trail system
27
28 2. fire prevention and public safety
29
30 3. development of a Little League ball field complex within the Southwest
31 corner of the park, as authorized by amendment to the Plan.
32
33 4. expansion and on-going activities at Hilltop Ski Area, as authorized in the
34 current lease with the Municipality of Anchorage
35

36 All clearing, draining, or filling done in connection with these activities shall be
37 documented as to purpose and scope, and shall include written justification of need for
38 such clearing, etc. in each instance. Each written explanation and justification shall be
39 maintained on file as a public record with the office of the Director of the Department of
40 Cultural and Recreational Activities.

41
42 The restrictions above shall take precedence over all other sections of this plan.
43



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

NO. 631-2002

Meeting Date: October 29, 2002

1 **From:** Assemblymembers Traini and Tesche

2
3 **Subject:** AO 2002-165 RELATING TO DEVELOPMENT OF LITTLE LEAGUE BALL
4 FIELDS IN THE SOUTHWEST CORNER OF FAR NORTH BICENTENNIAL
5 PARK
6

7
8 To resolve a continuing controversy over use of portions of the Far North Bicentennial
9 Park for Little League Fields, AO 2002-165 is presented to the Assembly for enactment.

10
11 AO 2002-165 would enact a measure substantially the same as¹ the Little League Ball
12 Field Initiative” which was signed by several thousand registered voters and recently
13 certified by the Municipal Clerk for a vote at the April 1, 2003 regular election. Sections
14 1 and 2 simply repeat the substance of the proposition and identify a location in the
15 Municipal Code for the language contained in Section 2 of the initiative.

16
17 Section 3 directs the Department of Cultural and Recreational Services to prepare a Little
18 League ball field development and site plan for approval by the Parks and Recreation
19 Commission. At a minimum, the plan will address the number and configuration of ball
20 fields, related site amenities, parking, traffic flow, buffering, and noise abatement.

21
22 Section 4 directs the Parks and Recreation Commission to recommend, within ninety days,
23 mitigation measures capable of implementation within two years that would compensate
24 for the loss of natural open space within the Far North Bicentennial Park used for
25 development of a ball field complex. Mitigation would include the transfer of land to park
26 status and exemption of such land from future clearing, filling or development. Land
27 transferred should be of equal or greater ecological and natural value, and should be
28 situated to allow inclusion in Far North Bicentennial Park through future amendment to the
29
30
31

Under Sec. 3.02(d) of the Home Rule Charter, an initiative petition “is void if the Assembly enacts substantially the same measure prior to the election”. Except for elimination of an unnecessary reference to what sponsors understand to be BLM’s current policy regarding construction activities in the Campbell Tract, sections 1 and 2 of the ordinance are identical to the same sections of the Little League Ball Field Initiative.

2 park plan. Mitigation would ensure the integrity and continuance of parklands within Far
3 North Bicentennial Park in a natural a state and allowing for the public enjoyment of the
4 same.

5 Section 5 would amend the existing Far North Bicentennial Park Plan to prohibit further
6 clearing of land, or draining or filling of wetlands within the Park except as necessary to
7 build the Little League fields, maintain existing trails and improvements ,fire prevention and
8 public safety, or to operate and expand the Hilltop Ski Area. Through Section 7 (effective
9 dates), the amendments to the Far North Bicentennial Park Plan set out in Section 5 would
10 not become effective until the Parks and Recreation Commission has first reviewed and
11 offered comments to the Assembly as required by AMC 4.60.090.

12
13 Section 6states the Assembly's intent to enact substantially the same measure as that
14 contained in the Little League Ball Field Initiative recently certified by the Municipal Clerk
15 for placement on the April 1, 2003 ballot. The section also provides a means for resolving
16 potential conflicts between the measure enacted by Sections 1 and 2 and the remaining
17 provisions of this ordinance, and requires that sections 3-5 be interpreted to implement or
18 carry out rather than restrict or condition the measure enacted in sections 1 and 2.

19
20 Enactment of AO 2002-165 is recommended.

21
22
23 Respectfully submitted,

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25 

26 Dick Traini
27 Chair

28 

29 Allan Tesche
30 Assemblymember

1 ANCHORAGE, ALASKA
2 Parks and Recreation Commission Resolution
3

4 A RESOLUTION OF THE ANCHORAGE PARKS AND RECREATION
5 COMMISSION RECOMMENDING MITIGATION FOR DEVELOPMENT OF A
6 COMMUNITY PARK WITHIN FAR NORTH BICENTENNIAL PARK.
7

8 WHEREAS, under Assembly Ordinance 2002-165, adopted
9 December 10, 2002, the Parks and Recreation Commission was to consider and
10 recommend "such measures as it deems appropriate to mitigate the loss of
11 natural open space park land to development of a ball field complex" required by
12 the said ordinance; and
13

14 WHEREAS, under AO 2002-165 it is contemplated that the
15 transfer of certain lands to Parks and Recreation management may serve as
16 recommended mitigation under certain conditions; and
17

18 WHEREAS, Heritage Land Bank parcel #3-048, approximately 27
19 acres in area, 15 acres being uplands and the remainder wetlands, lying adjacent
20 to Far North Bicentennial Park near the South Fork of Campbell Creek; is
21 proposed by the Heritage Land Bank for consideration to fulfill the purpose of
22 mitigation, and is believed by the Parks and Recreation Commission to be of
23 ecological and natural value comparable to lands affected by the ball field
24 development; and
25

26 WHEREAS, the Commission agrees that, to conform to the
27 certain conditions, the transferred land shall be exempt from clearing, filling or
28 development, or other such actions to ensure the integrity and continuance of Far
29 North Bicentennial Park as public lands with the principal purpose of preserving
30 those lands in as natural a state as possible and allowing for the public
31 enjoyment of the same; and
32

33 WHEREAS, HLB parcel #3-048, depicted on the map attached
34 hereto as Exhibit A, is deemed suitable for meeting the intent for mitigation under
35 AO 2002-165; and
36

37 WHEREAS, the Parks and Recreation Commission understands
38 that the transfer of the subject parcel to the management authority of the
39 Department of Cultural and Recreational Services is subject to approval by the
40 Heritage Land Bank Advisory Commission and Assembly, and may be completed
41 by December 10, 2004; and
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43 WHEREAS, the Parks and Recreation Division of the Municipality
44 of Anchorage has recommended approval of this resolution;
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NOW, THEREFORE, the Parks and Recreation Commission resolves:

That the Parks and Recreation Commission recommends that HLB Parcel # 3-048, depicted on the attached map, be transferred to park status and that it be added to Far North Bicentennial Park to mitigate the loss of natural open space park land resulting from the development of the ball field complex in Far North Bicentennial Park.

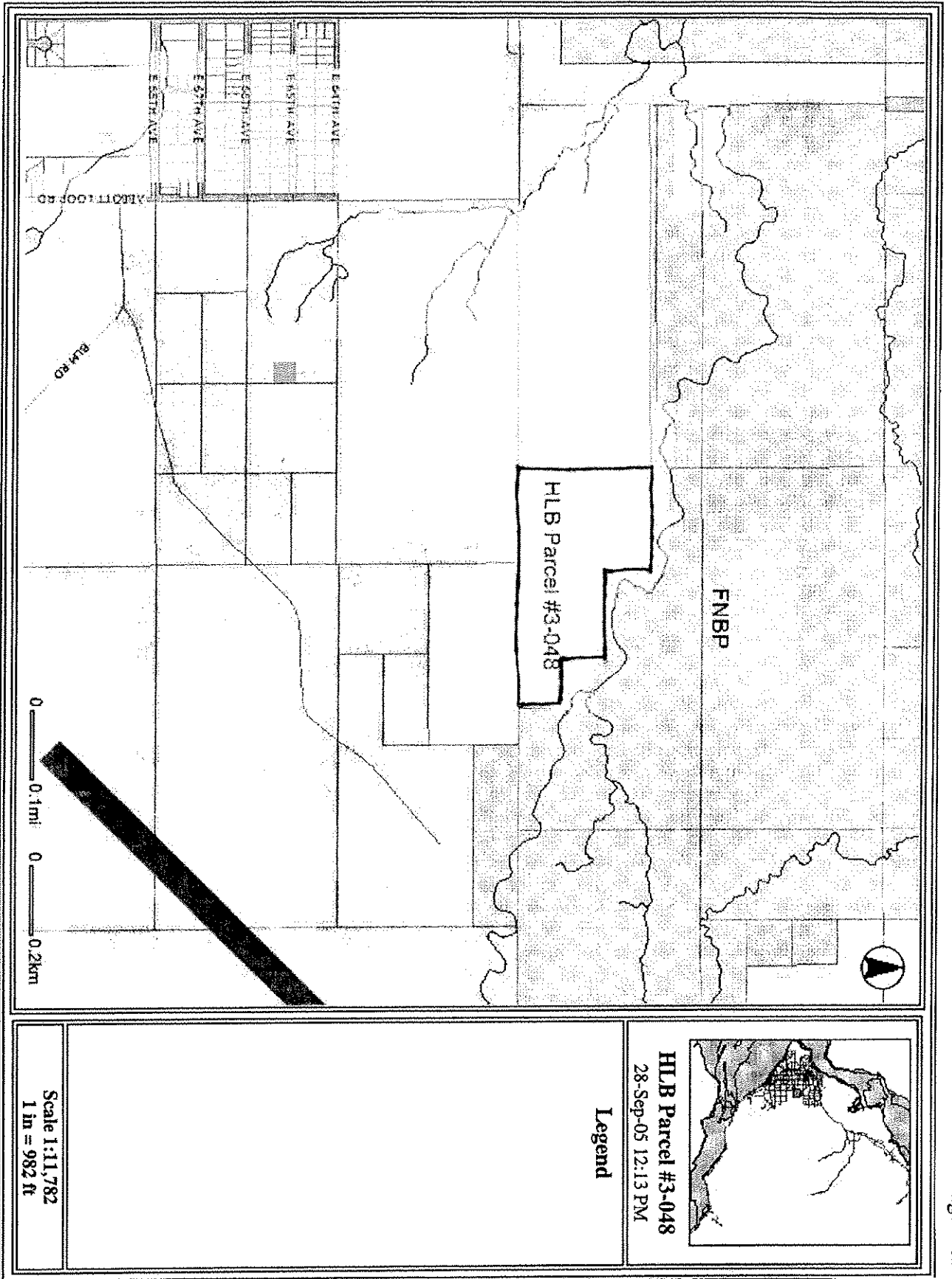
PASSED AND APPROVED by the Anchorage Parks and Recreation Commission this 13th day of March, 2003.

Richard B. Miller
Chairperson

ATTEST:

Carolyn E. Bloom
Executive Secretary





Appendix C

Heritage Land Bank Advisory Commission

Resolution 2003-02

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING THE TRANSFER OF HLB PARCEL 3-048 TO CULTURAL AND RECREATIONAL SERVICES FOR PARK PURPOSES

WHEREAS, the Heritage Land Bank owns HLB Parcel 3-048, located within Section 34, Township 13 North, Range 3 West, Seward Meridian, Alaska; and

WHEREAS, "It is the mission of the Heritage Land Bank to manage uncommitted municipal land ... to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the comprehensive plan." (AMC 25.40.010); and

WHEREAS, "The inventory responsibility of the Heritage Land Bank is to identify all land and interests in land to be managed and/or retained by the HLB for future municipal use or disposal." (AMC 25.40.010.B.); and

WHEREAS, "the disposal responsibility of the Heritage Land Bank is, at the direction of the mayor and Assembly, to convey management authority of Heritage Land Bank land for specific public facilities or purposes. Each disposal shall be in the municipal interest; and

WHEREAS, On December 10, 2002 the Anchorage Assembly approved AO NO. 2002-165, an ordinance amending the Far North Bicentennial Park Master Plan, to provide for and develop little league ball fields in the southwest corner of the park and enacting measures necessary to carry out the ordinance; and

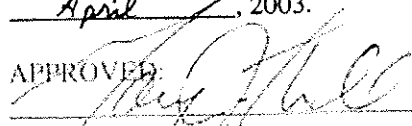
WHEREAS, the Assembly ordinance outlined possible measures to be considered to mitigate the loss of natural open space park land to ball field development and directing the Parks and Recreation Commission to consider options and make recommendations as it deemed appropriate; and

WHEREAS, at the March 13, 2003 meeting of the Parks and Recreation Commission, the Commission considered a proposal from the Heritage Land Bank recommending HLB Parcel 3-048 as an appropriate mitigation measure meeting the intent of AO NO. 2002-165 and did pass a Parks and Recreation Commission Resolution supporting the transfer of HLB Parcel 3-048 to Cultural and recreational Services for park purposes; and

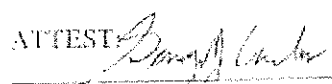
NOW THEREFORE BE IT RESOLVED, THAT the Heritage Land Bank Advisory Commission recommends that the Heritage Land Bank transfer HLB Parcel 3-048 to Cultural and recreational Services as mitigation for the loss of natural open space park land due to ball field development within the southwest corner of Far North Bicentennial Park.

Approved by the Heritage Land Bank Advisory Commission this 9th day of April, 2003.

APPROVED:


Mary Jo Thill, Chair
HLB Advisory Commission

ATTEST:


George Canelos, Executive Director
Heritage Land Bank

Content Information

Content ID : 003329

Type: Ordinance - AO

Title: HLB Parcel Withdrawal and Conservation Easement

Author: wardre

Initiating Dept: HLB

Select Routing: Standard

Review Depts: ParksRec

Description: Withdrawal of HLB Parcel from Inventory, and Transfer to Parks for Conservation Easement

Keywords: 3-048 HLB Conservation Easement

Date Prepared: 9/29/05 2:06 PM

Director Name: Robin E. Ward

Assembly Meeting Date
MM/DD/YY: 10/18/05

Public Hearing Date
MM/DD/YY: 11/1/05 - 12/13/05

M.O.A.
 2005 OCT -7 PM 4:17
 CLERKS OFFICE

Workflow History

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOrdinanceWorkflow	9/29/05 2:10 PM	Checkin	wardre	Public	003329
HLB_SubWorkflow	9/29/05 2:11 PM	Approve	wardre	Public	003329
ECD_SubWorkflow	9/29/05 4:05 PM	Approve	thomasm	Public	003329
ParksRec_SubWorkflow	9/30/05 6:44 AM	Approve	dillonrj	Public	003329
AllOrdinanceWorkflow	10/4/05 9:59 AM	Reject	mitsonjl	Public	003329
AllOrdinanceWorkflow	10/4/05 1:36 PM	Checkin	wardre	Public	003329
ECD_SubWorkflow	10/4/05 2:44 PM	Approve	thomasm	Public	003329
ParksRec_SubWorkflow	10/4/05 2:55 PM	Approve	dillonrj	Public	003329
OMB_SubWorkflow	10/5/05 5:58 PM	Approve	mitsonjl	Public	003329
Legal_SubWorkflow	10/6/05 11:32 AM	Approve	fehlenrl	Public	003329
MuniManager_SubWorkflow	10/7/05 2:15 PM	Approve	leblancdc	Public	003329
MuniMgrCoord_SubWorkflow	10/7/05 2:46 PM	Approve	abbottmk	Public	003329