

Submitted by: Chris Birch,
Assembly Member
Prepared By: Dept. of Law
For Reading: January 31, 2006

CLERK'S OFFICE

APPROVED

2-14-06

ANCHORAGE, ALASKA
AO NO. 2006-16

1
2 AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS OF THE
3 MUNICIPALITY OF ANCHORAGE AT THE REGULAR MUNICIPAL ELECTION
4 APRIL 4, 2006, A BALLOT PROPOSITION AUTHORIZING DISPOSAL OF
5 TRACT A, SEVENTY ACRE SUBDIVISION, TO PARK IMPROVEMENT
6 PROJECT LLC, BASED ON FAIR MARKET VALUE, BY EXCHANGE FOR ALL
7 OR A SUBSTANTIAL PORTION OF TRACT A, SOCCER & BASEBALL
8 SUBDIVISION, LOCATED ADJACENT TO THE SOUTH ANCHORAGE BALL
9 FIELDS.

10
11
12 WHEREAS, Tract A, Seventy Acre Subdivision, Plat No. 96-32, Anchorage Recording
13 District, Third Judicial District, State of Alaska is currently owned by the Municipality
14 of Anchorage and is dedicated for public park and recreational purposes; and

15
16 WHEREAS, the proposed Anchorage Bowl Parks, Natural Resource & Recreation
17 Facilities Plan (March 2004, p.78) contemplates use of Tract A, Seventy Acre
18 Subdivision, for a land exchange for a more developable, strategically located park site;
19 and

20
21 WHEREAS, Anchorage Municipal Charter Section 10.02(8) and Anchorage Municipal
22 Code section 25.30.020 require a disposal of land dedicated for public park or
23 recreational purposes to be approved at a regular or special election by a majority of
24 those voting on the question; and

25
26 WHEREAS, a companion ordinance, AO 2006-17, authorizing disposal of Tract A,
27 Seventy Acre Subdivision, Plat No. 96-32, to Park Improvement Project, LLC for fair
28 market value by exchange for land described as all or a substantial portion of Tract A,
29 Soccer & Baseball Subdivision, must be approved by the Assembly prior to placing the
30 ballot proposition before the voters; now, therefore,

31
32 **THE ANCHORAGE ASSEMBLY HEREBY ORDAINS:**

33
34 **Section 1.** Submission of this ballot proposition to the voters is subject to the
35 adoption of Anchorage Ordinance 2006-17, approving disposal of Tract A, Seventy

1 Acre Subdivision, Plat No. 96-32, to Park Improvement Project LLC, based on fair
2 market value by exchange for land described as all or a substantial portion of Tract A,
3 Soccer & Baseball Subdivision, located adjacent to South Anchorage Ball Fields (Tract
4 B, Soccer & Baseball Subdivision, Plat No. 98-53).

5
6 **Section 2.** Pursuant to the Anchorage Municipal Charter §10.02(8), a ballot
7 proposition in substantially the following form and substance shall be submitted to the
8 qualified voters of the Municipality at the next regular Municipal election to be held
9 April 4, 2006:

10 **PROPOSITION NO. _____**

11
12 **A DISPOSAL OF 69 ACRES MORE OR LESS OF**
13 **DEDICATED MUNICIPAL PARK LAND,**
14 **DESCRIBED AS TRACT A, SEVENTY ACRE**
15 **SUBDIVISION, PLAT NO. 96-32, FOR FAIR MARKET**
16 **VALUE BY EXCHANGE FOR ALL OR A**
17 **SUBSTANTIAL PORTION OF TRACT A, SOCCER &**
18 **BASEBALL SUBDIVISION, PLAT NO. 98-53,**
19 **CONTAINING 38 ACRES MORE OR LESS,**
20 **LOCATED ADJACENT TO SOUTH ANCHORAGE**
21 **BALL FIELDS, TO PARK IMPROVEMENT**
22 **PROJECT LLC.**

23
24 Shall the Municipality of Anchorage dispose of land
25 dedicated to park to Park Improvement Project LLC in
26 exchange for all or a substantial portion of Tract A, Soccer
27 & Baseball Subdivision, Plat No. 98-53, containing 38 acres
28 m/l, based upon fair market value and located adjacent to
29 South Anchorage Ball Fields?

30
31 Municipal park land affected by this proposition is described
32 as TRACT A, SEVENTY ACRE SUBDIVISION, Plat
33 No. 96-32, Anchorage Recording District, Third Judicial
34 District, State of Alaska, containing 69 acres m/l.

35
36 The taxpayers of the Municipality do not incur an increase in
37 property taxes as a result of the disposal and the
38 Municipality receives all or a substantial portion of Tract A,
39 Soccer & Baseball Subdivision, located adjacent to Tract B,
40 Soccer & Baseball Subdivision, also known as the South
41 Anchorage Ball Fields.
42

1 **Section 3.** Section 1 shall become effective if, and only if, the companion ordinance
2 authorizing the disposal by exchange, AO 2006- 17, is adopted by the Assembly.
3

4 **Section 4.** Section 2 of this ordinance shall become effective if, and only if, said
5 proposition is passed by a majority of the Municipality of Anchorage voters voting on
6 the proposition on April 4, 2006.
7

8 PASSED AND APPROVED by the Anchorage Assembly this 14th day of
9 February, 2006.
10

11
12 Anna J. Fairclough
13 Chair

14 ATTEST:

15
16 Balae S. Gruent
17
18 Municipal Clerk
19

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO 2006-16 Title: AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE AT THE REGULAR MUNICIPAL ELECTION APRIL 4, 2006, A BALLOT PROPOSITION AUTHORIZING DISPOSAL OF TRACT A, SEVENTY ACRE SUBDIVISION, TO PARK IMPROVEMENT PROJECT LLC, BASED ON FAIR MARKET VALUE, BY EXCHANGE FOR ALL OR A SUBSTANTIAL PORTION OF TRACT A, SOCCER & BASEBALL SUBDIVISION, LOCATED ADJACENT TO THE SOUTH ANCHORAGE BALL FIELDS.

Sponsor: Chris Birch, Assembly Member
Preparing Agency: Heritage Land Bank and Real Estate Services
Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY01	FY02	FY03	FY04	FY05
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Service					
5000 Capital Outlay					

TOTAL DIRECT COSTS: None

6000 IGCs

FUNCTION COST:

REVENUES:

CAPITAL:

POSITIONS:

PUBLIC SECTOR ECONOMIC EFFECTS:

The land disposal and exchange adds up to 38 acres to the existing South Anchorage Ball Fields. Tract A, Seventy Acre subdivision lacks improved access or any improvements; Tract A, Soccer & Baseball Subdivision will likely be less expensive to develop, as it already has road access and other amenities serving it.

PRIVATE SECTOR ECONOMIC EFFECTS:

The land disposal and exchange allows development on the north side of O'Malley Road, west of the new C Street overpass. No ascertainable financial effect can be predicted, but development would likely add additional tax revenue.



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. 74-2006

Meeting Date: January 31, 2006

1 **From:** Chris Birch, Assembly Member

2
3 **Subject:** AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS OF THE
4 MUNICIPALITY OF ANCHORAGE AT THE REGULAR MUNICIPAL
5 ELECTION APRIL 4, 2006, A BALLOT PROPOSITION AUTHORIZING
6 DISPOSAL OF TRACT A, SEVENTY ACRE SUBDIVISION, TO PARK
7 IMPROVEMENT PROJECT LLC, BASED ON FAIR MARKET VALUE,
8 BY EXCHANGE FOR ALL OR A SUBSTANTIAL PORTION OF
9 TRACT A, SOCCER & BASEBALL SUBDIVISION, LOCATED
10 ADJACENT TO THE SOUTH ANCHORAGE BALL FIELDS.
11

12 Tract A, Seventy Acre Subdivision, containing 69 acres m/l, is currently dedicated to park
13 and recreational uses. It is located to northwest of the new C Street and O'Malley Road
14 overpass. At present, it has no public improvements, lacks improved access and
15 contains substantial unmapped wetlands. Development of adjoining tracts between
16 Tract A, Seventy Acre Subdivision and the C Street alignment is beginning to proceed
17 with completion of the new C Street and O'Malley overpass. Developers of those tracts
18 are interested in acquiring this parcel in order to have a larger area to expand their
19 development plans. The property is currently zoned PLI.
20

21 The proposed Anchorage Bowl Parks, Natural Resource and Recreation Facilities Plan
22 (March 2004, p. 78) contemplates exchange of Tract A for a more developable,
23 strategically located park site. At the present time, there are no development plans for
24 this municipal parcel. Disposal of park land requires approval by the voters, pursuant to
25 Anchorage Municipal Charter §10.02(8). The ballot ordinance supported by this
26 memorandum presents this question to the voters.
27

28 To replace the municipal park land, Park Improvement Project LLC proposes to
29 exchange property it has (or will soon) acquire located adjacent to the South Anchorage
30 Ball Fields. This property, Tract A, Soccer & Baseball Subdivision, contains 38 acres m/l,
31 and is zoned B-3SL. The property has road access, and is generally considered to have
32 better soils and fewer wetlands issues. Incorporating Tract A, Soccer & Baseball
33 Subdivision into the South Anchorage Ball Fields provides potential for an integrated and
34 large recreational facility to serve Anchorage long into the future.
35

36 The companion ordinance authorizing the disposal sets out the terms and conditions of
37 the exchange, based on fair market value, for all or a substantial portion of Tract A,
38 Soccer & Baseball Subdivision. Given the general characteristics and zoning of the
39 properties, it is expected Tract A, Soccer & Baseball Subdivision, will be appraised higher
40 than Tract A, Seventy Acre Subdivision. The exact terms shall be submitted to the

1 Assembly in a supplemental AM, after the appraisals are completed. However, in the
2 event the fair market value of Tract A, Seventy Acre Subdivision exceeds the fair market
3 value of Tract A, Soccer & Baseball Subdivision, Park Improvement Project LLC will also
4 contribute cash to the exchange transaction. In the alternative, if the fair market value of
5 Tract A, Soccer & Baseball Subdivision is substantially more valuable, Park Improvement
6 Project LLC may choose to subdivide, at its own expense, a portion of Tract A, Soccer &
7 Baseball Subdivision and provide a portion of the tract equivalent to the fair market value
8 of Tract A, Seventy Acre Subdivision.
9

10 Appraisals of both parcels will be ordered following introduction of these ordinances.
11 Prior to placing the proposition on the April 4, 2006 ballot, the appraisal results, as well as
12 the specific terms and conditions for the exchange, shall be submitted by supplemental
13 AM for approval by the Assembly.
14

15 Except for the cost of appraisal of Tract A, Seventy Acre Subdivision, and closing costs
16 for the exchange, there is no cost to the Municipality or taxpayers. The ballot proposition
17 must be approved on February 14, 2006 to be included on the ballot. In the event the
18 terms and conditions of the disposal and exchange are not acceptable to the Assembly,
19 the proposition may be pulled from the ballot.
20

21
22 Respectfully submitted,
23
24

25
26 Chris Birch
27 Assembly Member
28

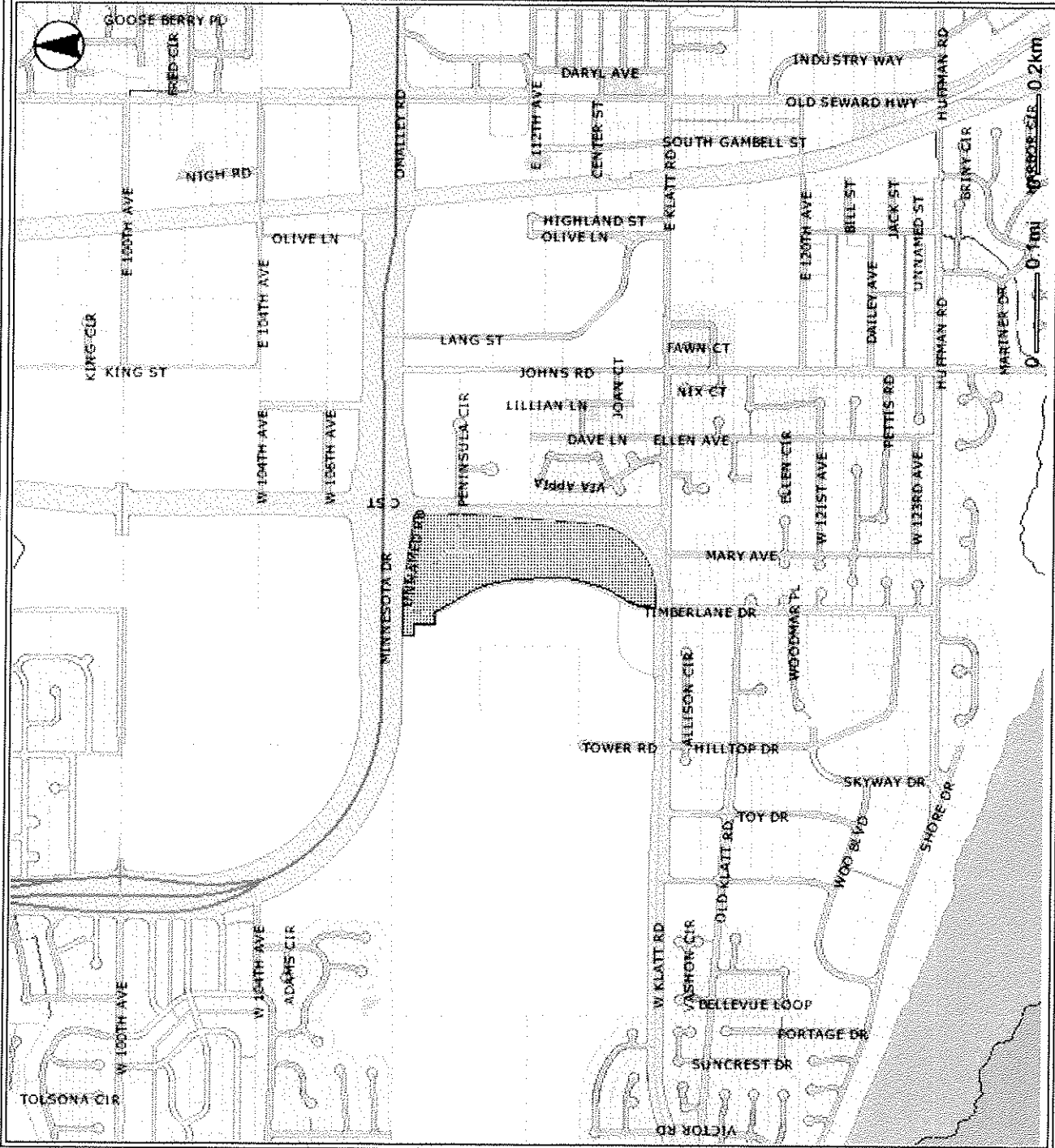


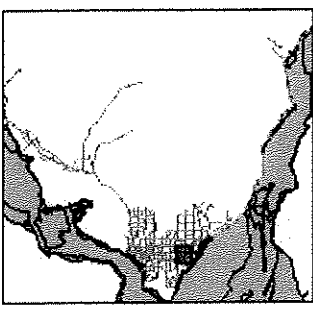
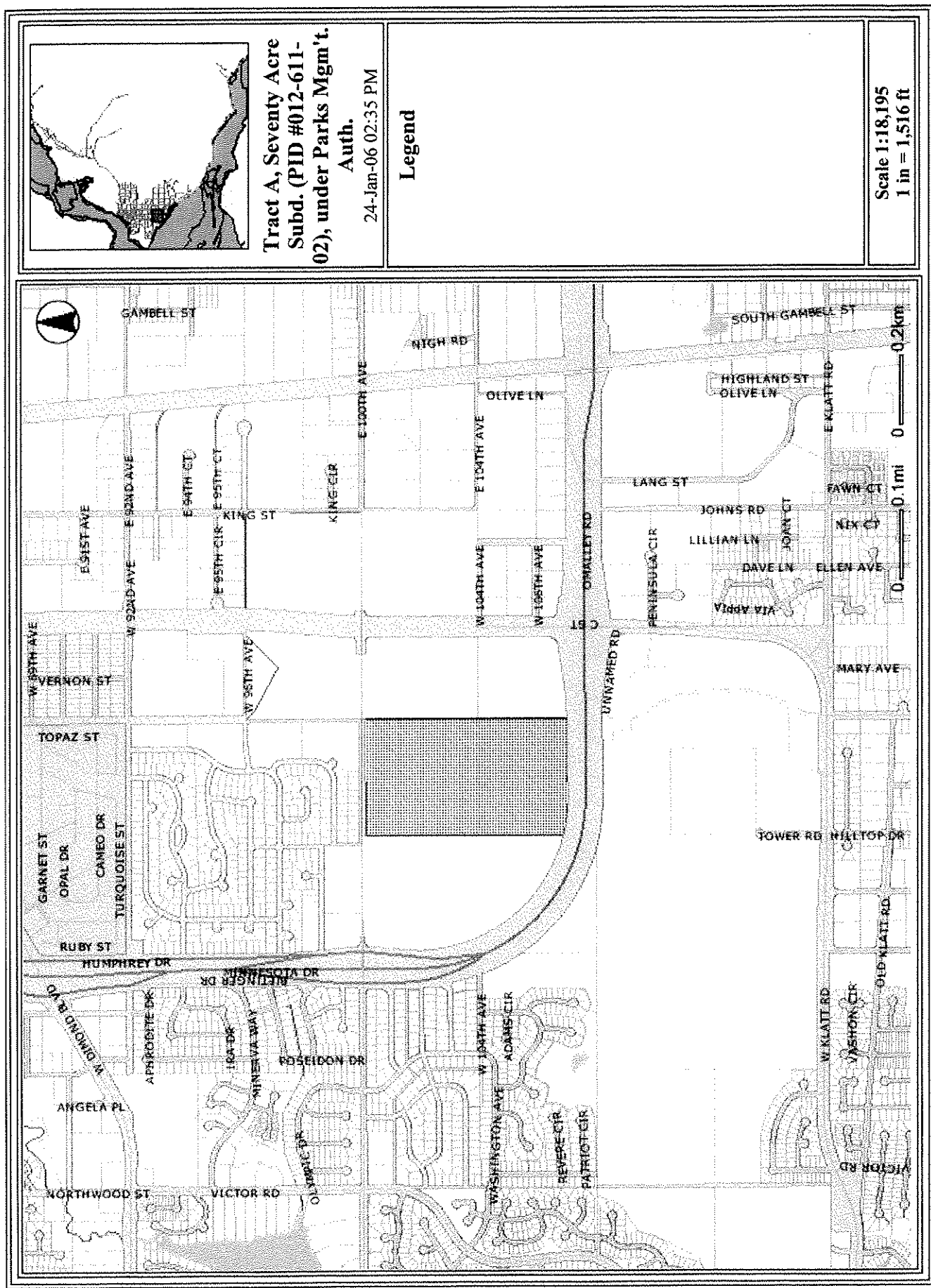
**Tract A, Soccer &
Baseball Subd. (PID
#016-081-39)**

24-Jan-06 04:08 PM

Legend

Scale 1:18,195
1 in = 1,516 ft





Tract A, Seventy Acre
 Subd. (PID #012-611-
 02), under Parks Mgm't.
 Auth.
 24-Jan-06 02:35 PM

Legend

Scale 1:18,195
 1 in = 1,516 ft

Municipality of Anchorage
MUNICIPAL CLERK'S OFFICE
Agenda Document Control Sheet

AO 2006-16

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT		DATE PREPARED
	BALLOT PROPOSITION - AUTHORIZING DISPOSAL OF TRACT A, SEVENTY ACRE SUBDIVISION, TO PARK IMPROVEMENT PROJECT LLC		1/26/06
		Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM	
2	DEPARTMENT NAME	DIRECTOR'S NAME	
	Assembly	Anna Fairclough, Chair	
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY	HIS/HER PHONE NUMBER	
	Rhonda Fehlen-Westover - Dept. of Law	343-4532	
4	COORDINATED WITH AND REVIEWED BY	INITIALS	DATE
	Mayor Municipal Clerk Municipal Attorney Employee Relations Municipal Manager Cultural & Recreational Services Fire Health & Human Services Merrill Field Airport Municipal Light & Power Office of Management and Budget Police Port of Anchorage Public Works Solid Waste Services Transit Water & Wastewater Utility Executive Manager Community Planning & Development Finance, Chief Fiscal Officer Heritage Land Bank Management Information Services Property & Facility Management Purchasing Other		
5	Special Instructions/Comments		
	Consent Agenda _ Introduction		
6	ASSEMBLY HEARING DATE REQUESTED	1/31/06	7

2006 JAN 28 AM 9:17
 CLERK'S OFFICE
 M.O.A.