

Submitted by: ASSEMBLY MEMBER TRAINI &
ASSEMBLY MEMBER COFFEY
Prepared By: Dept. of Law
For Reading: January 30, 2007

*Postponed Study
5/1/07*

**ANCHORAGE, ALASKA
AO NO. 2007-34**

1
2 AN ORDINANCE AUTHORIZING DISPOSAL OF APPROXIMATELY ONE
3 ACRE OF DEDICATED MUNICIPAL PARK LAND LOCATED IN
4 JACOBSON PARK, TRACT A-1, COLLEGE VILLAGE #9 SUBDIVISION, IN
5 EXCHANGE FOR LOT 14, BLOCK 14, COLLEGE VILLAGE #9
6 SUBDIVISION, BASED ON FAIR MARKET VALUE.

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8
9 WHEREAS, Jacobson Park, owned by the Municipality and dedicated for public
10 park and recreational purposes, consists of approximately 9 total acres divided into
11 2 separate but partially adjacent tracts of land located in College Village #9
12 Subdivision. Tract A (PID 003-222-31) consists of approximately 3.5 acres, and
13 includes frontage on the southeast shore of Otis Lake; Tract A-1 (PID 003-225-
14 23), the subject of the proposed exchange, consists of approximately 5.4
15 undeveloped acres, and includes frontage on 36th Avenue; and

16
17 WHEREAS, Lot 14, Block 14, College Village #9 Subdivision (PID 003-225-22),
18 consisting of approximately ½ acre, is owned by the Alaska Jewish Historical
19 Museum & Community Center (AJHMCC). Lot 14 shares its full eastern property
20 line with Tract A and its full southern property line with Tract A-1. Lot 14 is the
21 last undeveloped residential lot on Otis Lake, contains valuable wetlands, and
22 contributes significantly to the continuity of the park and natural areas; and

23
24 WHEREAS, AJHMCC proposes a fair market value exchange of land with MOA,
25 exchanging its Lot 14, located between the 2 Jacobson Park tracts, for an
26 approximately one acre parcel adjacent to Lot 16 from the south west corner of
27 Tract A-1, to use for parking, providing access to the new AJHMCC facilities and
28 public parking and access to Jacobson Park; and

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30 WHEREAS, the exchange provides needed AJHMCC parking for development of
31 Lot 16 as well as substantial public benefits including public parking and access to
32 Jacobson Park from 36th Avenue, additional Otis Lake frontage, protection of
33 Lot 14 from development by dedication and addition to Jacobson Park, and
34 increased continuity between the 2 existing Jacobson Park parcels; and
35

1 WHEREAS, upon completion of the land exchange, AJHMCC plans to donate
2 \$100,000 to the Municipality, through appropriation to the Parks Foundation, for
3 park and trail improvements in Jacobson Park; and
4

5 WHEREAS, there is no cost to the taxpayers or decrease in property values as a
6 result of this fair market value land exchange; now, therefore,
7

8 **THE ANCHORAGE ASSEMBLY HEREBY ORDAINS:**
9

10 **Section 1.** The disposal by exchange of approximately one acre of dedicated
11 municipal park land located in Jacobson Park, in the southwest corner of Tract A-
12 1, for Lot 14, Block 14, both located in College Village #9 Subdivision, for fair
13 market value is approved.
14

15 **Section 2.** Section 1 shall become effective if, and only if, the ballot
16 proposition set out in companion ordinance AO 2007-32 is approved by a majority
17 of the voters at the April 3, 2007 municipal election.
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19 **Section 3.** This ordinance shall become effective immediately upon passage
20 and approval by the Anchorage Assembly.
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24 PASSED AND APPROVED by the Anchorage Assembly this ____ day of
25 _____, 2007.
26
27
28
29

30 _____
Chair

31 ATTEST:
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36

Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 114-2007

Meeting Date: January 30, 2007

FROM: ASSEMBLY MEMBER TRAINI AND
ASSEMBLY MEMBER COFFEY

SUBJECT: **AO 2007-32:** AN ORDINANCE SUBMITTING TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE AT THE REGULAR MUNICIPAL ELECTION APRIL 3, 2007, A BALLOT PROPOSITION AUTHORIZING DISPOSAL BY EXCHANGE, BASED ON FAIR MARKET VALUE, OF APPROXIMATELY ONE ACRE OF DEDICATED MUNICIPAL PARK LAND LOCATED IN JACOBSON PARK, TRACT A-1, COLLEGE VILLAGE #9 SUBDIVISION, FOR LOT 14, BLOCK 14, COLLEGE VILLAGE #9 SUBDIVISION, IN ANCHORAGE.

AND

AO 2007-34: AN ORDINANCE AUTHORIZING DISPOSAL OF APPROXIMATELY ONE ACRE OF DEDICATED MUNICIPAL PARK LAND LOCATED IN JACOBSON PARK, TRACT A-1, COLLEGE VILLAGE #9 SUBDIVISION, IN EXCHANGE FOR LOT 14, BLOCK 14, COLLEGE VILLAGE #9 SUBDIVISION, BASED ON FAIR MARKET VALUE.

The Alaska Jewish Historical Museum and Community Center, and Lubavitch Center of Alaska (AJHMCC) seeks an exchange of privately held land for a portion of Municipality of Anchorage park land in Jacobson Park. See tax map attached as **Exhibit A**.

The parcel offered by AJHMCC to the Municipality is Lot 14, Block 14, College Village #9 Subdivision PID 003-225-22, hereinafter Lot 14, a residential lot on the southern tip of Otis Lake with frontage on Princeton Street. The south and east property lines of Lot 14 are adjacent to Tract A and Tract A-1, the two parcels comprising Jacobson Park. Lot 14 is the last private undeveloped parcel on the Otis Lake shoreline. The majority of Lot 14 is high quality Class A Wetland and, in its current natural state, contributes significantly to the continuity of this natural area. Upon completion of the exchange, the Municipality of Anchorage will dedicate Lot 14 for park and recreational purposes as an addition to Jacobson Park. With dedication, Lot 14 is preserved and protected in perpetuity and no longer available for development.

The parcel requested in exchange is located in the southwest corner of Tract A-1, one of 2 parcels comprising Jacobson Park, and is approximately 37,074 square feet in size, referred to hereinafter as the Jacobson parcel. Recent wetland delineation indicates 43% of the Jacobson parcel (15,946 square feet) is wetland, portions of the Jacobson parcel have been impacted by various construction projects (36th Avenue and recent water level control projects for Otis Lake), and existing upland areas on the Jacobson parcel consist of previously filled land.

The AJHMCC also owns Lot 16C, located on the north side of 36th Avenue at MacInnes Street. The eastern property line of Lot 16C abuts the western property line of Tract A-1. AJHMCC plans to construct facilities to house a museum, community center and synagogue on Lot 16C, incorporating the existing religious building, with a conceptual footprint of approximately 14,000 square feet. If the exchange is approved by the voters, the Jacobson parcel will be used by AJHMCC for private and public parking, landscape requirements, and public access to Jacobson Park.

The essential terms of the exchange are as follows:

1. The appraised land value of AJHMCC's Lot 14 shall be greater than or equal to the value of the MOA's Jacobson Park parcel; and
2. Easements shall be reserved to maintain and improve pedestrian connections through the existing and proposed sites; and
3. A shared-use parking agreement shall be developed and recorded as a public record, allowing public use of the AJHMCC parking lot for access to park areas and trails; and
4. Lot 14 shall be protected from future development in perpetuity by dedication as park land and addition to Jacobson Park; and
5. Upon completion of the land exchange, AJHMCC agrees to donate \$100,000 to the Municipality, for appropriation to the Parks Foundation, for park and trail improvements in Jacobson Park. Park design and improvements will be developed through standard community and public processes, and subject to review and approval by the Parks and Recreation Commission; and
6. AJHMCC agrees to adopt and maintain these trails and park improvements in Jacobson Park.

The Parks & Recreation Commission reviewed and approved the land exchange and the conceptual plans for the AJHMCC facilities, subject to the Assembly ballot approval. The land exchange, if approved by the voters, is subject to project design approvals by the Planning and Zoning Commission, the Army Corps of Engineers, and other agencies or organizations with jurisdiction over the land.

The program and design for the facilities and improvements will be developed through a community process, including representatives of the two neighborhood community councils (Rogers Park and Tudor), the department of Parks and Recreation, the design team for the AJHMCC and other groups (i.e. Anchorage Waterways Council). Upon completion of the exchange, AJHMCC plans to adopt and maintain Jacobson Park, without public expense.

The proposed land exchange and planned improvements are consistent with the goals of the Anchorage 2020 plan, and a few specific elements are discussed herein. Parks and open space gain a high-quality, key component of the parkland around Otis Lake, removing the possibility of development. Parks and open space also gain improvements consistent with the Parks plan. The AJHMCC facilities and improvements provide additional depth to the resources available to the adjacent communities. Depending upon the final design for park improvements, the neighborhood and city may also gain a unique resource in accessing and interpreting the wetland areas (indicative of prior Anchorage landscape). Additional correlation to the 2020 plan is possible if considered a part of the Midtown area, designated as a Redevelopment/Mixed-Use area.

Lot 14 is zoned for residential uses, and proposes to rezone the property to PLI (Public Lands and Institutions). The adjacent parklands of Jacobson Park are also zoned residential, and the Municipality plans to re-zone to PLI, in concert with the AJHMCC rezoning for its new facilities, including a museum and synagogue. The rezoning hearings will be scheduled, before the Planning & Zoning Commission and the Municipal Assembly, after review by the two community councils.

The use of AJHMCC's Lot16C also requires a conditional use permit (CUP), following a public hearing with the Planning & Zoning Commission. The processing of the CUP requires the preparation and review of a site plan, architectural plans and landscaping plans for the museum, community center, and the synagogue. The Jacobson Park parcel shall be created from an existing 5.4 acre Tract A-1, located in the southwest corner of Jacobson Park. The plat identifying the Jacobson parcel, created prior to the exchange, occurs by a separate platting approval prior to the applications by AJHMCC.

The land exchange benefits the public in several ways:

First, the public gains a valuable, undisturbed 20,000 square feet of wetlands fronting on Otis Lake by exchanging less than an acre (16,000 square feet) of wetlands on 36th Avenue in Jacobson Park. The frontage on Otis Lake is the last remaining parcel eligible for development for residential housing; with the exchange, the parcel shall be dedicated as permanent open space. A Corps of Engineers evaluation determined the Otis Lake wetlands are superior to the 36th Avenue wetlands.

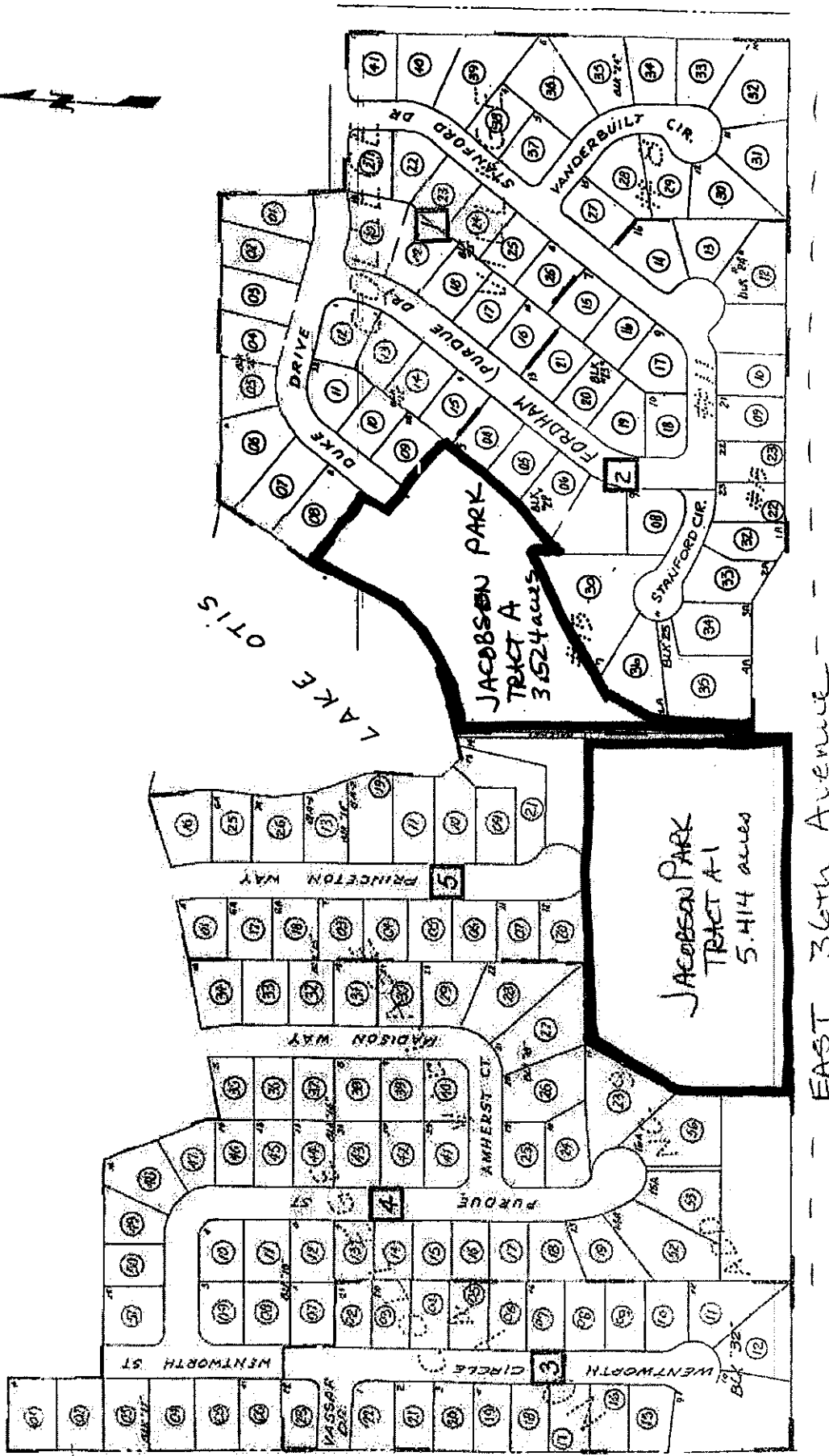
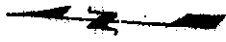
Second, the public gains permanent parking and access to Jacobson Park and trailhead, to be constructed and maintained by AJHMCC. An easement(s) shall secure public rights to the parking area.

Third, the public gains improvements to Jacobson Park at no cost. AJHMCC agrees to donate \$100,000 for trail and park improvements to the Municipality, for appropriation to the Park Foundation. A park design, developed with community consultation, is subject to review and approval by the Parks and Recreation Commission. AJHMCC also agrees to adopt and maintain the park improvements.

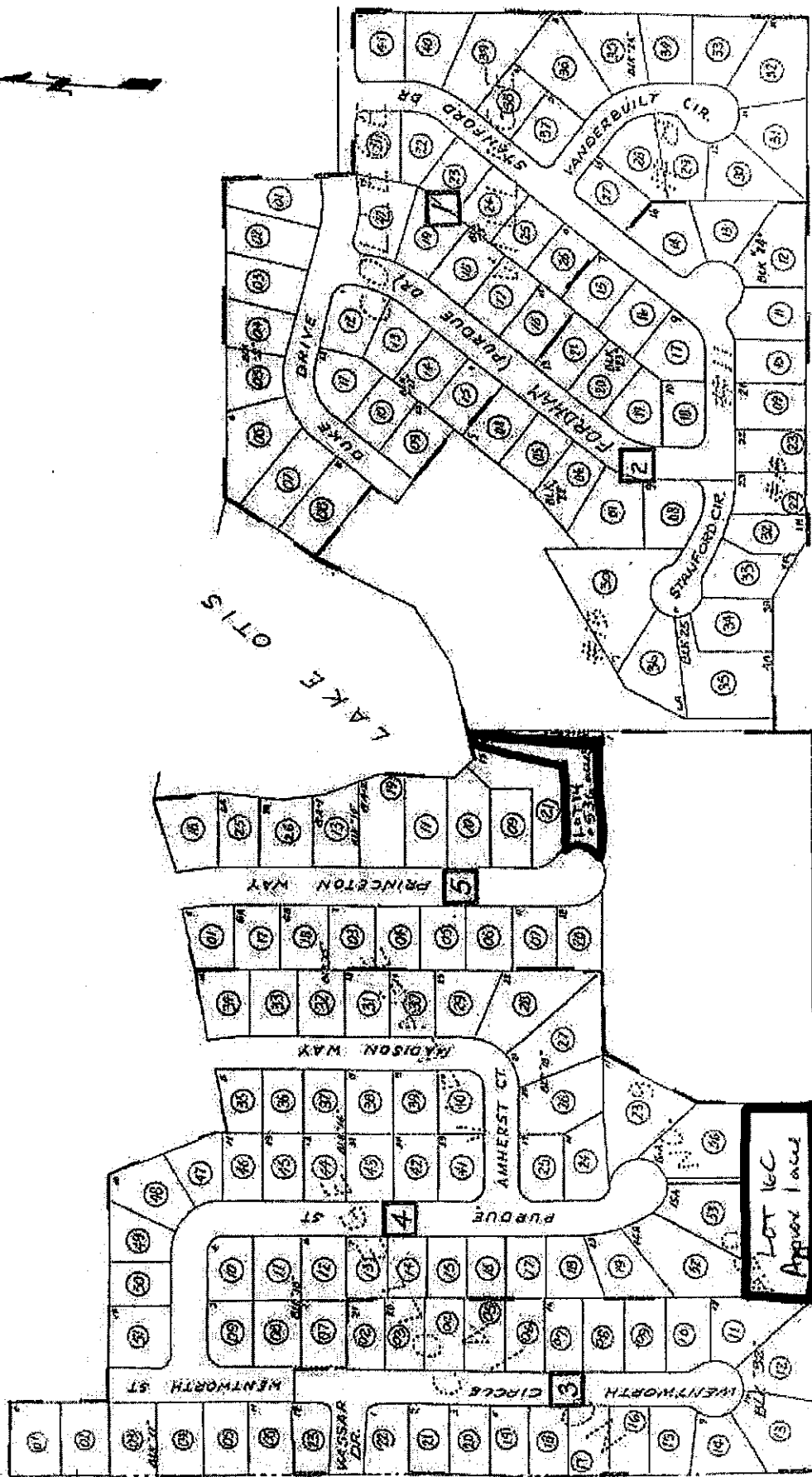
Respectfully submitted,

Dick Traini, Assembly Member

Dan Coffey, Assembly Member

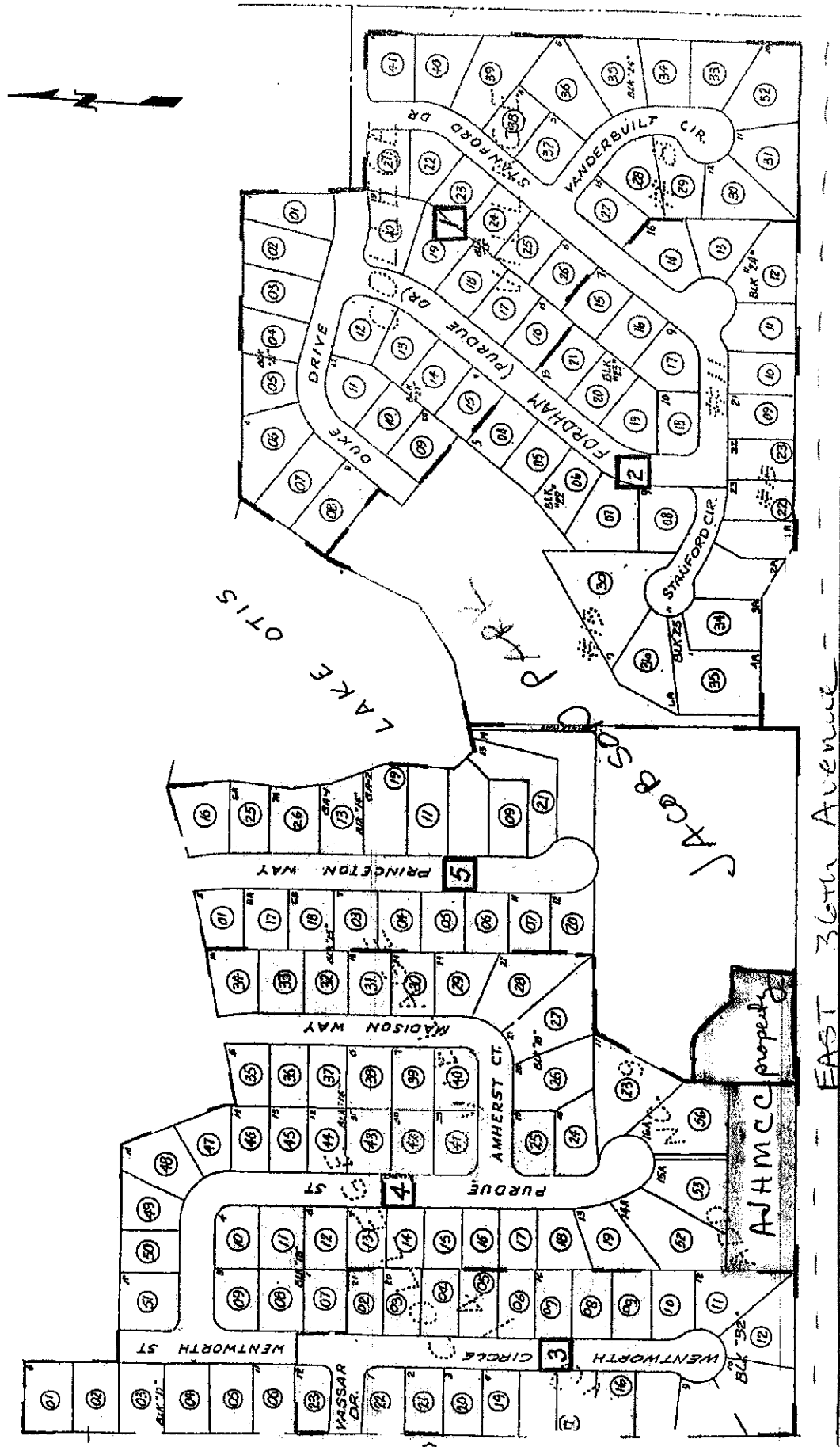


MOA party

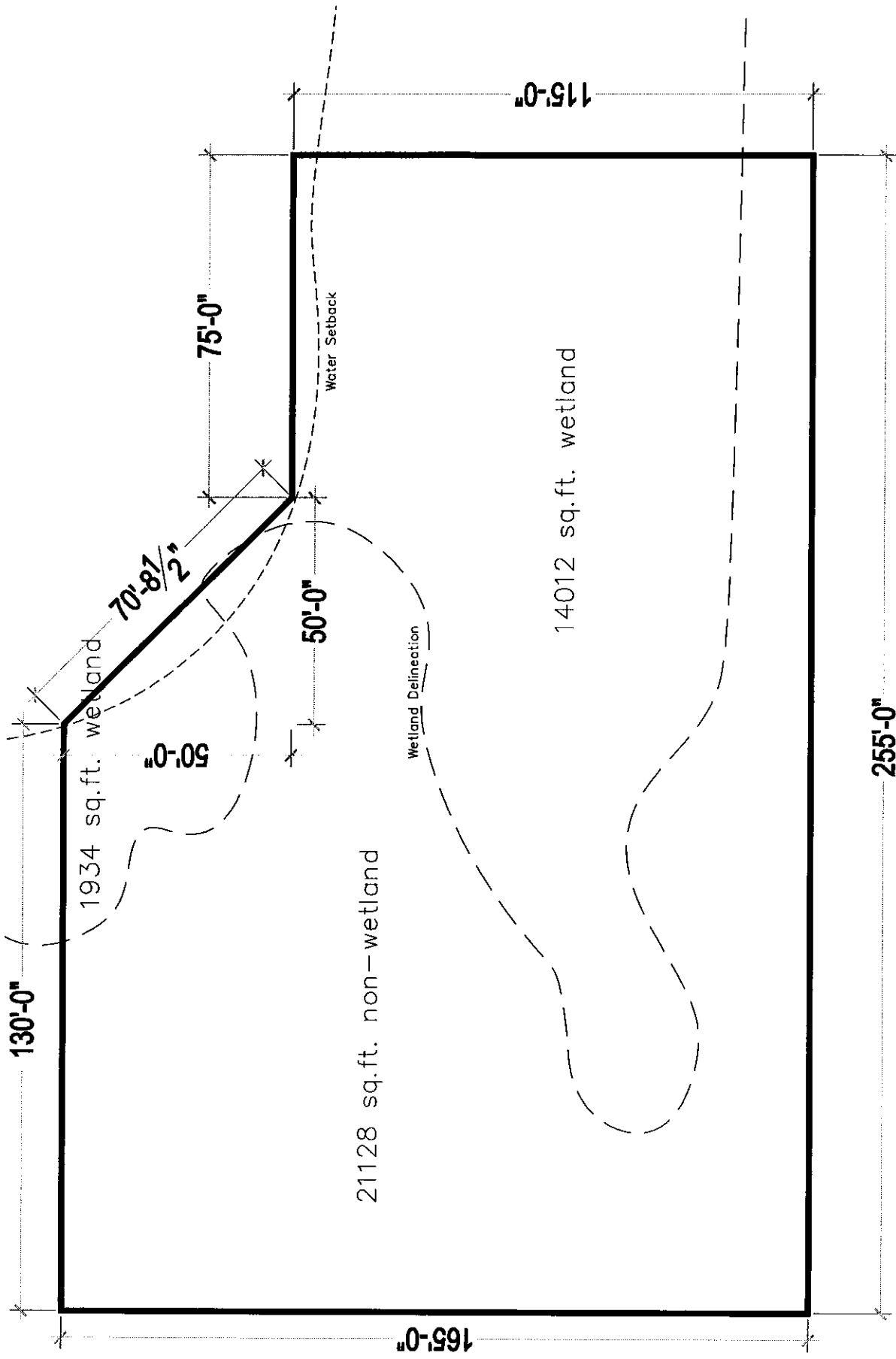


EAST 36th Avenue

AJHMCC property



AFTER EXCHANGE



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

AO 2007-34

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT Disposal of approx. 1 acre of dedicated municipal ^{or} prk land located in Jacobson Park, Tract A-1. College Village #9 Subdivision ...	DATE PREPARED 1/30/07
		Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
2	DEPARTMENT NAME Assembly	DIRECTOR'S NAME Daniel A. Sullivan, Chairman
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Rhonda Westover, Deputy Municipal Attorney	HIS/HER PHONE NUMBER 343-4532
4	COORDINATED WITH AND REVIEWED BY	INITIALS
	Mayor	
	Municipal Clerk	
	Municipal Attorney	
	Employee Relations	
	Municipal Manager	
	Anchorage Parks & Recreation	
	Fire	
	Health & Human Services	
	Merrill Field Airport	
	Municipal Light & Power	
	Office of Management and Budget	
	Police	
	Port of Anchorage	
	Office of Economic & Community Development	
	Solid Waste Services	
	Public Transportation	
	Anchorage Water & Wastewater Utility	
	Executive Manager	
	Planning Department	
	Chief Fiscal Officer	
	Heritage Land Bank	
	Information Technology Department	
	Project Management & Engineering	
	Purchasing	
	Other	
5	Special Instructions/Comments	
	LAID ON THE TABLE ITEM - 9.F. CONSENT AGENDA-INTRODUCTION	
6	ASSEMBLY HEARING DATE REQUESTED 1/30/07	7 PUBLIC HEARING DATE REQUESTED 2/13/07

2007 JAN 30 PM 3:20
 M.O.A.
 CLERK'S OFFICE