

Submitted by: MAYOR BEGICH, ASSEMBLY MEMBER STARR,
VICE-CHAIR OSSIANDER, ASSEMBLY
MEMBERS TESCHE, COFFEY
Prepared by: Assembly Counsel
For reading: June 12, 2007

CLERK'S OFFICE

APPROVED

Date: 6-12-07

ANCHORAGE, ALASKA
AR NO. 2007-141

**A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY RECOGNIZING
COMMUNITY ENDORSEMENT OF THE VALLEY RIVER CENTER AS THE PREFERRED
SITE FOR CO-LOCATION OF MUNICIPAL SERVICES WITHIN THE TOWN CENTER
AREA OF EAGLE RIVER AND PROVIDING ASSEMBLY SUPPORT FOR IMMEDIATE
LEASE NEGOTIATIONS.**

WHEREAS, in response to residents' recognition that the central business district of Eagle River needed a defined town core area with supporting elements, the Eagle River Central Business District Revitalization Plan was initiated and developed over a three-year period, with final adoption in 2003 as an element of the Comprehensive Plan; and

WHEREAS, the urban design component of the adopted plan identifies the town core area of the central business district as the "Town Center of Eagle River" and recommends co-location of the various municipal functions in Eagle River within a single multi-functional facility to anchor this town center core area; and

WHEREAS, the library, social and local utility services, police substation, Emergency Operations Center, parks and recreation, and other municipal offices in Eagle River occupy leased space at various locations in the community; and

WHEREAS, the library lease will expire in September 2007, offering the need and opportunity to review and implement parts of the adopted plan; and

WHEREAS, Valley River Center consists of a four-building complex on Business Boulevard and Building A, former home to Rite Aid pharmacy until 1998 and the Alaska Marketplace until 2000, has remained empty since 2000; and

WHEREAS, the Valley River Center is located within the town center core area of the central business district identified in the adopted plan, with proximity to the transit center, Commons Park, outdoor pavilion and winter ice rink, mixed-use retail businesses such as cinema, grocery store, bowling alley, eateries, and has existing walkways, all of which make it ideally located for the co-location of municipal and public services, including the library; and

1 WHEREAS, until a recent change in ownership, full community support and
2 municipal effort have been unsuccessful in securing space for municipal occupancy at
3 Valley River Center; and
4

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6 WHEREAS, new ownership of the Valley River Center and the immediate need
7 to identify space for the library coincide to allow the municipality an opportunity to
8 negotiate for leased space sufficient to accommodate co-location of other municipal
9 services with the library at the Valley River Center,
10

11 NOW, THEREFORE, the Anchorage Assembly resolves:
12

13 **Section 1.** The Anchorage Assembly hereby formally recognizes the Chugiak-Eagle River
14 Chamber of Commerce board's unanimous endorsement by resolution on April 24, 2007 of
15 the Valley River Center as its preferred site and anchor facility for municipal services in the
16 designated town center core area. The Anchorage Assembly further recognizes that
17 community councils holding meetings through May have also passed similar resolutions
18 endorsing this specific site.
19

20 **Section 2.** The Anchorage Assembly recognizes the support and hard work that municipal
21 officials have given to the community in attempting to secure space for municipal offices in
22 the Valley River Center over the past 7 or more years, including many officials in the present
23 administration. The Anchorage Assembly acknowledges and appreciates the pledge and
24 dedication of the Mayor's Office to act in accordance with the community's wishes.
25

26 **Section 3.** In recognition of the need to act timely so that the present opportunity is not
27 lost, the Anchorage Assembly supports immediate efforts to negotiate for lease of space to
28 the municipality in the Valley River Center. It is anticipated that the lease will be for a
29 minimum lease term of 5 years, and a maximum lease term of 9 years, including the exercise
30 of all options to extend. The library's current lease is for 12,500 square feet of space and the
31 Office of Economic and Community Development is conducting needs assessments for the
32 other municipal entities. It is anticipated that the combined facility be approximately 30,000
33 square feet, depending on completion of needs assessments. The lease shall be subject to
34 Assembly approval.
35

36 **Section 4.** The Anchorage Assembly recognizes that by operation of law, site selection
37 under AMC 21.15.015 is not invoked for leases less than 10 years. In lieu of site selection
38 under AMC 21.15.015, the Anchorage Assembly relies on the community's assessment of
39 this site through the Chamber of Commerce and the four Community Councils holding
40 meetings before summer hiatus, designation of a town center core area in the adopted
41 revitalization plan, the location of the Valley River Center within this designated town center
42 core area, the specific attributes of the location including existing sidewalks, and the site's

proximity to other core elements of urban design.

Section 5. The community and the Assembly having endorsed a specific site, neither the department of property and facility management nor the public purpose will be served by the solicitation of sealed competitive bids under AMC 7.20.020 or a request for competitive sealed proposals under 7.20.060. Lease approval by the Assembly shall be subject to specific waiver and exemption from the requirement of public solicitation under AMC 25.10.030B.7 by the department of property and facility management, under separate ordinance of the Assembly and supported by the circumstances outlined in this resolution.

PASSED AND APPROVED by the Anchorage Assembly this 12th day of June, 2007.

Chair

ATTEST:

Municipal Clerk

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

AR 2007-141

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT RECOGNIZING COMMUNITY ENDORSEMENT OF THE VALLEY RIVER CENTER AS THE PREFERRED SITE FOR CO-LOCATION OF MUNICIPAL SERVICES ...	DATE PREPARED 6/4/07
		Indicate Documents Attached <input type="checkbox"/> AO <input checked="" type="checkbox"/> AR <input type="checkbox"/> AM <input type="checkbox"/> AIM
2	DEPARTMENT NAME Assembly	DIRECTOR'S NAME Dan Coffey, Assembly Chair
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Assembly Counsel, Julia Tucker	HIS/HER PHONE NUMBER 343-4419
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	
	Consent Agenda - Resolutions for Action-Other	
6	ASSEMBLY HEARING DATE REQUESTED 6/12/07	7 PUBLIC HEARING DATE REQUESTED N/A

2007 JUN -4 PM 3:04
 M.C.A.
 CLERK'S OFFICE