ANCHORAGE, ALASKA
AO NO. 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.

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

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

WHEREAS, AJHMCC also owns and plans to further develop, subject to
appropriate planning processes, Lot 16C, Block 14, College Village #9
Subdivision, located immediately west of Tract A-1; and

WHEREAS, AJHMCC proposes a fair market value exchange of land with MOA,
exchanging its Lot 14, located between the 2 Jacobson Park tracts, for an
approximately one acre parcel adjacent to Lot 16 from the south west corner of
Tract A-1, to use for parking, providing access to the new AJHMCC facilities and
public parking and access to Jacobson Park; and
WHEREAS, the exchange provides needed AJHMCC parking for development of Lot 16 as well as substantial public benefits including public parking and access to Jacobson Park from 36th Avenue, additional Otis Lake frontage, protection of Lot 14 from development by dedication and addition to Jacobson Park, and increased continuity between the 2 existing Jacobson Park parcels; and

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

WHEREAS, there is no cost to the taxpayers and no decrease in property values as a result from this fair market value land exchange; and

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

THE ANCHORAGE ASSEMBLY HEREBY ORDAINS:

Section 1. Submission of this ballot proposition to the voters is subject to the adoption of Anchorage Ordinance 2007-34, approving disposal by exchange for fair-market value of approximately one acre of dedicated municipal park land, located Jacobson Park, in the southwest corner of Tract A-1, for Lot 14, Block 14, College Village #9 Subdivision.

Section [2] 1. Pursuant to the Anchorage Municipal Charter §10.02(8), a ballot proposition in substantially the following form and substance shall be submitted to the qualified voters of the Municipality at the next regular Municipal election to be held April 3, 2007:

PROPOSITION NO. ____

A DISPOSAL BY EXCHANGE FOR FAIR MARKET VALUE OF ONE ACRE MORE OR LESS OF DEDICATED MUNICIPAL PARK LAND IN JACOBSON PARK, LOCATED IN THE SOUTHWEST CORNER OF TRACT A-1, COLLEGE VILLAGE #9 SUBDIVISION, FOR LOT 14, BLOCK 14, COLLEGE VILLAGE #9 SUBDIVISION.
Shall the Municipality of Anchorage dispose of approximately one acre of dedicated municipal park land from the southwest corner of Tract A-1, Jacobson Park, located on 36th Avenue, for a one-half acre residential lot known as Lot 14, Block 14, and containing valuable wetlands, and contributing significantly to the continuity of the natural area and the park. When transferred, Lot 14 will be dedicated as park land, added to Jacobson Park, and preserved in perpetuity. The land exchange shall be based upon fair market values estimated by appraisal.

The Alaska Jewish Historical Museum and Community Center proposes to use the one-acre parcel of park land for public parking and access to Jacobson Park, and for private parking for new facilities. The exchange of the two (2) parcels is conditioned upon all required public approvals for the new facilities facility being obtained from all federal, state and local agencies including, without limitation, a wetlands analysis with consideration of drainage and water levels in Otis Lake and the adjacent neighborhood as required for a permit from the Corps of Engineers; a Traffic Impact Analysis including consideration of pedestrian access to and from David Green Park; a Site Plan review by Planning and Zoning including a parking analysis; and Building permit review and issuance of all required building permits. Upon completion of the land exchange, the Alaska Jewish Historical Museum and Community Center agrees to donate $100,000 to the Municipality for park and trail improvements in Jacobson Park.

There is no cost to the taxpayers and no decrease in property values result from this exchange.

Section 3. Section 1 shall become effective if, and only if, the companion ordinance authorizing the disposal by exchange, AO 2007-34, is adopted by the Assembly.

Section [4] 2. Section 2 1 of this ordinance shall become effective if, and only if, said proposition is passed by a majority of the Municipality of Anchorage voters voting on the proposition on April 3, 2007.
PASSED AND APPROVED by the Anchorage Assembly this 13th day of February, 2007.

Chair

ATTEST:

Municipal Clerk
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 Macllnnes 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 Lot 16C 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
### Agenda Document Control Sheet

**Subject of Agenda Document:**

- **Ballot Proposition - Disposal by Exchange, Based on Fair Market Value, of Approx. 1 Acre of Dedicated Municipal Park Land Located in Jacobson Park, Tr A-1, College Village**

**Date Prepared:** 1/23/07

**Department Name:** Assembly

**Person the Document was Actually Prepared By:** Rhonda Westover, Deputy Municipal Attorney

**Director's Name:** Daniel A. Sullivan, Chairman

**Higher Phone Number:** 343-4532

**Coordinated With and Reviewed By:**

<table>
<thead>
<tr>
<th>Role</th>
<th>Initials</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mayor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Municipal Clerk</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Municipal Attorney</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Employee Relations</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Municipal Manager</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Anchorage Parks &amp; Recreation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fire</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Health &amp; Human Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Merrill Field Airport</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Municipal Light &amp; Power</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office of Management and Budget</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Police</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Port of Anchorage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office of Economic &amp; Community Development</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Solid Waste Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Transportation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Anchorage Water &amp; Wastewater Utility</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Executive Manager</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planning Department</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chief Fiscal Officer</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heritage Land Bank</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Information Technology Department</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project Management &amp; Engineering</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Purchasing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Special Instructions/Comments:**

Laid on the Table Item - Introduction

**Assemble Hearing Date Requested:** 1/23/07

**Public Hearing Date Requested:** 2/13/07