

CLERK'S OFFICE  
**AMENDED AND APPROVED**  
Date: 2-13-07  
IMMEDIATE RECONSIDERATION  
FAILED 2-13-07

Submitted by: ASSEMBLY MEMBER TRAINI &  
ASSEMBLY MEMBER COFFEY  
Prepared By: Dept. of Law  
For Reading: January 23, 2007

**ANCHORAGE, ALASKA**  
**AO NO. 2007-32**

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

10  
11 WHEREAS, Jacobson Park, owned by the Municipality and dedicated for public  
12 park and recreational purposes, consists of approximately 9 total acres divided into  
13 2 separate but partially adjacent tracts of land located in College Village #9  
14 Subdivision. Tract A (PID 003-222-31) consists of approximately 3.5 acres, and  
15 includes frontage on the southeast shore of Otis Lake; Tract A-1 (PID 003-225-  
16 23), the subject of the proposed exchange, consists of approximately 5.4  
17 undeveloped acres, and includes frontage on 36<sup>th</sup> Avenue; and  
18

19 WHEREAS, Lot 14, Block 14, College Village #9 Subdivision (PID 003-225-22),  
20 consisting of approximately ½ acre, is owned by the Alaska Jewish Historical  
21 Museum & Community Center (AJHMCC). Lot 14 shares its full eastern property  
22 line with Tract A and its full southern property line with Tract A-1. Lot 14 is the  
23 last undeveloped residential lot on Otis Lake, contains valuable wetlands, and  
24 contributes significantly to the continuity of the park and natural areas; and  
25

26 WHEREAS, AJHMCC also owns and plans to further develop, subject to  
27 appropriate planning processes, Lot 16C, Block 14, College Village #9  
28 Subdivision, located immediately west of Tract A-1; and  
29

30 WHEREAS, AJHMCC proposes a fair market value exchange of land with MOA,  
31 exchanging its Lot 14, located between the 2 Jacobson Park tracts, for an  
32 approximately one acre parcel adjacent to Lot 16 from the south west corner of  
33 Tract A-1, to use for parking, providing access to the new AJHMCC facilities and  
34 public parking and access to Jacobson Park; and  
35

1 WHEREAS, the exchange provides needed AJHMCC parking for development of  
2 Lot 16 as well as substantial public benefits including public parking and access to  
3 Jacobson Park from 36<sup>th</sup> Avenue, additional Otis Lake frontage, protection of  
4 Lot 14 from development by dedication and addition to Jacobson Park, and  
5 increased continuity between the 2 existing Jacobson Park parcels; and  
6

7 WHEREAS, upon completion of the land exchange, AJHMCC plans to donate  
8 \$100,000 to the Municipality, through appropriation to the Park Foundation, for  
9 park and trail improvements in Jacobson Park; and  
10

11 WHEREAS, there is no cost to the taxpayers and no decrease in property values as  
12 a result from this fair market value land exchange; and  
13

14 WHEREAS, Anchorage Municipal Charter § 10.02(8) and Anchorage Municipal  
15 Code section 25.30.020 require a disposal of land dedicated for public park or  
16 recreational purposes to be approved at a regular or special election by a majority  
17 of those voting on the question; now, therefore,  
18

19 **THE ANCHORAGE ASSEMBLY HEREBY ORDAINS:**  
20

21 ~~**Section 1.** Submission of this ballot proposition to the voters is subject to the~~  
22 ~~adoption of Anchorage Ordinance 2007-34, approving disposal by exchange for~~  
23 ~~fair market value of approximately one acre of dedicated municipal park land,~~  
24 ~~located Jacobson Park, in the southwest corner of Tract A-1, for Lot 14, Block 14,~~  
25 ~~College Village #9 Subdivision.—~~  
26

27 **Section [2] 1.** Pursuant to the Anchorage Municipal Charter §10.02(8), a  
28 ballot proposition in substantially the following form and substance shall be  
29 submitted to the qualified voters of the Municipality at the next regular Municipal  
30 election to be held April 3, 2007:  
31

32 **PROPOSITION NO. \_\_\_\_\_**  
33

34 **A DISPOSAL BY EXCHANGE FOR FAIR**  
35 **MARKET VALUE OF ONE ACRE MORE OR**  
36 **LESS OF DEDICATED MUNICIPAL PARK**  
37 **LAND IN JACOBSON PARK, LOCATED IN THE**  
38 **SOUTHWEST CORNER OF TRACT A-1,**  
39 **COLLEGE VILLAGE #9 SUBDIVISION, FOR**  
40 **LOT 14, BLOCK 14, COLLEGE VILLAGE #9**  
41 **SUBDIVISION.**  
42

1            Shall the Municipality of Anchorage dispose of  
2            approximately one acre of dedicated municipal park  
3            land from the southwest corner of Tract A-1, Jacobson  
4            Park, located on 36<sup>th</sup> Avenue, for a one-half acre  
5            residential lot known as Lot 14, Block 14, and  
6            ~~containing valuable wetlands, and contributing~~  
7            ~~significantly to the continuity of the natural area and~~  
8            ~~the park.~~ When transferred, Lot 14 will be dedicated  
9            as park land, added to Jacobson Park, and preserved in  
10            perpetuity. The land exchange shall be based upon fair  
11            market values estimated by appraisal.

12  
13            The Alaska Jewish Historical Museum and Community  
14            Center proposes to use the one-acre parcel of park land  
15            for public parking and access to Jacobson Park, and for  
16            private parking for new facilities. The exchange **of the**  
17            **two (2) parcels** is conditioned upon **all** required public  
18            approvals for the new facilities **facility being obtained**  
19            **from all federal, state and local agencies including,**  
20            **without limitation, a wet lands analysis with**  
21            **consideration of drainage and water levels in Otis**  
22            **Lake and the adjacent neighborhood as required**  
23            **for a permit from the Corps of Engineers; a Traffic**  
24            **Impact Analysis including consideration of**  
25            **pedestrian access to and from David Green Park; a**  
26            **Site Plan review by Planning and Zoning including**  
27            **a parking analysis; and Building permit review and**  
28            **issuance of all required building permits.** Upon  
29            completion of the land exchange, the Alaska Jewish  
30            Historical Museum and Community Center agrees to  
31            donate \$100,000 to the Municipality for park and trail  
32            improvements in Jacobson Park.

33  
34            There is no cost to the taxpayers and no decrease in  
35            property values result from this exchange.

36  
37            ~~**Section 3.** Section 1 shall become effective if, and only if, the companion~~  
38            ~~ordinance authorizing the disposal by exchange, AO 2007-34, is adopted by the~~  
39            ~~Assembly.~~

40  
41            **Section [4] 2.** Section 2 1 of this ordinance shall become effective if, and only if,  
42            said proposition is passed by a majority of the Municipality of Anchorage voters  
43            voting on the proposition on April 3, 2007.

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PASSED AND APPROVED by the Anchorage Assembly this 13<sup>th</sup> day of  
February, 2007.

*Dan Sullivan*  
Chair

ATTEST:

*Bridget E. Johnston*  
Municipal Clerk



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 114-2007

Meeting Date: January 30, 2007

1  
2 FROM: ASSEMBLY MEMBER TRAINI AND  
3 ASSEMBLY MEMBER COFFEY  
4

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

12 AND

13 **AO 2007-34:** AN ORDINANCE AUTHORIZING DISPOSAL OF  
14 APPROXIMATELY ONE ACRE OF DEDICATED MUNICIPAL PARK LAND  
15 LOCATED IN JACOBSON PARK, TRACT A-1, COLLEGE VILLAGE #9  
16 SUBDIVISION, IN EXCHANGE FOR LOT 14, BLOCK 14, COLLEGE VILLAGE  
17 #9 SUBDIVISION, BASED ON FAIR MARKET VALUE.  
18

19 The Alaska Jewish Historical Museum and Community Center, and Lubavitch Center of Alaska  
20 (AJHMCC) seeks an exchange of privately held land for a portion of Municipality of Anchorage park  
21 land in Jacobson Park. See tax map attached as **Exhibit A**.  
22

23 The parcel offered by AJHMCC to the Municipality is Lot 14, Block 14, College Village #9 Subdivision  
24 PID 003-225-22, hereinafter Lot 14, a residential lot on the southern tip of Otis Lake with frontage on  
25 Princeton Street. The south and east property lines of Lot 14 are adjacent to Tract A and Tract A-1,  
26 the two parcels comprising Jacobson Park. Lot 14 is the last private undeveloped parcel on the Otis  
27 Lake shoreline. The majority of Lot 14 is high quality Class A Wetland and, in its current natural state,  
28 contributes significantly to the continuity of this natural area. Upon completion of the exchange, the  
29 Municipality of Anchorage will dedicate Lot 14 for park and recreational purposes as an addition to  
30 Jacobson Park. With dedication, Lot 14 is preserved and protected in perpetuity and no longer  
31 available for development.  
32

33 The parcel requested in exchange is located in the southwest corner of Tract A-1, one of 2 parcels  
34 comprising Jacobson Park, and is approximately 37,074 square feet in size, referred to hereinafter as  
35 the Jacobson parcel. Recent wetland delineation indicates 43% of the Jacobson parcel (15,946  
36 square feet) is wetland, portions of the Jacobson parcel have been impacted by various construction  
37 projects (36<sup>th</sup> Avenue and recent water level control projects for Otis Lake), and existing upland areas  
38 on the Jacobson parcel consist of previously filled land.  
39

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

7  
8 The essential terms of the exchange are as follows:

- 9
- 10 1. The appraised land value of AJHMCC's Lot 14 shall be greater than or equal to the value of  
11 the MOA's Jacobson Park parcel; and
  - 12 2. Easements shall be reserved to maintain and improve pedestrian connections through the  
13 existing and proposed sites; and
  - 14 3. A shared-use parking agreement shall be developed and recorded as a public record, allowing  
15 public use of the AJHMCC parking lot for access to park areas and trails; and
  - 16 4. Lot 14 shall be protected from future development in perpetuity by dedication as park land and  
17 addition to Jacobson Park; and
  - 18 5. Upon completion of the land exchange, AJHMCC agrees to donate \$100,000 to the  
19 Municipality, for appropriation to the Parks Foundation, for park and trail improvements in  
20 Jacobson Park. Park design and improvements will be developed through standard  
21 community and public processes, and subject to review and approval by the Parks and  
22 Recreation Commission; and
  - 23 6. AJHMCC agrees to adopt and maintain these trails and park improvements in Jacobson Park.
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31 The Parks & Recreation Commission reviewed and approved the land exchange and the conceptual  
32 plans for the AJHMCC facilities, subject to the Assembly ballot approval. The land exchange, if  
33 approved by the voters, is subject to project design approvals by the Planning and Zoning  
34 Commission, the Army Corps of Engineers, and other agencies or organizations with jurisdiction over  
35 the land.

36  
37 The program and design for the facilities and improvements will be developed through a community  
38 process, including representatives of the two neighborhood community councils (Rogers Park and  
39 Tudor), the department of Parks and Recreation, the design team for the AJHMCC and other groups  
40 (i.e. Anchorage Waterways Council). Upon completion of the exchange, AJHMCC plans to adopt and  
41 maintain Jacobson Park, without public expense.

42  
43 The proposed land exchange and planned improvements are consistent with the goals of the  
44 Anchorage 2020 plan, and a few specific elements are discussed herein. Parks and open space gain  
45 a high-quality, key component of the parkland around Otis Lake, removing the possibility of  
46 development. Parks and open space also gain improvements consistent with the Parks plan. The  
47 AJHMCC facilities and improvements provide additional depth to the resources available to the  
48 adjacent communities. Depending upon the final design for park improvements, the neighborhood  
49 and city may also gain a unique resource in accessing and interpreting the wetland areas (indicative of  
50 prior Anchorage landscape). Additional correlation to the 2020 plan is possible if considered a part of  
51 the Midtown area, designated as a Redevelopment/Mixed-Use area.

52

1 Lot 14 is zoned for residential uses, and proposes to rezone the property to PLI (Public Lands and  
2 Institutions). The adjacent parklands of Jacobson Park are also zoned residential, and the  
3 Municipality plans to re-zone to PLI, in concert with the AJHMCC rezoning for its new facilities,  
4 including a museum and synagogue. The rezoning hearings will be scheduled, before the Planning &  
5 Zoning Commission and the Municipal Assembly, after review by the two community councils.  
6

7 The use of AJHMCC's Lot16C also requires a conditional use permit (CUP), following a public hearing  
8 with the Planning & Zoning Commission. The processing of the CUP requires the preparation and  
9 review of a site plan, architectural plans and landscaping plans for the museum, community center,  
10 and the synagogue. The Jacobson Park parcel shall be created from an existing 5.4 acre Tract A-1,  
11 located in the southwest corner of Jacobson Park. The plat identifying the Jacobson parcel, created  
12 prior to the exchange, occurs by a separate platting approval prior to the applications by AJHMCC.  
13

14 The land exchange benefits the public in several ways:  
15

16 First, the public gains a valuable, undisturbed 20,000 square feet of wetlands fronting on Otis Lake by  
17 exchanging less than an acre (16,000 square feet) of wetlands on 36<sup>th</sup> Avenue in Jacobson Park. The  
18 frontage on Otis Lake is the last remaining parcel eligible for development for residential housing; with  
19 the exchange, the parcel shall be dedicated as permanent open space. A Corps of Engineers  
20 evaluation determined the Otis Lake wetlands are superior to the 36<sup>th</sup> Avenue wetlands.  
21

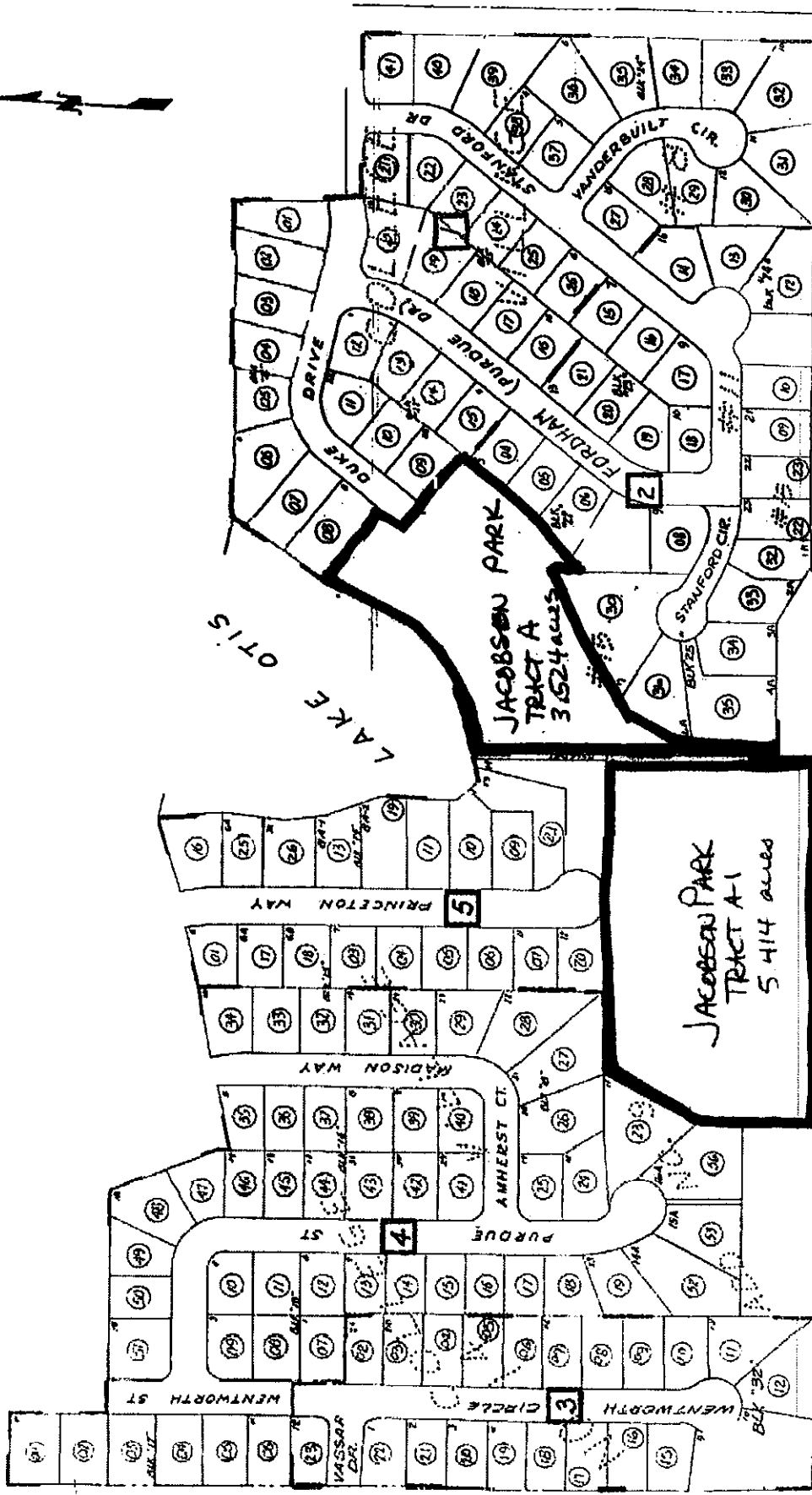
22 Second, the public gains permanent parking and access to Jacobson Park and trailhead, to be  
23 constructed and maintained by AJHMCC. An easement(s) shall secure public rights to the parking  
24 area.  
25

26 Third, the public gains improvements to Jacobson Park at no cost. AJHMCC agrees to donate  
27 \$100,000 for trail and park improvements to the Municipality, for appropriation to the Park Foundation.  
28 A park design, developed with community consultation, is subject to review and approval by the Parks  
29 and Recreation Commission. AJHMCC also agrees to adopt and maintain the park improvements.  
30

31 Respectfully submitted,  
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36 Dick Traini, Assembly Member  
37  
38  
39  
40

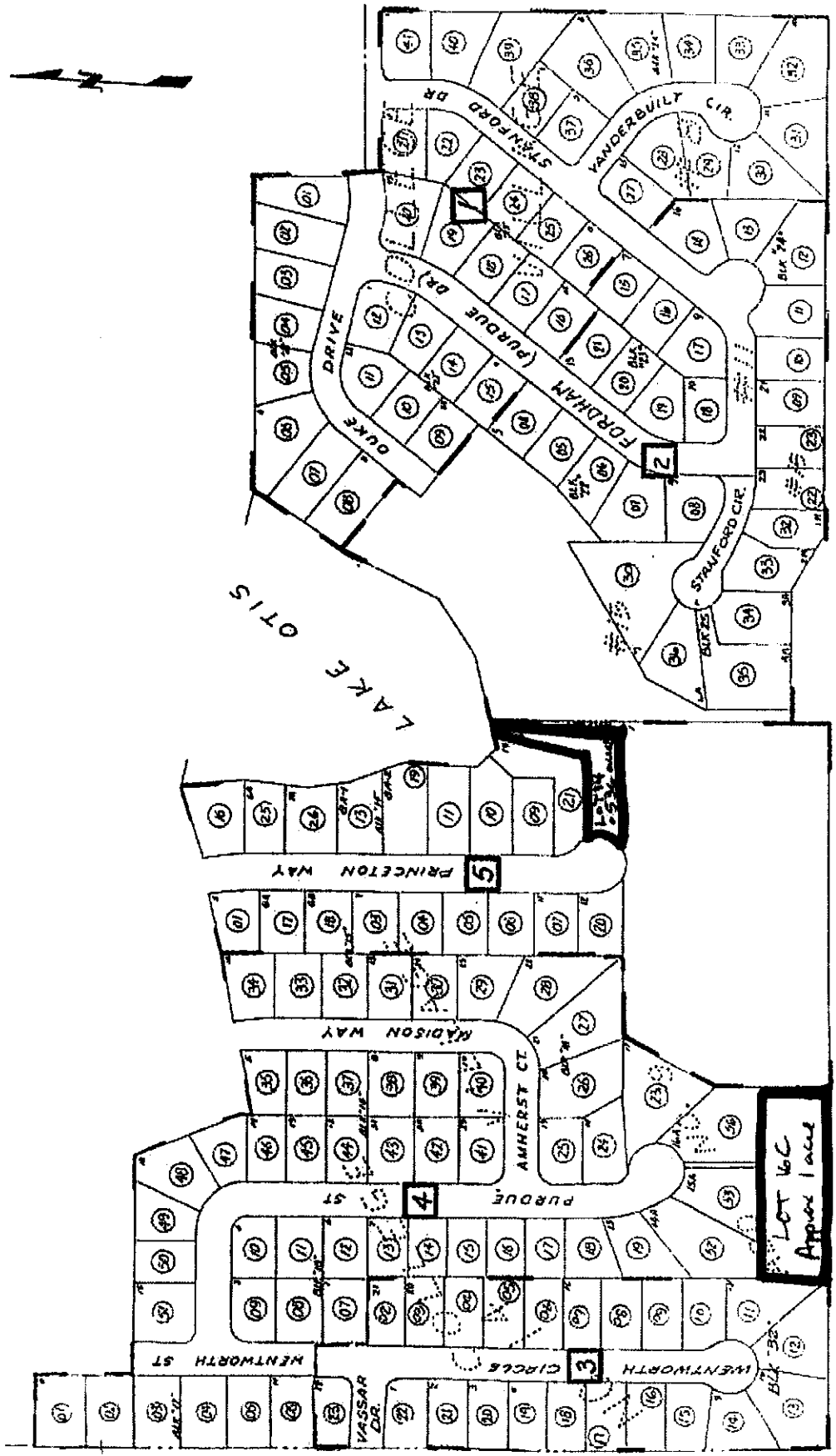
41 Dan Coffey, Assembly Member  
42



EAST 36th Avenue

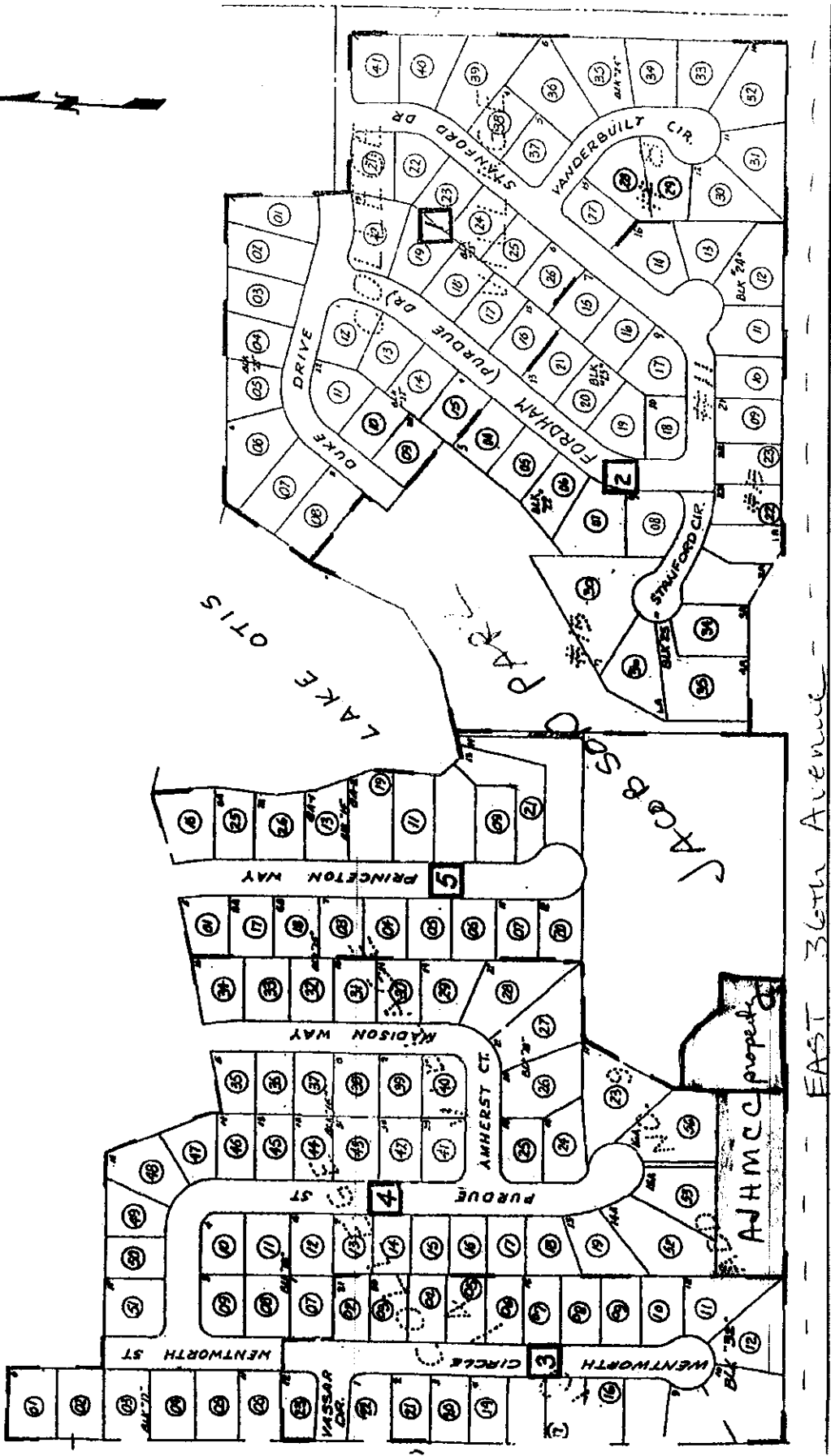
MOA *partly*





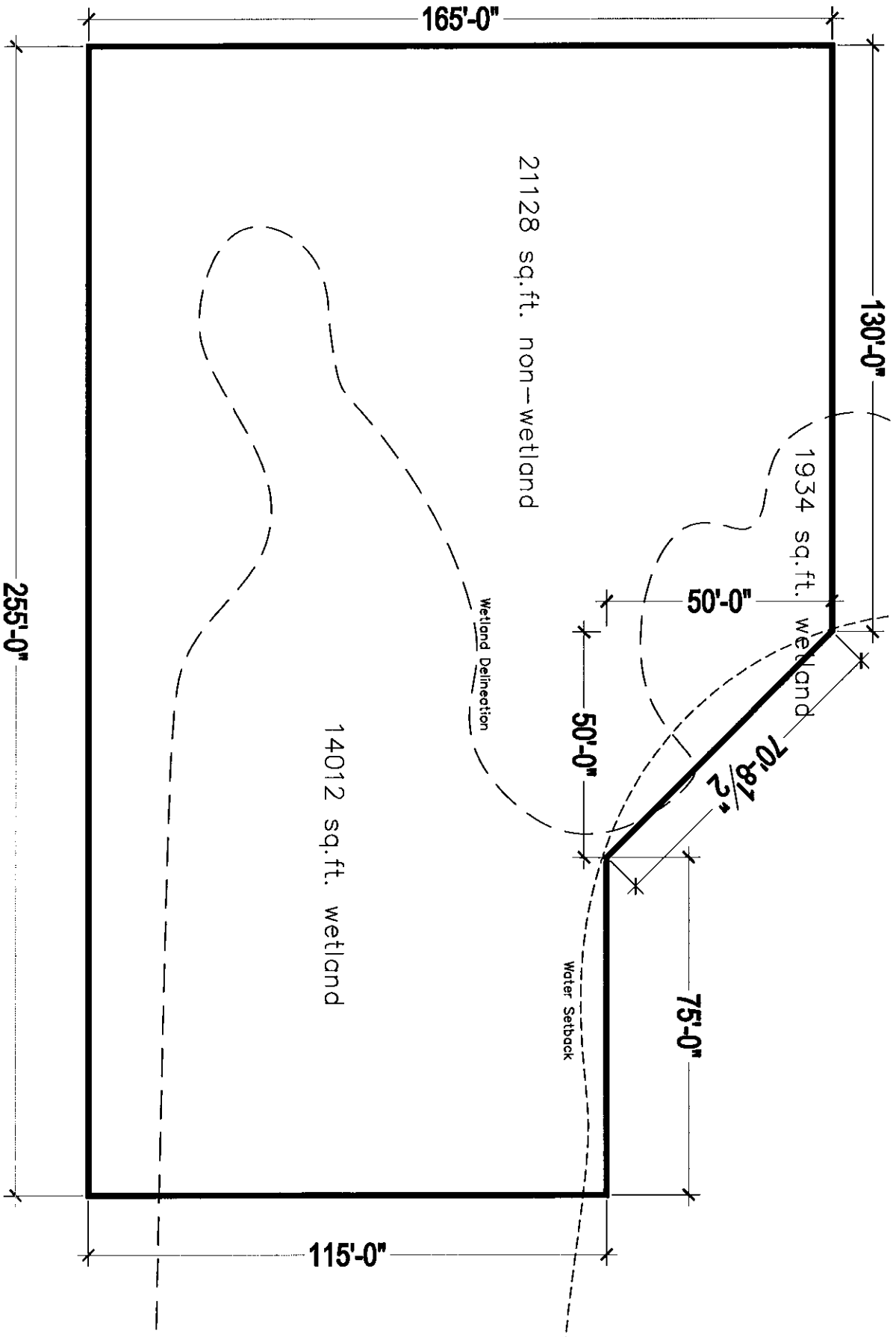
EAST 36th Avenue

AJHMCC property



EAST 36th Avenue

AFTER EXCHANGE



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

AO 2007-32

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

<b>1</b>	<b>SUBJECT OF AGENDA DOCUMENT</b>	<b>DATE PREPARED</b>
	BALLOT PROPOSITION - DISPOSAL BY EXCHANGE, BASED ON FAIR MARKET VALUE, OF APPROX.	1/23/07
	1 ACRE OF DEDICATED MUNICIPAL PARK LAND	Indicate Documents Attached
	LOCATED IN JACOBSON PARK, TR A-1, COLLEGE VILLAGE	<input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input type="checkbox"/> AM <input type="checkbox"/> AIM
<b>2</b>	<b>DEPARTMENT NAME</b>	<b>DIRECTOR'S NAME</b>
	Assembly	Daniel A. Sullivan, Chairman
<b>3</b>	<b>THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY</b>	<b>HIS/HER PHONE NUMBER</b>
	Rhonda Westover, Deputy Municipal Attorney	343-4532
<b>4</b>	<b>COORDINATED WITH AND REVIEWED BY</b>	<b>INITIALS</b>
	<b>Mayor</b>	
	<b>Municipal Clerk</b>	
	<b>Municipal Attorney</b>	
	<b>Employee Relations</b>	
	<b>Municipal Manager</b>	
	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	
	<b>Executive Manager</b>	
	Planning Department	
	Chief Fiscal Officer	
	Heritage Land Bank	
	Information Technology Department	
	Project Management & Engineering	
	Purchasing	
	<b>Other</b>	
<b>5</b>	<b>Special Instructions/Comments</b>	
	Laid on the Table Item - Introduction	
<b>6</b>	<b>ASSEMBLY HEARING DATE REQUESTED</b>	<b>PUBLIC HEARING DATE REQUESTED</b>
	1/23/07	2/13/07

M.O.A.  
 2007 JAN 24 AM 8:16  
 ULMNS OFFICE