

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Heritage Land Bank  
For reading: February 2, 2010

CLERK'S OFFICE

**APPROVED**

Date:

2-16-10

**ANCHORAGE, ALASKA**

**AO No. 2010-18**

1 **AN ORDINANCE AUTHORIZING DISPOSAL OF AN APPROACH LIGHTING**  
2 **SYSTEM EASEMENT AND A PERMIT, AVIGATION AND HAZARD EASEMENT**  
3 **AND RIGHT OF WAY ON HLB PARCELS NO.4-033A & 4-034 AND THE**  
4 **AIRSPACE ABOVE THE LAND, TO THE ALASKA DEPARTMENT OF**  
5 **TRANSPORTATION & PUBLIC FACILITIES FOR ACTIVITIES ASSOCIATED WITH**  
6 **THE EXTENSION OF RUNWAY 7R/25L FOR FAIR MARKET VALUE.**  
7

8  
9 **WHEREAS**, the Heritage Land Bank inventory contains HLB Parcels No.4-033A & 4-  
10 034, located at the west end of Ted Stevens Anchorage International Airport; and  
11

12 **WHEREAS**, "It is the mission of the Heritage Land Bank to manage uncommitted  
13 municipal land and the Heritage Land Bank Fund in a manner designed to benefit the  
14 present and future citizens of Anchorage, promote orderly development, and achieve  
15 the goals of the comprehensive plan." (AMC section 25.40.010); and  
16

17 **WHEREAS**, "The Heritage Land Bank Advisory Commission shall hold a public  
18 hearing... prior to making a recommendation to the Mayor and Assembly regarding  
19 the disposal of Heritage Land Bank land or an interest in land. Land disposals under  
20 this chapter include land sales, land exchanges, leases and easements." (AMC  
21 section 25.40.025 A.), and "After the public hearing, the advisory commission shall  
22 submit a written finding and recommendation to the Mayor and Assembly, stating  
23 whether or not a proposed land disposal is in the best interest of the Municipality..."  
24 (AMC section 25.40.025 B.); and  
25

26 **WHEREAS**, on August 13, 2009, the Heritage Land Bank Advisory Commission  
27 approved HLBAC Resolution 2009-07 at a public hearing, recommending Assembly  
28 Approval for the disposal of an interest in municipal land by conveyance of an  
29 Approach Lighting System Easement and a Permit, Avigation and Hazard Easement  
30 and Right of Way on portions of HLB Parcels No.4-033A & 4-034 and the airspace  
31 above the land, to the Alaska Dept. of Transportation & Public Facilities for activities  
32 associated with the extension of Ted Stevens Anchorage International Airport  
33 Runway 7R/25L, contingent upon fair market value; now therefore,  
34

35 **THE ANCHORAGE ASSEMBLY ORDAINS:**  
36

37 **Section 1.** Disposal of an interest in municipal land by conveyance of an Approach  
38 Lighting System Easement and a Permit, Avigation and Hazard Easement and Right  
39 of Way on HLB Parcels No.4-033A & 4-034, and airspace above the land to the State  
40 of Alaska, Department of Transportation & Public Facilities is authorized, for activities  
41 associated with the extension of Runway 7R/25L for fair market value.

**Section 2.** This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 16<sup>th</sup> day of February, 2010.

  
\_\_\_\_\_  
Chair of the Assembly

ATTEST:

  
\_\_\_\_\_  
Municipal Clerk

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects - General Government**

AO Number: 201018- Title: AN ORDINANCE AUTHORIZING DISPOSAL OF AN APPROACH LIGHTING SYSTEM EASEMENT AND A PERMIT, AVIGATION AND HAZARD EASEMENT AND RIGHT OF WAY ON HLB PARCELS NO.4-033A & 4-034 AND THE AIRSPACE ABOVE THE LAND, TO THE ALASKA DEPT. OF TRANSPORTATION & PUBLIC FACILITIES FOR ACTIVITIES ASSOCIATED WITH THE EXTENSION OF RUNWAY 7R/25L FOR FAIR MARKET VALUE.

Sponsor: HLB  
Preparing Agency: Heritage Land Bank  
Others Impacted: Parks and Recreation Department and Planning Departments

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**CHANGES IN EXPENDITURES AND REVENUES:** (Thousands of Dollars)

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	FY10	FY11	FY12	FY13
Operating Expenditures				
1000 Personal Services				
2000 Supplies				
3000 Other Services				
4000 Debt Service				
5000 Capital Outlay				
TOTAL DIRECT COSTS:	0	0	0	0
6000 IGCs	0	0	0	0
FUNCTION COST:	0	0	0	0
REVENUES:	1,002.4	0	0	0
CAPITAL:	0	0	0	0
POSITIONS: FT/PT and Temp.	0	0	0	0

**PUBLIC SECTOR ECONOMIC EFFECTS:** Increased efficiency and capability at TSAIA, resulting in future regional economic growth.

**PRIVATE SECTOR ECONOMIC EFFECTS:** Increased efficiency and capability at TSAIA, resulting in future private sector economic benefits.

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Prepared by: Heritage Land Bank

Telephone: 343-4337

Validated by OMB: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by: William M. Mehner Date: \_\_\_\_\_  
(Director, Preparing Agency)

# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 66-2010

Meeting Date: February 12, 2010

**From: MAYOR**

**Subject: AN ORDINANCE AUTHORIZING DISPOSAL OF AN APPROACH LIGHTING SYSTEM EASEMENT AND A PERMIT, AVIGATION AND HAZARD EASEMENT AND RIGHT OF WAY ON HLB PARCELS NO.4-033A & 4-034 AND THE AIRSPACE ABOVE THE LAND, TO THE ALASKA DEPT. OF TRANSPORTATION & PUBLIC FACILITIES FOR ACTIVITIES ASSOCIATED WITH THE EXTENSION OF RUNWAY 7R/25L FOR FAIR MARKET VALUE.**

The Heritage Land Bank inventory contains HLB Parcels No.4-033A & 4-034, totaling approximately 246 acres, located west of Ted Stevens Anchorage International Airport (TSAIA) (Appendix A: Site Map with project boundaries).

The Alaska Department of Transportation and Public Facilities (DOT) proposes to extend Runway 7R/25L, running east-west, at TSAIA (see Appendix A). The purpose of the proposed Runway Extension Project is to reduce airfield congestion and aircraft taxi delays around the passenger terminal area and runway occupancy time. DOT plans to extend Runway 7R/25L 1,500 feet to the west. While the runway extension itself will remain on airport land, DOT has applied for an easement to place the Approach Lighting System, including access for maintenance, on HLB Parcel No. 4-034, located west of the TSAIA property. The Approach Lighting System will be a series of fourteen sequenced flashing light bars attached to towers of varying heights spaced 100 feet apart along the extended runway centerline. The towers are anticipated to vary from approximately 70 to 100 feet tall. The Approach Lighting System Easement would be a ground easement impacting a total of approximately 5.83 acres within HLB Parcel No. 4-034.

In addition, DOT is seeking a Permit, Avigation and Hazard Easement and Right of Way on and above HLB Parcel Nos. 4-033-A and 4-034. The new Permit, Avigation and Hazard Easement and Right of Way provides protection for revised Airport Imaginary Surfaces (this pertains to airspace protection), as well as the Runway Protection Zone (RPZ). In order to protect people and property on the ground, certain land uses are prohibited within the RPZ. This easement also provides protection for the unobstructed passage of aircraft in the airspace over this property, known as an "avigation easement." The Permit, Avigation and Hazard Easement and Right of Way would be an airspace easement over all of HLB Parcel 4-033-A (31.23 acres), as well as airspace over a portion of HLB Parcel 4-034 (171.08 acres). A ground easement will be created for the RPZ located within a portion of HLB Parcel 4-034 of consisting of 53.62 acres.

HLB Parcel Nos. 4-033-A and 4-034 are zoned Transition.

The project will impact the Sisson Loop Trail, necessitating relocation and expansion of the trail distance and footprint. In addition to fair market value of the easements, DOT has agreed to make fair market value payment to address the diminution in the market value of the HLB lands caused by the expanded trail system.

On April 14, 2009, HLB sent out an agency review solicitation regarding this action. There were no objections to the proposal. Specific agency comments are attached as Appendix B.

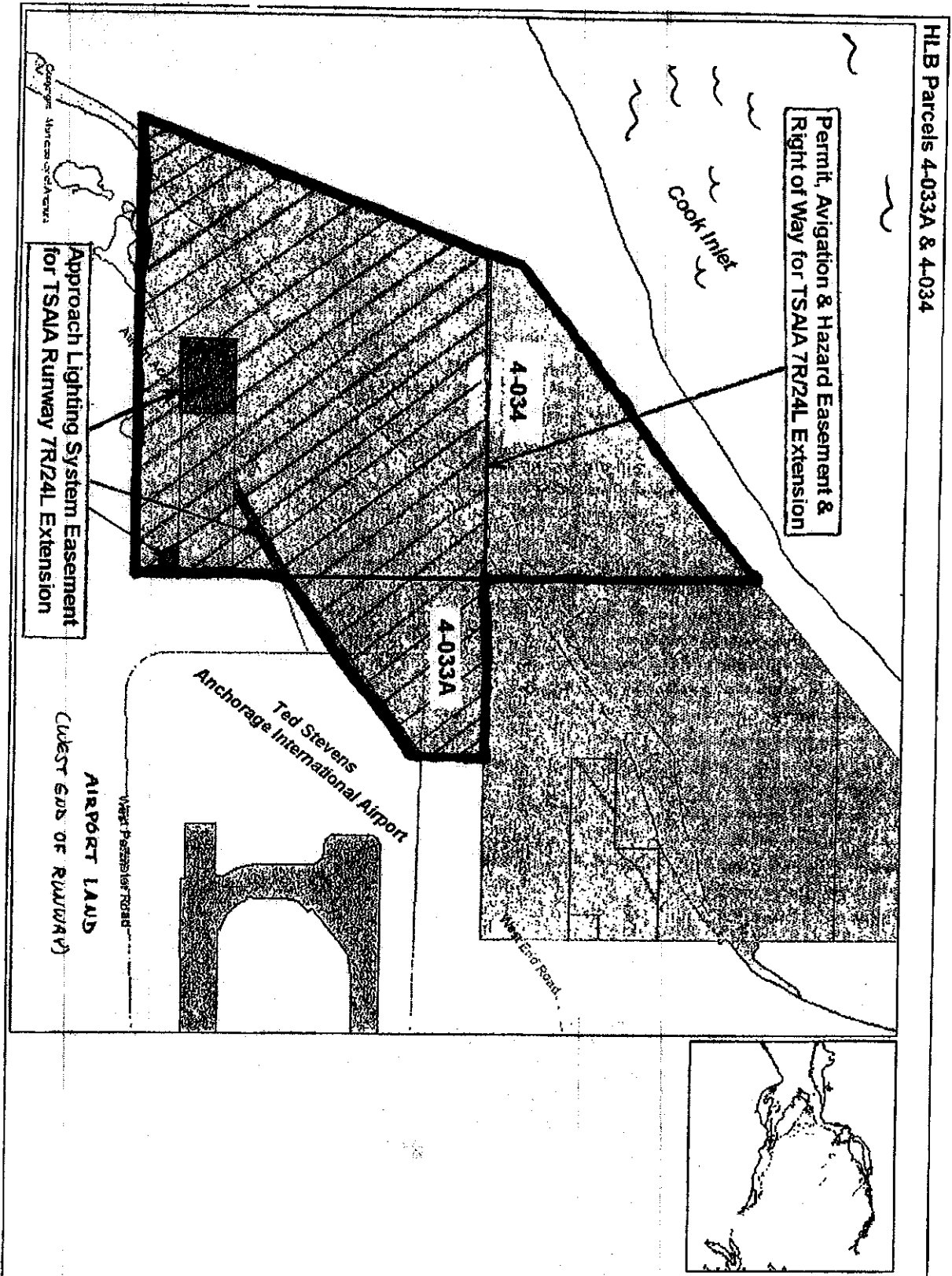
On August 13, 2009, the Heritage Land Bank Advisory Commission approved Resolution 2009-07, recommending this disposal (Appendix C).

On September 14, 2009, DOT presented an offer of \$1,002,400.00 for the approach lighting system easement and a permit, avigation and hazard easement and right of way, and associated impacts related to the relocation of Sisson Loop Trail. This offer is based upon appraisals which have been reviewed and approved by HLB.

**THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE AUTHORIZING DISPOSAL OF AN APPROACH LIGHTING SYSTEM EASEMENT AND A PERMIT, AVIGATION AND HAZARD EASEMENT AND RIGHT OF WAY ON HLB PARCELS NO.4-033A & 4-034 AND THE AIRSPACE ABOVE THE LAND, TO THE ALASKA DEPT. OF TRANSPORTATION & PUBLIC FACILITIES FOR ACTIVITIES ASSOCIATED WITH THE EXTENSION OF RUNWAY 7R/25L FOR FAIR MARKET VALUE.**

Approved by:	William M. Mehner, Director, Heritage Land Bank
Concur:	Greg Jones, Executive Director, Office of Community Planning & Development
Concur:	Jerry T. Weaver, Acting Director, Planning Department
Concur:	John Rodda, Director, Parks & Recreation Department
Concur:	Dennis A. Wheeler, Municipal Attorney
Concur:	George J. Vakalis, Municipal Manager
Respectfully submitted:	Daniel A. Sullivan, Mayor

# Appendix A



## **APPENDIX B**

### **Agency comments on proposed action**

#### **Planning Department**

The Physical Planning Division of the Planning Department commented The Planning Department commented that: "Use of this HLB property for airport operations easements has been consistent with the management strategies of the Anchorage Wetlands Management Plan and the Anchorage Coastal Management Plan. Airport expansion and operations are not anticipated to conflict with recreational use on the Tony Knowles Coastal Trail."

#### **Parks & Recreation Department**

Anchorage Parks and Recreation commented: "Anchorage Parks and Recreation has no objection to disposal of certain easements on lands and in airspace in the vicinity of Ted Stevens Anchorage International Airport associated with the extension of Runway 7R/25L.

The area lies north of Kincaid Park and the land is traversed by public trails, notably a portion of the Sisson Loop trail. Parks and Recreation understands that certain trails would be affected by the Airport project, and that the changes will substantially maintain the length and quality of the trails for Nordic skiing and other public uses. The Parks and Recreation Commission also has endorsed the proposed trail impact mitigation on the subject HLB lands. Parks and Recreation understands that disposal of the subject easement(s) for Airport use would not significantly adversely affect the continued use of the area for trail and other traditional recreation purposes."

## Appendix C

### Heritage Land Bank Advisory Commission

#### Resolution 2009-07

**A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING DISPOSAL OF AN APPROACH LIGHTING SYSTEM EASEMENT AND A PERMIT, AVIGATION AND HAZARD EASEMENT AND RIGHT OF WAY ON HLB PARCELS NO.4-033A & 4-034 AND AIRSPACE ABOVE THE LAND, TO THE ALASKA DEPT. OF TRANSPORTATION & PUBLIC FACILITIES FOR ACTIVITIES ASSOCIATED WITH THE EXTENSION OF RUNWAY 7R/25L**

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**WHEREAS**, the Heritage Land Bank inventory contains HLB Parcels No.4-033A & 4-034 (TIDs 010-401-27 & 010-401-09), legally described as Tract A, Airport Subdivision and T 13 N, R 4 W, Sec 31, E 1/2 SE1/4 and Lots 1-4; and

**WHEREAS**, AMC 25.40.025: "The HLB Advisory Commission shall hold a public hearing, with public notice as specified in this chapter, prior to making a recommendation to the mayor and assembly regarding the disposal of HLB land or an interest in land. Land disposals under this chapter include land sales, land exchanges, leases, and easements;" and

**WHEREAS**, the State of Alaska, Department of Transportation, has applied for an Approach Lighting System Easement, impacting approximately 5.83 acres within HLB Parcel No. 4-034, and a Permit, Avigation and Hazard Easement and Right of Way affecting airspace over all of HLB Parcel 4-033-A ( $\pm 31.23$  acres), and airspace over a portion of HLB Parcel 4-034 ( $\pm 171.08$  acres) and creating a ground easement located within HLB Parcel 4-034, consisting of  $\pm 53.62$  acres;

**NOW THEREFORE BE IT RESOLVED** the Heritage Land Bank Advisory Commission recommends disposal of an Approach Lighting System Easement and a Permit, Avigation and Hazard Easement and Right of Way on HLB Parcels No.4-033A & 4-034, and airspace above the land, to the Alaska Department of Transportation & Public Facilities for activities associated with the extension of Runway 7R/25L, contingent upon fair market value payment for the disposals and all related impacts to the value of HLB lands.

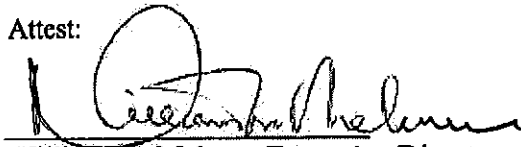
Approved on this, the 13<sup>TH</sup> day of AUGUST, 2009, by the Heritage Land Bank Advisory Commission.

Signed:



~~Jim Bateman, Chair~~ RAY HICKEL, VICE -  
CHAIR, Heritage Land Bank Advisory Commission

Attest:



William M. Mehner, Executive Director  
Heritage Land Bank



**MUNICIPALITY OF ANCHORAGE**  
**ASSEMBLY INFORMATION MEMORANDUM**

No. AIM 17-2010

Meeting Date: February 2, 2010

**From: MAYOR**

**Subject: AN EXPLANATION OF THE ORDINANCE AUTHORIZING DISPOSAL OF AN APPROACH LIGHTING SYSTEM EASEMENT AND A PERMIT, AVIGATION AND HAZARD EASEMENT AND RIGHT OF WAY ON HLB PARCELS NO.4-033A & 4-034 AND THE AIRSPACE ABOVE THE LAND, TO THE ALASKA DEPT. OF TRANSPORTATION & PUBLIC FACILITIES FOR ACTIVITIES ASSOCIATED WITH THE EXTENSION OF RUNWAY 7R/25L FOR FAIR MARKET VALUE.**

This memorandum is offered as further explanation of information in Assembly Memorandum 66-2010, in support of Anchorage Ordinance 2010-18.

On August 24, 2009, DOT presented an initial offer of \$1,002,400.00 for the approach lighting system easement and a permit, avigation and hazard easement and right of way, and associated impacts related to the relocation of Sisson Loop Trail. On September 14, 2009, an amended offer was received, to address relocation of the Sisson Loop Trail.

DOT's offer is based upon appraisals reviewed and approved by HLB.

Prepared by:	William M. Mehner, Director, Heritage Land Bank
Approved by:	Greg Jones, Executive Director, Office of Community Planning & Development
Concur:	George J. Vakalis, Municipal Manager
Respectfully submitted:	Daniel A. Sullivan, Mayor