



Municipality of Anchorage, Alaska
Parks & Recreation Department

632 W. 6th Avenue, Suite 630
P.O. Box 196650
Anchorage, AK 99519
Tel 907-343-4355

URL www.muni.org/departments/parks



MEMORANDUM

Date: November 29, 2016

To: Parks & Recreation Commission

Cc: Josh Durand, Parks Superintendent

From: Tom Korosei, Park Planner

PRC 2016-31 Request for Electrical Easement and
Intragovernmental Use Permits for Proposed Upgrades to a
Project: Portion of Campbell Airstrip Road (PM&E Proj. No. 10-28);

INTRODUCTION & BACKGROUND

Project Management and Engineering is requesting support for granting an electrical utility easement to Chugach Electric Association and approval of certain intragovernmental use permits to facilitate proposed improvements to a portion of Campbell Airstrip Road. The affected part of the road is on Municipal land in the vicinity of the Alaska Botanical Garden, which is adjacent to Far North Bicentennial Park.

The permit and easement areas are further described on attached diagrams.

The Parks and Recreation Dept. administers the lease of the ABG land, on the east side of Campbell Airstrip Road. (The MOA Real Estate Department manages the land on the west side of Campbell Airstrip Road.)

The electrical easement, approximately 50 ft. long by 10 ft. wide, would facilitate providing underground electrical service to proposed street lighting and for tunnel lighting for a dog mushing trail undercrossing.

The intragovernmental permits would establish a right-of-way 100 ft. wide to accommodate reconstruction and future maintenance of this approximately one-half-mile section of Campbell Airstrip Road. (As part of the project but mostly outside the permit area, a separated paved multi-use pathway would be built connecting Tudor Rd. to the existing trail at the south end of the project area.)

Under the terms of the lease, the MOA retains the right to grant or authorize right-of-way or utility easements across the ABG area. It appears that the requested permit area, easement, and associated improvements would be mostly if not entirely outside the ABG fenced area and would not adversely affect ABG facilities.

The Parks and Recreation Dept. believes that the improvements related to the requested easement and permit areas would improve safety and convenience for park visitors as well as for others who use the road.

STAFF RECOMMENDATION

For the reasons noted above, the Parks and Recreation Department requests that the Parks and Recreation Commission adopt the attached resolution to support granting of the requested easement to Chugach Electric Association, subject to payment of fair market value.

The Parks Department further requests Commission support for, or non-objection to, granting the requested intragovernmental permits to facilitate proposed upgrades to a portion of Campbell Airstrip Road.

Attachments

Cc: Robin Ward, MOA Real Estate Dept.
Rand Gaynor, MOA PM&E
Robin Dublin, Exec. Director, Alaska Botanical Garden



Municipality of Anchorage, Alaska
Parks & Recreation Commission

632 W. 6th Avenue, Suite 630
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Resolution No. 2016-25

**Request for Utility Easement on Lands Leased to Alaska Botanical Garden, in
Connection with Proposed Upgrades to Campbell Airstrip Road**

WHEREAS, the Anchorage Parks and Recreation Commission serves in an advisory capacity to both the Mayor and the Assembly; and

WHEREAS, the Anchorage Parks and Recreation Commission has the responsibility and duty to provide for the long term vision of our park system by ensuring that a balance of parks, natural resources, and recreation facilities provides for the health, welfare, and safety of all residents of the Anchorage Bowl; and

WHEREAS, the Alaska Botanical Gardens operates under a 55-year lease administered by the Parks and Recreation Department to complement recreational as well as educational and conservation interests of the Department and Municipality; and

WHEREAS, the Municipal Project Management and Engineering Department, on behalf of Chugach Electric Association, requests an easement across ABG lease area to facilitate providing electric service in support of proposed upgrades to Campbell Airstrip Road; and

WHEREAS, the proposed road upgrade project would improve safety and convenience for park visitors and other citizens and the requested easement would not significantly impair ABG facilities and operations; now, therefore,

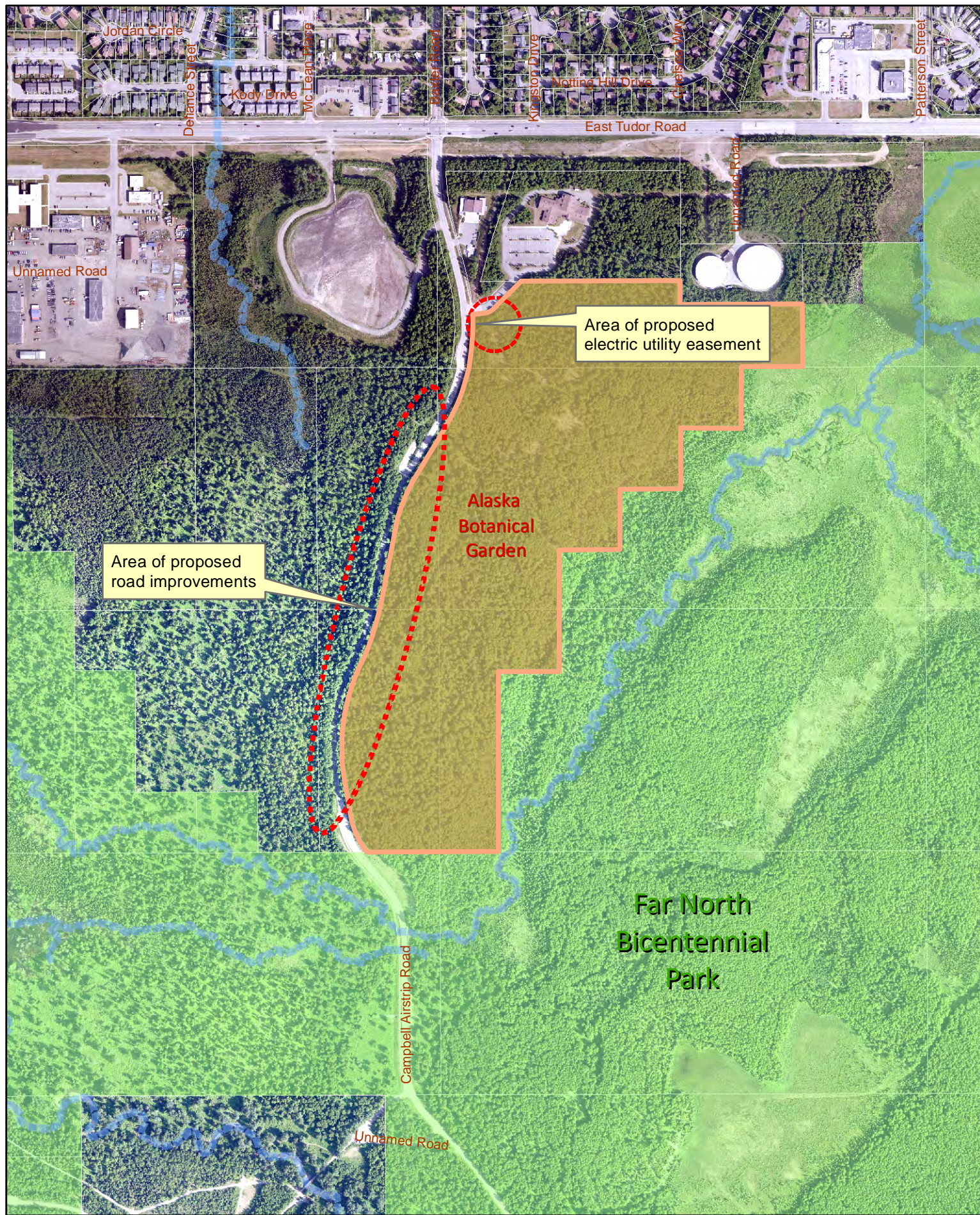
BE IT RESOLVED, that the Anchorage Parks and Recreation Commission recommends granting of a non-exclusive easement to Chugach Electric Association, generally as shown on the attached diagram, for underground electrical utility facilities, subject to the conditions that CEA shall construct and maintain the facilities with the least impact as reasonably necessary to the vegetation and visual character of the area, and CEA shall pay to the MOA fair market value compensation for the interest conveyed.

PASSED AND APPROVED by the Anchorage Parks and Recreation Commission this 8th day of December 2016.

Chair
Parks and Recreation Commission

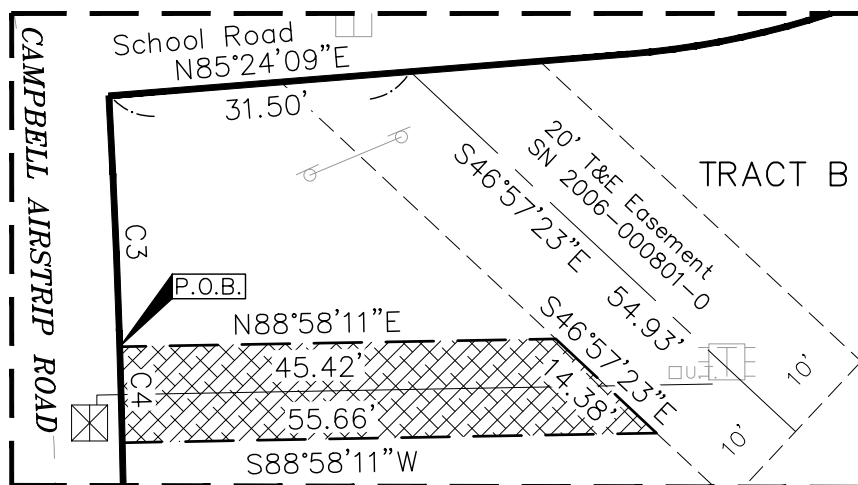
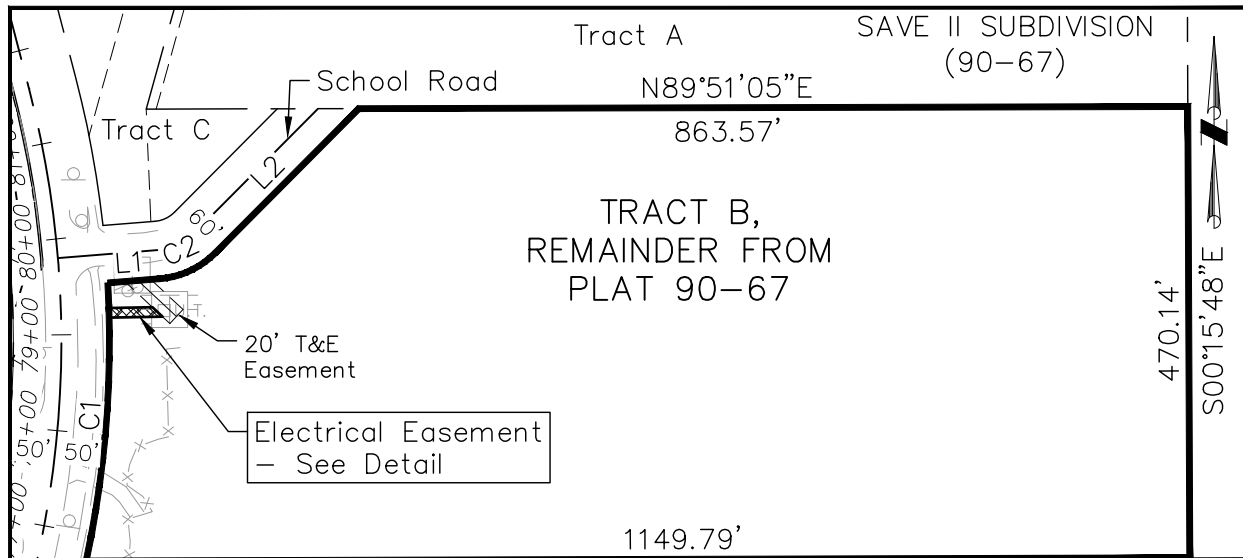
ATTEST:

John H. Rodda, Director
Parks & Recreation Department



Alaska Botanical Garden
Vicinity






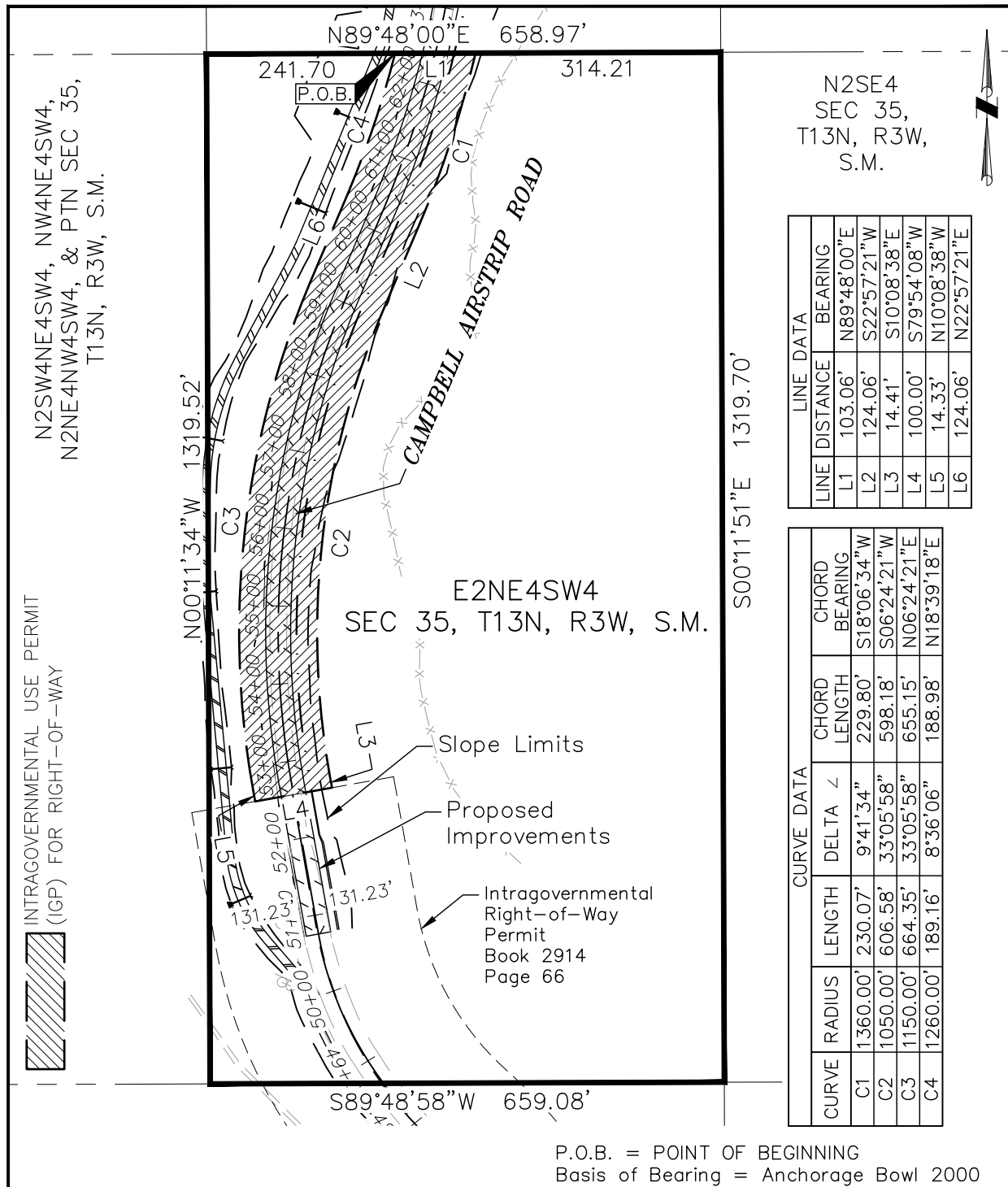
DETAIL - NOT TO SCALE


CURVE DATA					
CURVE	RADIUS	LENGTH	DELTA \angle	CHORD LENGTH	CHORD BEARING
C1	1091.74'	291.44'	15°17'43"	290.58'	N04°27'26"E
C2	92.00'	65.11'	40°33'04"	63.76'	N65°07'37"E
C3	1091.74'	26.16'	1°22'22"	26.16'	S02°30'14"E
C4	1091.74'	10.00'	0°31'29"	10.00'	N01°49'03"W

LINE DATA		
LINE	DISTANCE	BEARING
L1	54.17'	N85°24'09"E
L2	212.16'	N44°51'05"E

P.O.B. = POINT OF BEGINNING
Basis of Bearing = Anchorage Bowl 2000

MUNICIPALITY OF ANCHORAGE PROJECT MANAGEMENT & ENGINEERING DEPARTMENT		Campbell Airstrip Road Upgrade and Trail Improvements PM&E No. 10-28	
	OWNER'S INITIALS: _____	EXISTING PARCEL AREA: ± 502,210 S.F.	ROW ACQUISITION TYPE: Electrical Easement
	PAGE ____ OF ____ DATED _____	SCALE: 1" = 200'	DATE: 4/26/2016
		GRID: SW1839	PARCEL No. 6



MUNICIPALITY OF ANCHORAGE PROJECT MANAGEMENT & ENGINEERING DEPARTMENT		Campbell Airstrip Road Upgrade and Trail Improvements PM&E No. 10-28	
	OWNER'S INITIALS: _____	EXISTING PARCEL AREA: ± 871,200 S.F.	ROW ACQUISITION TYPE: IGP for Right-of-Way
	PAGE ____ OF ____ DATED _____	SCALE: 1" = 200'	DATE: 4/26/2016
		GRID: SW1938	PARCEL No. 2

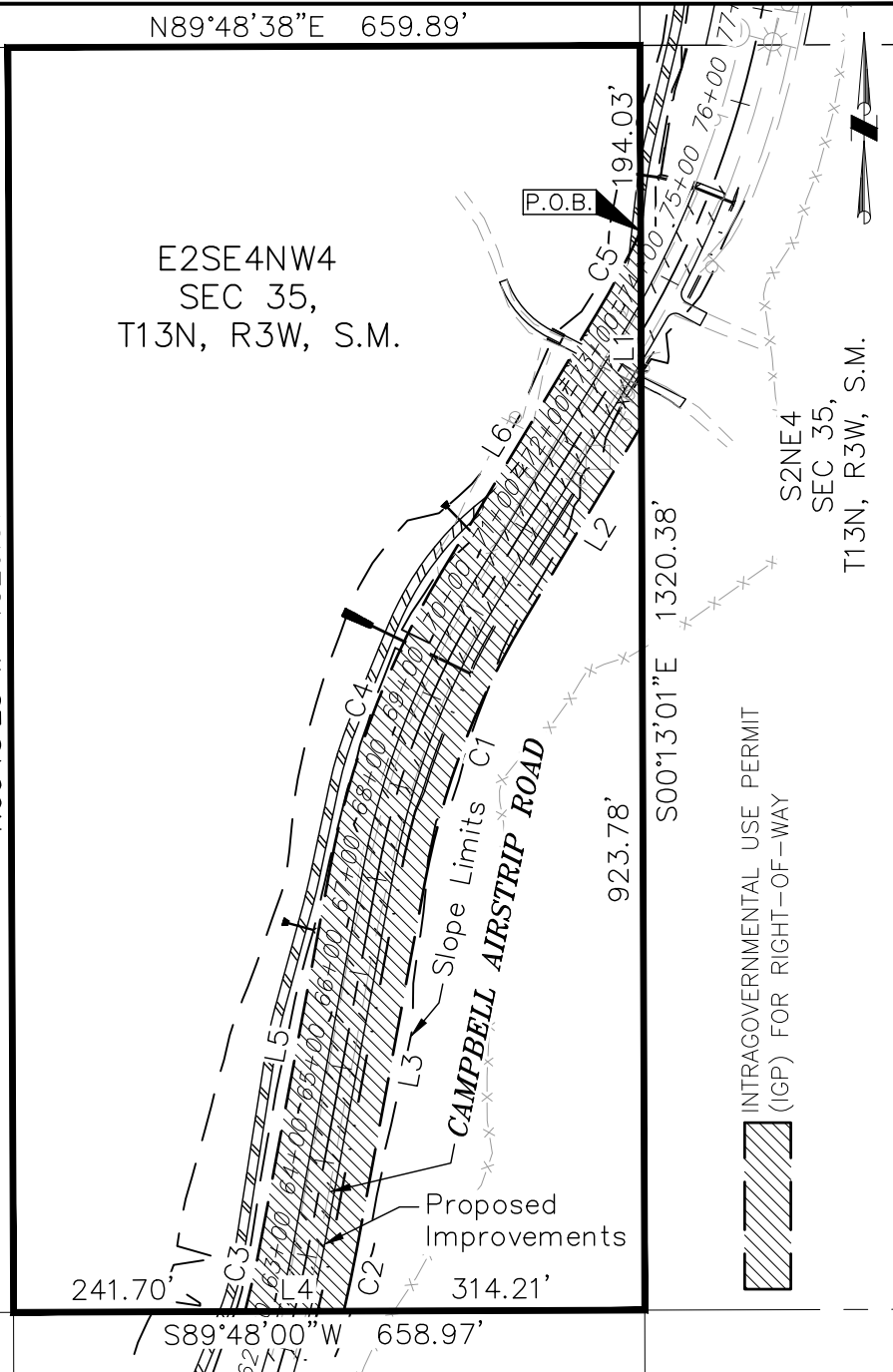
W2SE4NW4
SEC 35,
T13N, R3W, S.M.

LINE DATA		
LINE	DISTANCE	BEARING
L1	202.57'	S00°13'01"E
L2	239.44'	S30°54'33"W
L3	388.90'	S10°31'06"W
L4	103.06'	S89°48'00"W
L5	388.90'	N10°31'06"E
L6	315.65'	N30°54'33"E

CURVE DATA			
CURVE	RADIUS	LENGTH	DELTA
C1	825.00'	293.61'	20°23'27"
C2	1360.00'	65.15'	2°44'41"
C3	1260.00'	84.35'	3°50'09"
C4	925.00'	329.20'	20°23'27"
C5	991.74'	97.48'	5°37'55"

N00°15'25"W 1320.51'

E2SE4NW4
SEC 35,
T13N, R3W, S.M.



P.O.B. = POINT OF BEGINNING
Basis of Bearing = Anchorage Bowl 2000

MUNICIPALITY OF ANCHORAGE
PROJECT MANAGEMENT & ENGINEERING DEPARTMENT

**Campbell Airstrip Road Upgrade
and Trail Improvements
PM&E No. 10-28**



OWNER'S INITIALS: _____

PAGE ____ OF ____ DATED _____

EXISTING PARCEL AREA: ± 871,200 S.F.
ROW ACQUISITION TYPE: IGP for Right-of-Way
ROW ACQUISITION AREA: ± 109,865 S.F.
SCALE: 1" = 200' DATE: 4/26/2016
GRID: SW1838 PARCEL No. 4

