



MUNICIPALITY OF ANCHORAGE

ANCHORAGE PARKS & RECREATION

632 W. 6th Avenue, Suite 630

P.O. Box 196650

Anchorage, AK 99519



MEMORANDUM

Date: May 14, 2026

To: Parks and Recreation Commission

Cc: Taylor Keegan, Superintendent

From: Jennifer Mayer, Land Administrative Coordinator

Subject: **PRC 26-14 Chugach Electric Association (CEA) Request for Telecommunications and Electric Easement: Ira Walker Park**

Introduction and Background

Chugach Electric Association, Inc. (CEA) is requesting a 20-ft.-wide telecommunications and electric (T&E) easement, North Twenty Feet (N20') of Tract A-1, Towne East Subdivision, Addition no. 1, according to the official Plat thereof, filed May 21, 1973, file as Plat 73-96, records of the Anchorage Recording District, Third Judicial District, State of Alaska, to accommodate the conversion of an existing overhead (OH) to underground (UG) infrastructure.

This project is part of CEA's established OH to UG conversion program, a multi-year initiative, embedded in its capital improvement planning. The project began in 2025 from Northern Lights to East 6th avenue and the program is designed to systematically continue east from Bragaw Street to Patterson Avenue during the 2026 construction season. CEA will replace aging overhead infrastructure with underground systems in locations where safety, reliability, and community value can be maximized. Project selection is guided by clear criteria, including reduction of public safety risks, mitigation of outage-prone segments, capacity upgrades, coordination with public projects, and improvements within high-use public areas such as parks and recreational corridors.

The existing OH 34.5 kV sub transmission line, and a 12.5 kV distribution feeder circuit will be placed within the easement area.

CEA will install modern underground cable systems to provide enhanced durability, increased load-serving capability, and improved operational flexibility compared to the legacy OH construction. In addition, underground in park and recreation settings aligns with program priorities by reducing visual impacts and better supporting long-term public use of these lands.

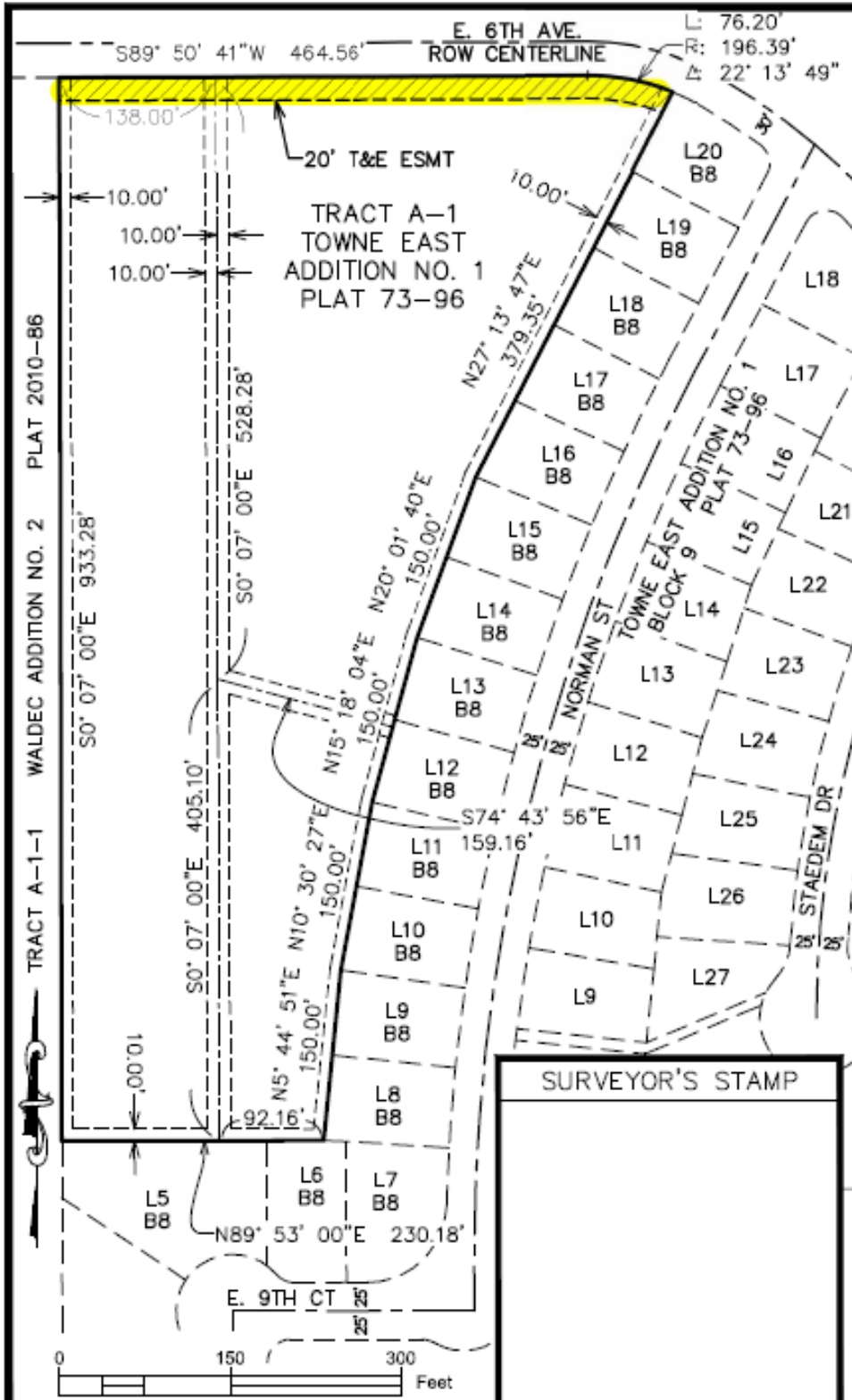
The requested T&E easement is necessary to allow for the installation, operation, and maintenance of the underground electrical infrastructure, including conduit systems,

vaults, and associated access points. We believe this project represents a net benefit to both the electric system and the community, improving reliability and safety while preserving and enhancing the natural and recreational value of the land, providing meaningful aesthetic and environmental benefits. Further enhanced by removal of poles and overhead lines (if ACS and GCI participate).

Approval of CEA's request will enhance the visual character of the parkland while reducing ongoing vegetation management needs. The project will be designed to minimize surface disturbance, and all affected areas will be restored to pre-construction conditions or better following completion.

CEA will work with the Municipalities planning and engineering departments to accommodate both CEA's proposed project and Park & Recreations Master Plan 2022 plan.

CEA is designing the project, keeping the community's best interest in mind to maintain the current use of park land and keep access available for the general public to use the park as intended by MOA Parks & Recreation.



TELE-COMMUNICATIONS AND ELECTRIC EASEMENT

DRAWN BY: A.V.
CHECKED: M.C.

SCALE: 1" = 150'
SHEET SIZE: 8.5"x11"

MOA GRID:
SW1338

TAX PARCEL ID:
006-083-01-000

TAX PARCEL AREA:
323,423 SQUARE FEET

EASEMENT AREA:
10,720 SQUARE FEET

NOTE:
BASIS OF BEARINGS PER PLAT 73-96, ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA

- LEGEND:
-  T&E ESMT.
 -  T&E ESMT: TELECOMMUNICATIONS AND ELECTRIC EASEMENT
 -  R.O.W.: RIGHT OF WAY

SURVEYOR'S STAMP

DATE:

PLOT DATE: 11 Mar 2026

Alaska Construction Surveys
907 E Dowling Rd, Suite 10
Anchorage, AK 99518
Office: (907) 344-5505
AECL1119

EXHIBIT A
PAGE:
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NOTE:
ALL EXISTING EASEMENTS ARE 10' UNDERGROUND UTILITY EASEMENTS PER PLAT 73-96

Staff Recommendation

For the reasons noted above, the Department does not object to the granting of a non-exclusive T&E easement, to replace permitted overhead utility lines underground. The conditions are included in Resolution No. 2026-13.



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PRC RESOLUTION NO. 2026-13

Chugach Electric Association (CEA) Request for Telecommunications and Electric Easement: Ira Walker Park

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, Chugach Electric Association maintains electric utility lines along the north property boundary of Ira Walker Park to accommodate the conversion of an existing overhead to underground infrastructure; and

WHEREAS, the electric lines are above ground and vulnerable to damage resulting from high winds and other extreme weather; and

WHEREAS, placing the lines underground would reduce the potential for weather-related damage and improve reliability of electrical service, and would reduce the visual intrusiveness of the utility equipment and enhance the natural character of the park; and

WHEREAS, the installation by directional boring and maintenance of underground line or lines are not expected to significantly impair current or potential future development and public use of the park; now, therefore,

BE IT RESOLVED, that the Anchorage Parks and Recreation Commission recommends that a 20-foot-wide telecommunications and Electric easement along the north property boundary of Ira Walker Park be granted to Chugach Electric Association, generally as shown on the attached diagram, for the purpose of placement of existing overhead utility lines underground.

PASSED AND APPROVED by the Anchorage Parks and Recreation Commission on this 14th day of May 2026.

Chair
Parks and Recreation Commission

ATTEST:

Director
Parks & Recreation Department