

MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

AM No. 396 - 2024

Meeting Date: May 7, 2024

1 **FROM: MAYOR**

2
3 **SUBJECT: AN ORDINANCE APPROVING THE ACQUISITION OF REAL**
4 **PROPERTY, LEGALLY DESCRIBED AS TRACT A LEGACY**
5 **POINTE SUBDIVISION (PLAT 2006-01; PID 020-181-61-000) AND**
6 **TRACT 1 VIEWPOINT SUBDIVISION (PLAT 84-154; PID 020-201-**
7 **25-000), FOR THE PURPOSES OF CONSERVATION AND PARK**
8 **USES AND AUTHORIZATION OF THE USE OF HERITAGE LAND**
9 **BANK PARCELS 2-127 THROUGH 2-136 LEGALLY DESCRIBED**
10 **AS THE W2SE4SW4 SEC 3 T11N R3W, LOTS 1, 5, 6, 9, 10, 14, 15,**
11 **18 SEC10 T11N R3W, AND E2E2W4 & E2W2NE4NW4 SEC 10**
12 **T11N R3W, S.M., AS IN-KIND GRANT MATCH BASED ON AN**
13 **ANTICIPATED APPRAISAL AMOUNT TO BE ONE MILLION**
14 **EIGHT HUNDRED THOUSAND DOLLARS (\$1,800,000).**
15

16
17 In 2021, Great Land Trust, Inc. (GLT) approached the Municipality of Anchorage
18 (MOA) with a proposed project to create a 300-acre park adjacent to Potter Marsh
19 with the intent to protect the environmental functions of Potter Marsh. The project
20 would be completed through the coordinated efforts of grant awards obtained by
21 GLT, the State of Alaska, and Heritage Land Bank (HLB), with in-kind match
22 provided by HLB land value, and effort by GLT to successfully negotiate a Purchase
23 and Bargain Sale Agreement (PSA) for the adjacent 200 acres owned by a GCI-
24 subsidiary. These parcels, legally described as Tract A Legacy Pointe and Tract 1
25 Viewpoint Subdivision (“Properties”), along with the 100-acre HLB parcels, would
26 make up the Potter Valley Watershed Park (See Appendix A).
27

28 HLB Staff, with support from GLT, submitted a US Forest Service Grant application
29 and was awarded \$600,000 (See AR 2024-97). An appraisal for the HLB parcels
30 will be obtained during the grant cycle and the value of those ten parcels is
31 anticipated to be one million eight hundred thousand dollars (\$1,800,000). The
32 HLB parcel value will be used as a fifty percent in-kind grant match. No monies will
33 be utilized from the MOA General Fund, or the HLB Fund, for the acquisition of
34 these properties.
35

36 GLT has leveraged three other grant opportunities; two US Fish and Wildlife
37 National Coastal Wetlands Conservation Grants, and a North American Wetlands
38 Conservation Act Grant which will use the remaining value of the HLB parcels as
39 an in-kind grant match. GLT successfully negotiated a purchase and sale

1 agreement (PSA) with a subsidiary of GCI for the adjacent parcels, Tract A Legacy
2 Pointe Subdivision and Tract 1 Viewpoint Subdivision – completing the 300-acre
3 proposed park area.

4
5 The PSA was negotiated with the understanding that the MOA would accept the
6 two properties for inclusion in the Potter Marsh Watershed Park. The MOA will
7 receive Title to the 200 acres with funding provided by GLT through fundraising and
8 combined grant awards. The Real Estate Services Division (RES) will assign
9 management authority of the Properties to the Parks and Recreation Department.

10
11 The adjacent HLB parcels will be withdrawn from the HLB inventory and together
12 with the Tract A Legacy Pointe Subdivision and Tract 1 Viewpoint Subdivision
13 parcels will make up the Potter Marsh Watershed Park.

14
15 The Heritage Land Bank Advisory Commission held a public hearing and passed
16 Resolution 2024-03 on February 22, 2024, at their regular meeting supporting this
17 project (See Appendix B).

18
19 The Parks and Recreation Commission passed a resolution in support of accepting
20 these 300 acres for the purposes of creating a Potter Marsh Watershed Park at
21 their regular meeting on December 7, 2023, Resolution 2023-14 (See Appendix C).

22
23 The grants that make this project viable have conditions related to long-term
24 conservation and allowable uses of the properties that make up the Potter Marsh
25 Watershed Park. The US Forest Service requirement that the properties be
26 permanently conserved will be met by dedicating and zoning the properties as
27 parkland and granting Great Land Trust, Inc. a Conservation Easement document
28 protecting the conservation values of the properties and prescribing allowable
29 development such as limited park facilities, including parking lots, amenities, and
30 trails.

31
32 Upon assignment of the parcels to the Parks and Recreation Department, Parks
33 and Recreation staff will work towards a Park Master Plan for submission to the
34 Planning and Zoning Commission for review and a recommendation of approval.
35 During the project's public hearings to this point, the community has expressed
36 interest in how and where access will be provided to the proposed park and the
37 level of amenities that will be developed. These will be considered during the
38 master planning process, which includes community meetings and public hearings
39 before adoption by the Assembly.

40
41 This Ordinance authorizes the MOA to accept the acquisition of approximately 200
42 acres of real property legally described as Tract A Legacy Pointe Subdivision (Plat
43 2006-01; PID 020-181-61-000) and Tract 1 Viewpoint Subdivision (Plat 84-154; PID
44 020-201-25-000), for the purposes of long-term conservation values and park uses
45 and to be used as part of an overall Potter Marsh Watershed Park. Funding to be
46 provided by GLT through fundraising and grants awarded, in-kind grant match of
47 \$1,800,000 (or as adjusted by the final federally compliant appraisal) by the MOA,
48 and a grant awarded to the MOA. After acquisition, it is the intent of the MOA to

1 place the properties in the RES general inventory under the management authority
2 of the Parks and Recreation Department.

3
4
5 **THE ADMINISTRATION RECOMMENDS APPROVAL.**

6
7 Prepared by: Heritage Land Bank, Real Estate Department
8 Approved by: Tiffany Briggs, Real Estate Director
9 Concur: Lance Wilber, OECD Executive Director
10 Concur: Michael Braniff, Parks and Recreation Director
11 Concur: Sharon Lechner, OMB Director
12 Concur: Alden Thern, CFO
13 Concur: Anne Helzer, Municipal Attorney
14 Concur: Kent Kohlhase, P.E., Municipal Manager
15 Respectfully submitted: Dave Bronson, Mayor

16
17 Appendices:

- 18 Appendix A - Location Map
19 Appendix B - HLBAC Resolution 2024-03
20 Appendix C - Parks and Recreation Commission Resolution 2024-14