

Rogers Park Community Council  
Minutes  
7 PM Monday, December 11, 2006  
Rogers Park Elementary School Library

- I. Welcome  
Bob Williams moved to approve the minutes. Iris Matthews seconded.  
November Minutes approved.
- II. Announcements
  - A. U-Med Transit & Pedestrian Improvement Project
  - B. 40<sup>th</sup> Avenue East Extension/Upgrade Project
  - C. Fireweed and LaTouche Update
  - D. Chugach Electric – Mid-Hillside development
  - E. Midtown District Plan
  - F. Building Community: UAA MPA Course with Dr. Sheila Selkregg -flyer
  - G. AWWU “B5-B6 Trunk Sewer Upgrade Phase 2” Chester Creek from Lake Otis at 24<sup>th</sup> to Seward Highway at 20<sup>th</sup>
- III. Mr. Coffey excused.  
Mr. Traini: The assembly will discuss the ethics ordinance tomorrow night; it delineates rule that no sitting legislator can lobby assembly. It should pass tomorrow night. Dan Coffey will call in to the meeting.  
The assembly is trying to convince hotel/motel industry to share the bed tax money with Fur Rondy.
- IV. Legislative Reports – this is the last meeting before the legislative session; they will be heading to Juneau next month.
- V. APD Report: Sgt. Stanton – academy graduating 15 on December 21; new graduates will be riding with another officer. Took ten officers out of the traffic unit last August. Will be putting them back in. 152 calls for service reported in Nov; this month it is 295. No vandalism in the last 30 days. 46 traffic stops; 26 accidents 5 with injuries. Question re: burglary in progress on Cottonwood St. – 12 cars responded. Sgt. Stanton did not have more information on it but can research it. This is the time for an increase in break-ins. White truck picked up tires from resident’s property.
- VI. Bob Williams – brought us up to date on the ethics ordinance; Title 21, Coffey working on rewrites; report from Carol Comeau contract negotiations request for volunteers to serve on budget teams loss of revenue students and staff reacting to removal of junk food protest from adults; Muldoon Community Council member new community center activities; late Feb for reopening of the Muldoon Branch of the library; assembly gave approval to WalMart; Mountain View movie complex; Dimond – Bed, Bath and Beyond remodeling Comp USA.
- VII. Treasurer’s Report - \$193.50 No income, no expenses.
- VIII. Old Business
  - A. Lubavitch Center of Alaska: Presentation – John Nabors

Process to investigate a joint use project – last meeting presented site plan, they developed it further, nothing presented tonight is final, looking for input; January 4 will go to Tudor Community Council

History – Rabbi Greenberg – 15 years ago Este and I came to the community, started a pre-school; looking for a plan to expand found 1 acre near park; idea of museum came about; contribution of Jewish people to this state; Mr. Lewis in San Francisco bought the rights to do business in Alaska; first mayor of Fairbanks and first mayor of Anchorage; Jay Rabinowitz Supreme Court Justice. Idea for expansion of Jacobson Park. Zach Klutz, Eagle Scout project to expand trail. Rasmuson Foundation and other foundations contributed money to develop the trail. Proposing to adopt the park; ask city to have joint parking for the museum and the park. 25,000 square foot lot, proposal to trade for wetlands, may buy land or donate it to the city. Mr. Nabors – proposed joint use agreement with city. Program proposal for legislature; some concept architecture

Architecture – proposal by Kumin Associates; open concept glass, wood, stone; site plan; building will be two stories with basement two separate entries and two parking lots; one part religious; other part museum and community center; museum with open gallery; multi-purpose room for rental Large community room, kitchen, mechanical; in the process of developing the elevations

Landscaping – Peter Briggs – existing vegetation on the backside of the property; proposal to put in additional vegetation; make sure that the landscape will benefit community; potential for parking across the road if a street light comes in there. Suggestions: traffic light at LaTouche, neighborhood parks intended to have people walk or bike to them, space for trails, opportunities for recreation.

Heather Ireland: List of questions:

1. Will the change to PLI make future development possible? R-1 zoning now. John Nabors – city said that it must be change to PLI for museum. Conditional Use permit if it stays R-1; PLI uses the maximum space available
2. Question re: less parking; parking across the street not possible unless a traffic light goes in. Jim Wright: Does PLI opens up a possibility for eminent domain? Mr. Nabors: it is not our intention to expand into the surrounding area. Mr. Williams: trying to address the taking of private property in Title 21
3. Questions re: Only right turns due to divided highway. Signal requires 190 people crossing per peak hour. Mr. Wright talked with Mr. Traini who said that they don't want to slow traffic on 36<sup>th</sup>.

4. Parks and Recreation Commission reaction to plan. Identifies uses of parks. Jacobson Park dedicated as parkland. Substantial benefit to the public. Asking what the community council would like to see?
5. What about the land swap? Would require Parks and Recreation Commission approval.
6. Is the land proposed to swap developable? It would extend the park to the lake.
7. Just south of Perry Green's house there are frogs. The wetland is distinct.
8. Pete Mjos – Is the 25,000 sq. ft. lot class A? Parks and Recreation Commission needs to have a formal request.
9. Mr. Mjos what development is allowable on Class A and class C?
10. Bill Rice – Class C is developable; A is for public use; case to be made is that there is a significant public benefit.
11. Both lots are Class A – Tanya Bratslavsky, Consulting Engineer
12. City built a drainage ditch to maintain the level of Lake Otis
13. Mr. Nabors – the drainage ditch will exist after we finish – will be preserved and/or rebuilt.
14. Question # 5 re: public easement – improve existing trail.
15. Question re: rezone to PLI will it be public or private property.  
Answer: it is private property
16. Mr. Mjos: proposal re: Eagle Scout project. This proposal will eliminate about 1/3 of his project.
17. Mr. Nabors: will try to help him on his design; see his as an interim use. We are 2 to 3 years out. Planning and fundraising.
18. Question re: bus pull out.
19. Question 6: underground parking or switch parking to one side or the other.
20. Plan to separate parking for pre-school and public use.
21. Question re: fence between synagogue and residential – a property owner requested an eight foot fence.
22. Question: how much sunlight will get through?
23. Question from Rabbi – re: utilization during peak religious periods, how will it impact the area. Rabbi Greenberg – we will still need to go to a larger facility, hotel, Egan Center for large celebrations
24. If the swap is approved, it will serve both purposes.
25. Question re: size of building 200 ft by 70 ft. 12,606 ft. is the footprint.
26. Are there any survey stakes? Answer: It has not been surveyed yet.

Jim motioned to adjourn. Art seconded.

**Minutes Submitted by Joyce Hughes, Secretary. January 26, 2007**