

**A note from the Chair:**

Thank you to Vice-Chair Kevin Frank who drafted the minutes and agenda and had them to me within 24 hours of the February 1<sup>st</sup> meeting. Please accept my apology for the delay in broadcasting the minutes and agenda. The delay in review and submission of the minutes to TACC members was solely my error. – Sheli Dodson

**Tudor Area Community Council  
Minutes  
February 1, 2007  
Rogers Park Elementary School**

Sheli Dodson, Chair called the meeting to order at 7:06 PM. There were 15 members and an unknown number of guests. The council approved the January minutes without objection.

There was no Assembly report presented due to the late hour.

There was no Anchorage Police Department report presented.

Kristi Stuller of Dowl Engineers gave a brief update on the E. 40<sup>th</sup> Ave project where plans are almost ready for public review. There will be a Citizens Advisory Committee Meeting February 5<sup>th</sup>, and a Business Roundtable Meeting March 7<sup>th</sup>. Project information is available at [www.dowl.com](http://www.dowl.com) or [www.E40th.com](http://www.E40th.com) or Ms. Stuller can be reached at 563-3953.

Kevin Holthaus, Lydia Ossoyn and Stephen Burgoyne offered information on the Atheneum School – a private 6-12, non-religious school. Atheneum Charter School reports themselves to be the only private non-religious high school in Anchorage. Self described as ‘A private school with a public mission’, they are a grassroots school, locally established. Atheneum is established as a seminar school, requiring active participation from their students. They offer small class sizes and college level materials (beginning in 7<sup>th</sup> grade). It is a tuition-based school, independent of the Anchorage School District. More information is available at [www.antheum.org](http://www.antheum.org) or call 344-2533. Please see the chair if you would like one of their informational handouts.

Francine Lastufka made a presentation and asked for a supporting resolution from the Tudor Area Community Council to name the Anchorage Town Square after Ruth Moulton. An Assembly resolution is going thru the approval process. Support, concerns and objections can be voiced through citizen input to the following parties: Mayor Begich; the Municipality of Anchorage Assembly; Jeff Dillon (MOA Parks and Recreation), and the Public Facilities Advisory Committee (PO Box 196650-99519). Please see the chair if you wish to see the flyer and brief synopsis of Ruth Moulton’s efforts to bring the Town Square Park to fruition. The issue of a resolution was agreed to be added to ‘New Business’ for discussion at the end of the February agenda. Later in the evening, a motion was made by Patrick Solana-Walkinshaw and seconded by John Quinley to table the issue of a resolution to name Town Square after Ruth Moulton until next month. Approved unanimously. The business was added to agenda for the March meeting.

The Lubavitch Jewish Center of Alaska made an informational presentation in support of their request for a TACC resolution to support the issue of their desired land swap be put on the April ballot by the Assembly. The Assembly will address this matter at 2/13/2007 meeting. The Rogers Park Community Council will discuss this matter at their next meeting, 2/12/2007. A summary of Jewish history and impacts on Anchorage and Alaska was offered by Project Manager John Nabors (760) 798-2711. Also present representing the project were Peter Briggs, (Landscape Architect), Bill Burgess, and Shannon Wilson. The project history, purpose and plan was outlined as summarized in their recent mailing (1800 were sent out) and discussed at the Jan. 30, 2007 public meeting (65-70 people estimated in attendance, 53 signed attendance sheet) – Additional information is available from John Nabors or Rabbi Joseph Greenberg 907 770-7021.

The informational brochure was made available in last month's minutes. If you would like to review it, you can go to: <http://communitycouncils.org/download/2111.pdf>

John Nabors noted that proposed land swap would remain conditional and the Lubavitch Center could not move forward with the project unless:

- The Assembly puts the issue on the April 3, 2007 ballot
- Army Corp of Engineers Permit is gained
- Project Approvals including replatting is achieved
- Parks Commission gives approval (currently approved with conditions)
- Assembly gives final approval after public comments.

#### **Public testimony will be taken at the 2/13/2007 Assembly meeting.**

The current ambitious project needs the land swap in order to accommodate the museum, Community Center, a pre-school/daycare, the Synagogue, administrative offices, and parking. They also seek to make improvements to Jacobson Park. A more modest project could be crafted if the land swap does not become a reality. The Lubavitch Center offers a \$100,000 for potential park improvements. A committee composed of Rogers Park Community Council members, Tudor Area Community Council members, Parks & Recreation Staff, Anchorage Waterways, an Eagle Scout who is currently working on a neighboring project as well as other individuals/organizations will be established to help determine how the grant would be utilized.

The Lubavitch group has received a State grant in the amount of \$850,000 in support of the public portion of the project.

It was noted that discussions with the Municipality and Army Corp of Engineers have thus far been extensive and fruitful but largely informal.

There was spirited discussion that articulated community concerns, experiences and desires that can be characterized as being related to drainage, wetlands preservation/habitat, park land management, public wishes for the future of Jacobson Park, land use, parking and traffic safety. Water and drainage problems in the area on the north side of houses on the north side of Crescent Dr., in David Green Park and in the neighborhoods to the west and north of the subject lands were illustrated with various personal experiences by home owners in the effected area. Relationships with and impacts on the neighboring community and David Green Park were discussed. The desires and motivations of the Lubavitch group were conveyed as well as their perspective on the how their project impacts the Community. Questions regarding the value and

development potential of Lot 14 (the block to be swapped) were brought up and noted. A title opinion is being sought.

John Nabors noted that the large amounts of recent public, agency and municipality input they have received has helped them rethink some project aspects. Building and parking lot size were among the considerations.

Some community concern was expressed that the perspective of the discussion being from the land swap/ project development loses sight of the importance of Jacobsons Park and the (unknown) desires of the community with respect to the potential future plans for that park. Mr. Nabors suggests a community advisory group be formed to address this concern.

The Lubavitch Center requested a resolution from council member in support of their endeavor. Their proposed resolution was as follows:

RESOLUTION requested/proposed by the Lubavitch Center:

The Tudor Area Community Council approves the concept of swapping a residential lot on Otis Lake with a similar property owned by the Municipality on 36~ Avenue in the southwest corner of Jacobson Park.

#### DISCUSSION

The Lubavitch Center owns the residential lot and will take title to the park site after the land swap and will process a conditional use permit for a museum and community center on the existing property. In addition the Alaska Jewish Historical Museum and Lubavitch Center is proposing to donate a grant of \$100,000 for optional improvements to the remaining 8.94 acres of Jacobson Park such as: interpretive nature trails connecting to existing trails to the north, a conservation boardwalk trail system to provide connection to Otis Lake for public viewing and interpretation; public recreation facilities and playground equipment for children ages 2-12 etc.

The above improvements to be determined and designed by appropriate representatives of the Rogers Park and Tudor Area Community Councils, Anchorage Waterways Council, Alaska Jewish Historical Museum and Community Center, and Anchorage Parks and recreation Department and will be approved by the Parks Commission. After and if the above-mentioned improvements will be approved by the community council and mentioned agencies, they will be adopted by Alaska Jewish Historical Museum and maintained without public expense.

In addition, the Alaska Jewish Historical Museum will grant a permanent easement for public access to the parking lot on the transferred parcel and a permanent easement through the property for public access between Northern Residential and David Green Park to the south.

A separate approval will be sought for these proposed facilities for the Alaska Jewish Historical Museum and Lubavitch Center.

There was broad discussion which included concerns regarding drainage, the appearance of rushing a decision, concerns that opposing putting the land swap on the April ballot could hinder progress of Lubavitch group (a non-profit), concerns that opposing the concerns that the Municipality needs to be held to account in the underlying issues and specifics of the land swap and its impacts (traffic, drainage, habitat, public view of wetlands and urban wild space).

John Quinley, seconded by Glenn Chambers; proposed a motion:

Tudor Community Council recommends that the Anchorage Assembly deny the Jacobson Park Exchange until such proposed for the Jacobson Land Swap on the April 2007 election. Further, the Tudor Area Community Council recommends the city administration continue to provide assistance and information to the museum/synagogue to better answer community concerns regarding:

- *Hydrology*

- *Wetland Value*
- *Traffic*
- *Parking for Public Museum Events*
- *Pedestrian Traffic Flow*
- *Jacobsen and David Green Park Planning*
- *Facility Size*

Discussion by council members indicated that we do not want to appear adversarial and do not oppose the facility, however have concerns about the possible unknown impact it will have on its neighboring council areas. The resolution was revised to read:

Tudor Community Council recommends that the Anchorage Assembly postpone action on the ordinance, which would put the Jacobson Land Swap on the April 2007 election. Further, the Tudor Area Community Council recommends the city administration continue to provide assistance and information to the museum/synagogue to better answer community concerns regarding:

- *Hydrology*
- *Wetland Value*
- *Traffic*
- *Parking for Public Museum Events*
- *Pedestrian Traffic Flow*
- *Jacobsen and David Green Park Planning*
- *Facility Size*

The motion passed by a vote of Y=11, N=4

In order to follow-up on concerns voiced last month regarding potential drug activity at a residence on S. Salem Loop, the out of town owner was contacted and was given assurances that drug activity is unlikely. One renting occupant is a new APD officer. The owner also pledged to contact the tenants and property manager to address the activities that led to the concerns.

A break-in at a residence at Winterset off MacInnes was reported. It occurred in the morning on Monday or Tuesday (1/29/2007 or 1/30/2007). More information will be sought from Officer Allen to be reported at next meeting.

The Rogers Park Community Council extended an invitation for TACC members to attend their meeting on 2/12/2007 at Rogers Park Elementary School Library at 7:00 PM. Everyone is welcome. The land swap issue is on the agenda.

Meeting was adjourned at 10:05 PM  
Submitted: Kevin Frank

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| <p>Tudor Area Community Council Contact Info:<br/><b>We want to hear from you!</b> Contact me at:<br/>Tudor Area Community Council<br/>Sheli Dodson, Chair<br/>PO Box 230808<br/>Anchorage, AK 99523<br/>(907) 522-6436 / (907) 227-4036<br/><a href="mailto:sheli@gci.net">sheli@gci.net</a></p> <p>Put Tudor Community Council in the subject line</p> | <p>Anchorage Police Dept.<br/>Comm. Center (Dispatcher): 786-8900<br/>Emergency: 911</p>                                                                            |
|                                                                                                                                                                                                                                                                                                                                                          | <p>APD Community Council Liaison<br/>Sgt. Dennis Allen<br/>Phone: 786-2693<br/>E-mail: <a href="mailto:dallen@ci.anchorage.ak.us">dallen@ci.anchorage.ak.us</a></p> |
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