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Sent: Friday, January 04, 2008 4:31 PM

Subject: Meeting Follow-Up re: AK Greenhouse Property

Hi NECC Board Members -

I just got back from the Planning Department, where I looked at the file for the replatting of the Muldoon Estates Property (the formal name). The Platting Authority approved on January 16, 2006 the petition S11445-1 to replat the property into 3 lots. This was a Short Plat, as it was privately owned at the time and the number of lots was within the limits for a short plat. There was a notice of this replatting request on MOA's website in November - December 2005, with only one comment in the file. It was from someone at Elmendorf about the fish habitat and relocating the creek. They were not required to send notices to the community council and to go through a full hearing process because it was privately owned (at the time) and met other criteria for a short plat. (Title 21.15.125B for the current code). Bob Roses was NECC President at the time.

Part of the request was to dedicate 35' of right-of-way for Debarr Road along the north property boundary from Muldoon Road to Section 19 (Ft. Richardson). This brings the width of Debarr Road up to standards for improvements as a collector, allowing space for a sidewalk, curb and gutters, etc. As noted, this dedicates the land between Muldoon and Boston as Debarr Road. There is already right-of-way on the south side of the Muldoon Mall property that lines up with the existing Debarr Road east of Boston.

The final plat was recorded on February 26, 2007 after conditions were met that were specified in the initial approval.

I pulled the minutes from the Assembly's October 24, 2006 meeting to read the presentation and comments about the purchase of the 29 acres of the former AK Greenhouse Property. The vote was 9-0 in favor of it. (I was out of the country at the time and was not at the meeting.) The \$4 million additional money approved for the purchase came from a five year loan from ML&P, because they "had sufficient cash resources available to support the transaction." (In June 2006 the Assembly approved \$1.3 million for purchase of the eastern most 12 acres for a park - the total 29 acres was purchased for \$5 million. However, this purchase was not completed due to the seizure of the whole parcel by the Feds.)

Comments made by multiple Assembly members and the Mayor discussed the need for the park on the back 12 acres, the replatting and rezoning of the rest of the property to then sell for enough money to break even, the relocation of Chester Creek to allow the city right of way to DeBarr Road to build a direct access to the park, and the ability to control the development so it would be compatible with the Town Center concept.

When I met with MOA Planning, HLB, Community Development and Parks and Recreation staff in August 2007, nothing was said that the right of way for Debarr Road was already dedicated. It was stated that it still needs to be designated as a Collector Street on the Official Streets and Highways list, as it had been removed in the 1990's. That is needed in order to use bond money to rebuild/improve the road. It was also mentioned that the value of the middle section (#2 lot) depends on whether the road is built through. I reported on that meeting at a prior NECC meeting.

I have discussed this today with Alison Smith of the Heritage Land Bank. MOA hired HDR Alaska to do

the actual design of the creek realignment. Bill Spencer is the project lead. They will work with the Technical Memo done on the project this fall by Tomas Deak (Venture Development) and Bill (from USFWS). They were the ones who did the initial work on Chester Creek realignment on the west side of Muldoon Road. Alison does not have a work schedule from Bill Spencer yet, but will get one from him next week. She felt that there would not be enough information to present by the January 17th meeting, but would aim for the February 21st meeting. The design and re-platting will go through a public hearing process.

She is currently talking with CIHA about building affordable housing on the center section of the property, but nothing has been finalized yet. (As we know, they have their focus on the west side of Muldoon Road right now.) If anything has progressed by our February meeting, Jeff Judd will be able to address it.

So, that is about what I know on this issue. I can present this information at our January meeting, but will not have anything additional, except maybe the work schedule from HDR. I was not responsible for NECC not commenting on the replatting which dedicated the Debarr right-of-way. I also believe it would be premature for NECC to consider any resolution on this matter until we have the presentation from HDR Alaska.

Peggy

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