

**Alaska Jewish Historical Museum &
Community Center
And
Lubavitch Center of Alaska**

The Lubavitch Center of Alaska owns about one acre of land on the north side of 36th Avenue at MacInnes Street and currently maintains a small religious building on the site. The organization is proposing to construct a small museum and Community Center to celebrate the history and contribution of Alaskan Jews to the development of the state of Alaska as well as a small synagogue on the site adjacent to their existing building. The footprint of the facility will contain about 7,000 square feet, parking and landscaping. The building will be sited to be compatible with the existing religious building.

The Lubavitch Center and Alaska Jewish Historical Museum and, also owns a 23,331 square foot residential lot on the southern tip of Otis Lake with frontage on Princeton Street. This lot is the last private parcel on the shoreline of Otis Lake that remains undeveloped. This private parcel is a wetland that is a valuable part of the lake habitat and classified as a class "A" wetland.

This organization is proposing to swap this high quality wetland residential lot for about 37,000 square feet of parkland on the southwest corner of the 8.94 acres of the undeveloped Jacobson Park (Jacobson Park was donated to the municipality in 1980 by the Jacobson family and was dedicated as parkland in 1984). About 42% (16,000 square feet) of the parcel has been recently defined as wetlands. The southern and southwestern areas of this parcel have been disturbed and some portions have been delineated as no longer being wetlands.

The land exchange must be approved by a public vote. The next election is scheduled for April 2007. The Municipality Assembly must approve the ballot measure in early February in order to be placed on the ballot. Rogers Park Community Council, Tudor Area Community Council and the Parks Commission will review the land swap and the conceptual plans for the Alaska Jewish Historical Museum prior to the Assembly ballot approval. A presentation for the Tudor Area Community Council project is scheduled for today, January 4th, at the monthly meeting.

The Alaska Jewish Historical Museum is proposing to donate a grant of \$ 100,000 for optional improvements to the remaining 8.94 acres of the Jacobson Park. Improvements may include: interpretive nature trails connecting to existing trails to the North; a conservation boardwalk connection to Otis Lake for public viewing and interpretation. Public recreation facilities and playground equipment for children ages 2-12, etc.

The above improvements are to be determined and designed by appropriate representatives of the two neighborhood (Rodgers Park and Tudor Area) community councils, Anchorage Waterways Council, Anchorage Parks and Recreation Department, and Alaska Jewish Historical Museum and Community Center and will be reviewed and approved by the Anchorage Parks Commission.

After and if the above mentioned improvements are approved by the Community Councils and mentioned agencies, they will be adopted under the "Adopt a Park Program" by the Alaska Jewish Historical Museum and maintained at no cost to the Municipality and the public.

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.

Presentation by Lubavitch Jewish Center scanned from original document for inclusion in TACC 01-04-07 minutes.

The Parks Commission will review and approve the design. Upon completion of the land exchange, these improvements will be adopted by Alaska Jewish Historical Museum and Community Center who will design, construct, and maintain without public expense.

The parcel to be exchanged must be created from the existing 7.4 acre park site. This plat may be created by a separate platting approval prior to the applications by AJHM. This parcel must be created prior to the exchange.

The existing Anchorage Jewish Historical Museum property is zoned for residential uses and the applicant proposes that the property be re-zoned to PLI (Public Lands and Institutions). The adjacent parklands of Jacobson Park are also zoned for residential uses and will be re-zoned to PLI by the Municipality of Anchorage in concert with the AJH Museum and Community Center property rezoning. The rezoning hearings are before the Planning Commission and the Municipal Assembly after review by the two community councils.

This use of the property for a Museum and Community Center will also require a conditional use permit (CUP). The processing of the CUP will require the preparation and review of a site plan, architectural plans and landscaping plans for the Museum and Community Center. The Planning Commission will hold a public hearing for the CUP.

The museum has received a commitment for funding from the State of Alaska for the museum and community center wing of the building costs subject to approval of a site plan and architecture. The synagogue and preschool wing of the building will be constructed with funds raised by the local Jewish community.

The applicant presented conceptual site plan information at the Rogers Park Community Council meeting on November 13, in order to gather comments and to answer questions. The architectural plans were presented at the December 11 meeting and the applicant will attend future meetings to keep the neighborhood informed of the progress of the applications. A presentation for the Tudor Area Community Council project is scheduled for today, January 4th, at the monthly meeting.

A pre-application meeting with the Municipality of Anchorage was held on November 13. After approval of the land exchange by the public a formal application will be submitted in mid 2007 by the AJHM.

As mentioned above a conceptual plan for possible improvements to Jacobson Park will be prepared at the direction of members of the public and the two neighborhood Community Councils, Anchorage Waterways Council, the Municipal Parks and Recreation Department, and the Municipal Parks Commission. The site plan and park improvements will be coordinated with Zachary Klutz, an Eagle Scout who will be constructing trail improvements around Lake Otis and within Jacobson Park.

Wetlands will be affected. The Alaska Jewish Historical Museum owns Lot 14 on Princeton immediately adjacent to the Lake Otis wetlands. This lot contains areas that are highly valuable wetlands. The land exchange would allow this residential lot to be preserved in perpetuity. A wetlands permit would be required from the Corps of Engineers for the improvements to the parklands being swapped to the Alaska Jewish Historical Museum.

Questions about this proposal may be addressed to John H Nabors at (760) 798-2711, the project manager, or Rabbi Greenberg (907) 279-1200.

RESOLUTIONS

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.