



Alaska Jewish Historical Museum and Community Center
 PO BOX 241225
 Anchorage, AK 99524
 www.alaskajewishmuseum.com

You are invited to attend an
Informational Meeting
 on the proposed
Land Exchange
 related to the development of the
**Alaska Jewish Museum
 &
 Community Center**

When: Tuesday, January 30th at 7:00pm
Where: Rogers Park Elementary School Library
Why: This will be a comprehensive presentation to provide the community with details of the proposed development, land exchange, and park improvement opportunities, as well as to provide a venue for the public to have questions addressed. Because this land exchange involves the transfer of dedicated parkland, it will need to go to a public vote during the upcoming April election.
Who: The following will be available for information and discussion: the project design team, the Anchorage Waterways Council, MOA Parks and Recreation, a civil engineer to address traffic and drainage, and other local individuals and groups that have guided the design to date. MOA Traffic and Drainage have also been invited to attend the meeting.

For more information contact:
 John Nabors (Project Manager) (760)-798-2711
 Rabbi Joseph Greenberg (AJHMCC) (907)-770-7021

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Figure showing the conceptual site plan. Land requested in land exchange is bordered by yellow.

Project Summary:

The Alaska Jewish Museum and Lubavitch Center currently own about one acre of land on the north side of 36th Avenue at MacInnes Street. A small religious building is currently maintained on the site. On this property, the organization is proposing to construct a building to house a museum and community center on the east wing, and a synagogue and preschool on the west wing.

In order to provide the additional parking required for the museum and community center, and for public access to the Jacobson Park improvements, a land exchange has been proposed to transfer land from the Municipality of Anchorage in trade for a parcel of land (currently owned by the Jewish Museum) with high ecological value, and equal or greater economic value.

In addition to the land trade, a \$100,000 grant will be allocated by the Jewish Museum for improvements to Jacobson Park. The improvements plan shall be developed cooperatively with Rogers Park and Tudor Community Councils, Parks and Recreation, the AJHMCC design team and other groups such as the Anchorage Waterways Council.

Wetland Interpretive Trail:

Initial discussion with the community has shown support for the concept of a wetland interpretive trail to allow boardwalk access to Jacobson Park and to offer educational opportunities to users and nearby schools.



Figure showing the project location and the location of the parcels involved in the proposed land exchange.

Selected Additional Information:

Land Exchange Proposal:

- 1) The appraised value land (Lot 14 owned by the Jewish Museum) to be transferred to the Municipality shall be greater than or equal to the value of the land to be received from the Municipality,
- 2) If the value is not equal or greater, then AJHMCC shall make up for the difference,
- 3) AJHMCC shall allocate \$100,000 for park improvements to Jacobson Park (or adjacent park areas). A park design shall be developed through community consultation, and shall be subject to review and approval by the Parks and Recreation Commission. AJHMCC also agrees to adopt and maintain these park improvements,
- 4) Easements shall be granted to allow pedestrian connections through the existing and proposed sites to

- 5) An agreement shall be developed whereby parking in the AJHMCC parking lot is shared for public use for access to park areas,
- 6) The land offered for the exchange (Lot 14) shall be permanently protected from private development, and,
- 7) The final agreement is conditional upon meeting agency and public requirements, and gaining required approvals for development.

Wetlands and Hydrology:

A permit will be required from the Army Corps of Engineers for the development of the land requested for exchange as it contains areas of wetland. The parcel offered for exchange (Lot 14) contains high-quality wetlands, is considered to be a key location in maintaining the integrity of the greenspace and

wetlands around Otis Lake, and would be a valuable addition to parkland in this area. Part of the conditions of the land exchange will be to ensure that the Class A wetland of Lot 14 is preserved in perpetuity. This preservation will fulfill mitigation requirements for Army Corps permitting.

Drainage and Water Levels:

Development of the wetland portion, and alterations to the existing weir and drainage system, which controls Otis Lake water levels will be made to appropriate standards of the Municipality of Anchorage, Army Corps of Engineers, and others as needed. An improved weir and drainage system shall be constructed as part of this developing project to control Otis Lake water levels and ensure that this project causes no negative hydrological issues for local homes, buildings, and sites.

Traffic:

For this project, AJHMCC would like to see the installation of a traffic light at the intersection of MacInnes St. and 36th Ave. Some infrastructure (wiring) is already installed for future implementation. Tudor and Roger's Park community councils have members who have voiced a desire/need for lights at this location for a number of reasons. Other community members have spoken about potential issues that a traffic light may cause. Within this project, AJHMCC will work with related interests to investigate further the potential and realities of having a light installed.

Public Process to Date:

To date, the design team has been gaining input from and providing information to the Rogers Park and Tudor Community Councils, the Parks and Recreation Department and other Municipality officials, local groups like the Anchorage Waterways Council, and the Parks and Recreation Commission. The design team made a presentation at the Parks Commission Hearing on January 11th and received a unanimous vote of support for the land exchange and its placement on the ballot for the April election.

Upcoming Public Schedule:

Informational Meeting: January 30th
 Tudor Community Council: February 1st
 Rogers Park Community Council: February 12th
 Anchorage Assembly: February 13th
 Public Vote: April 3rd