

Agenda
February 1, 2007
Tudor Area Community Council
Rogers Park Elementary School – Library
7:00 PM

Call to order

Approval of minutes

Assembly report

Guest Speakers

DOWL Engineers, Tudor/Lake Otis project

Tracey Perry, Atheneum Charter School

Lubavitch Jewish Center

Legislative report

APD report

Federation of Community Councils report

Old Business:

Update regarding the drug concerns on Salem Loop

New business:

Consideration of a resolution on a proposed land swap between Lubavitch Jewish Center and Municipality of Anchorage

Minutes of the Tudor Area Community Council
January 4, 2007
Rogers Park Elementary School / Lubavitch Jewish Center ¹

Sheli Dodson, Chair, called the meeting to order at 7:30 PM. There were six members and eleven guests attending. The council approved the minutes for the Dec. 7, 2006, meeting without objection.

Scheduled speakers:

Mr. Traini gave the Assembly report. The Assembly will choose a replacement for Assemblywoman Fairclough at the next assembly meeting. There are many well-qualified applicants for the position.

Mr. Tom Wolf, CH2M Hill engineer, gave an overview of the AWWU Anchorage Loop Water Transmission Main Project plan. The purpose of Phase IV is to relieve low water pressure in south and west Anchorage. AWWU's goal is to have the loop completed by summer 2008.

Sgt. Cindy Stanton provided the Police Dept. report. The December 2006 police academy graduates are now in partner training. New hires for academy training are assigned downtown for parking enforcement. There were three homicides New Year's Eve and day – drug and/or booze-related. Responding to a question, she provided details about an accident on 36th Ave. involving a police car. The accident was primarily weather-related; it won't justify a traffic light at MacInnes St.

Council members and Sgt. Stanton discussed drug-house signs and symptoms. There may be a problem developing on Salem Loop. Call 786-8864, the APD Drug Tip hotline, to report an apparent drug house. The Crime Stoppers number is 561-STOP. Sgt. Stanton will transfer to the Crimes Against Kids unit when a replacement community liaison officer is found. We will miss her concern for the community and her common-sense answers, and we wish her well.

Mr. Bill Strickler, DOWL Engineers, gave an update on the E. 40th Ave., E. 48th Ave., and Dowling Road improvement projects. All have websites with current project information. The preliminary engineering report on the Tudor-Lake Otis intersection improvements has been sent to the Muni. The project will add turn lanes to Tudor to improve traffic flow. The environmental documents are next on the engineers' schedule. Mr. Strickler hopes for some visible improvement in traffic on Tudor by 2010. Before then, he said, traffic will be bad to horrible. The engineers are making steady progress on the Tudor Rd. master plan. They're now working on the Bragaw-to-Boniface segment.

Mr. John Nabors, project manager for the Lubavitch Jewish Center, made a detailed presentation on the museum and community center that Rabbi Greenberg and the congregation hopes to build on the north side of E. 36th Ave. at MacInnes St. A copy of the text of their presentation handout is attached. Mr. Nabors was followed by the project architect, Ms. Marina Kovacs of Kumin Associates, Inc. She showed graphics of the design concept. The building would be about 12,500 square feet and would include parking for about 70 vehicles. There would be two driveways entering 36th Ave., east and west of MacInnes St. The building design and site plan are not yet complete, as they depend on the Lubavitch Jewish Center being able to acquire all of the necessary land. The project landscape architect, Peter Briggs of Corvus Design, spoke about the various land conditions and proposed actions.

The purpose of Mr. Nabors' presentation was to obtain support from the community council for a swap of 40,000 square feet of publicly owned parkland adjacent to the proposed building site for a 23,000 square foot lot the Lubavitch Center owns next to Otis Lake. The land swap must be approved by a vote of the public. Mr. Nabors provided a proposed resolution for the Tudor Area Community Council to endorse. A copy of the proposed resolution is attached. Mr. Brad Dunker, a park planner with the Municipal Parks & Recreation Dept., spoke in favor of the land swap. The lands have not yet been appraised. The Lubavitch Center will offer money to make up for any shortage in the value of their property. Mr. Nabors said the Center would come back to the Community Council several more times with information, and before asking for the Council's endorsement.

Mr. Nabors and Rabbi Greenberg then asked the council to approve a resolution endorsing the land swap this evening. Council members present engaged in a lengthy discussion, concluding that the council would not vote on a resolution that had not been presented to as many members of the Tudor Area Community as possible. Mr. Franks, council vice president, noted that the Lubavitch Jewish Center's presentation tonight had been on the agenda as an information briefing, not as an action item for the council. Several council members thought that the proposed resolution was overly detailed for endorsing a concept. The issue will be on the February agenda.

¹ Council members gathered at Rogers Park Elementary School before 7 PM. The building was closed for the holidays, and was locked and unavailable for use despite prior assurances otherwise. Representatives of the Lubavitch Jewish Center were scheduled to speak at the community council meeting, so they volunteered the use of their facilities at 1210 E. 26th St. for the TACC meeting. Council members and guests then met at the Lubavitch Jewish Center.

There were no Federation of Community Councils (FCC) or legislative reports.

Old Business:

Any discussion of David Green Park was tabled until the next meeting.

New Business:

Election of officers:

All positions on the council’s board expired this year. The terms of the open positions were staggered (one or two-year term) to conform to the council’s bylaws. (Future elections will revert to standard two-year terms.) Prior notice of the election was given at last month’s meeting and in an election notice e-mailed to the FCC for distribution to all TACC newsletter recipients.

The current officers present volunteered to stand again for election. Each was nominated and elected unanimously. The results are: President, Sheli Dodson, 2 year term; Vice president, Kevin Frank, 1 year term; Secretary, Jacob Tuckerman, 1 year term; Treasurer, Deanne Tuckerman, 2 year term. The members-at-large nominated from the floor were Richard Newman and Liz Ashlock. Each was elected unanimously, Mr. Newman to a 2-year term, and Ms. Ashlock to a 1-year term.

Other new business: Kevin Frank reported on the U-Med District Traffic Plan to improve bus stops and clear automotive lanes. Information on it can be found at www.peoplemover.org.

There being no further business, the chair adjourned the meeting at 9:37 PM.

Tudor Area Community Council Contact Info: We want to hear from you! Contact me at: Tudor Area Community Council Sheli Dodson, Chair PO Box 230808 Anchorage, AK 99523 (907) 522-6436 sheli@gci.net Put Tudor Community Council in the subject line	Anchorage Police Dept. Comm. Center (Dispatcher): 786-8900 Emergency: 911	
	APD Community Council Liaison Sgt. Cindy Stanton Phone: 786-2668 E-mail: cstanton@ci.anchorage.ak.us	
	Code Violation Hotline	343-4141

**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.

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 36th 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.