

HB

8/4

Hald fil
next Tuesday

Hald
3/7/78

AGU 122844

Two eggs

SANDLAKE COMMUNITY COUNCIL
7703 Arlene St.
Anchorage, Alaska 99502

April 16, 1978

The Honorable Alvin Osterback
Chairman
House Resources Committee
Pouch V
Juneau, Alaska 99801

Re: House Bill 874, "An Act Creating
the Anchorage Recreation Area"

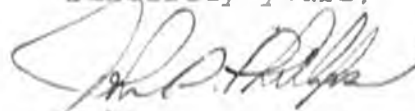
Dear Mr. Osterback:

Several of the community councils in the Anchorage area have taken a strong interest in the future of the above bill designating certain state-owned land as recreation sites.

This council is particularly interested in Parcel No. (3), the Connors Lake area, since it is located within our boundaries. A portion of this area has been in use for several years as a snow machine area under a lease arrangement with the municipality. It is our understanding that the area covered in the bill would include this already heavily-used area, plus additional land extending around Connors Lake to Strawberry Road. Recreational land is in extremely short supply in most of Anchorage, and the rapid population growth is making heavy demands upon what is available. We understand that the ultimate aim is to transfer the lands in the bill to the Municipality of Anchorage for their development and maintenance. The Sand Lake area is one of the areas in which growth pains are currently being heavily felt, and it is urgent that lands be set aside now to meet the parks and recreational needs of this area.

We have been informed that there is considerable work necessary on this bill to correct and clarify it. The Sand Lake Community Council would like to urge that this work be completed as soon as possible, and that the bill be acted upon during this session of the legislature.

Sincerely yours,



John S. Phillips, President
SandLake Community Council

cc: Repr. Ed Dankworth
Bob Robertson, Parks & Rec.
Fed. of Community Councils

Legal descriptions open to question
Div. of Aviation
HB 133

Introduced: 2/14/78
Referred: Resources and Finance

1 IN THE HOUSE

BY BUCHHOLDT

2 HOUSE BILL NO. 814

3 IN THE LEGISLATURE OF THE STATE OF ALASKA
4 TENTH LEGISLATURE - SECOND SESSION

5 A BILL,

6 For an Act entitled: "An Act creating the Anchorage Recreation Area."

7 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

8 * Section 1. AS 41.20 is amended by adding new sections to read:

9 ARTICLE 9A. ANCHORAGE RECREATION AREA.

10 Sec. 41.20.346. DECLARATION OF PURPOSE. The designation of cer-
11 tain state-owned land for recreational use in the Municipality of
12 Anchorage is essential to relieve the pressure of an expanding urban
13 population. The state land described in sec. 348 of this chapter is
14 waterfront land which is scarce in the Anchorage bowl, and is best
15 shared by all people.

16 Sec. 41.20.348. DESIGNATED STATE LAND RESTRICTED TO USE AS PUBLIC
17 RECREATIONAL AREA. State-owned land lying within the parcels described
18 in this section are designated as the Anchorage Recreation Area in
19 accordance with AS 38.05.295.

20 (1) Spenard Lake Area. Township 13 North, Range 4 West,
21 Seward Meridian
22 Section 35: NE1/4 NW1/4 NW1/4, NE1/4
23 NW1/4, NE1/4 SE1/4 NW1/4

24 (2) Point Woronzof/Point Campbell Area. Township 13 North,
25 Range 4 West, Seward Meridian
26 West of ~~runway clear zone~~ *clear zone* for North-South runway
27 tions 20, 21, 28, 29, 32, and 33

28 (3) Connors Lake Area. Township 12 North, Range 4 West,
29 Seward Meridian

lands transferred to Municipality described in Title

Selected

Actual city plan

for North-South runway

1 Section 1: SW1/4 NW1/4 and SW1/4
2 Township 13 North Range 4 West Seward
3 Meridian

4 Section 35: SE1/4

5 Section 36: S1/2 SW1/4, NW1/4 SW1/4

6 Sec. 41.20.340 DESIGNATION OF MANAGEMENT RESPONSIBILITY. The
7 land described in sec. 348 of this chapter is assigned to the Department
8 of Natural Resources for control, development, and maintenance as a
9 state recreation area.

10 Sec. 41.20.351. INCOMPATIBLE USE PROHIBITED. The commissioner of
11 natural resources shall designate by regulation incompatible uses within
12 the boundaries specified in sec. 348 of this chapter, and those incom-
13 patib. designated shall be prohibited or restricted, as provided
14 by regulation. Picnicking, day camping, cross-country skiing, and
15 snowmobiling at places designated by the Department of Natural Re-
16 sources, are expressly authorized uses, at times and in a manner con-
17 sidered appropriate by the commissioner of natural resources.

FISCAL NOTE

I. REQUEST

Bill/Resolution No. H.B. 814
 Title An Act Creating the Anchorage Recreation Area
 Requested by Buechholtz Date Feb. 14, 1978

II. FISCAL DETAIL

Agency Affected Dept. Natural Resources Division of Parks
 Program Category Affected _____
 Budget Request Unit(s) Affected _____

EXPENDITURES (Thousands of Dollars)

	FY 77	FY 78	FY 79	FY 80	FY 81	FY 82
100 PERSONAL SERVICES			12,000	14,000		
200 TRAVEL			1,000	1,000		
300 CONTRACTUAL			3,000	25,000	3,317,500	2,756,895
400 COMMODITIES						
500 EQUIPMENT						
600 LAND & STRUCTURES						
700 GRANTS, CLAIMS, ETC.						
TOTAL			16,000	40,000	3,317,500	2,756,895

FUNDING (Thousands of Dollars)

GENERAL FUND	FY 77	FY 78	FY 79	FY 80	FY 81	FY 82
FEDERAL FUNDS			12,000	14,000	1,658,750	1,372,447.52
OTHER (Specify Fund) <u>LLCF</u>			4,000	26,000	1,658,750	1,372,447.52

POSITIONS

FULL TIME	FY 77	FY 78	FY 79	FY 80	FY 81	FY 82
PART TIME						
TEMPORARY						

III. ANALYSIS (See Fiscal Note Preparation Instructions, Section III)

1. FY 79 Production of a master development plan. Includes a printed "draft" copy for public distribution.
2. FY 80 Topographic mapping, soil testing necessary for site design studies. Production of site design drawings for plan implementation.
3. FY 81 Construction of facilities at Point Worznoff, Connors Lake and Connors Lake (see attached sheets for details).
4. FY 82 Completion of facilities at Point Worznoff, Connors Lake and construction of facilities at the area south of Connors Lake. (see attached sheet for details).

IV. DATE Feb 27, 1978

PREPARED BY James B. Coon
 AGENCY Division of Parks
 PHONE 274-6766

Original: Legislative Finance
 Budget and Management
 Prime Sponsor (First Legislator Named)

Operations & Maintenance

	year I	year II	total (at completion of all facilities)
100	\$164,000	\$260,000	\$260,000
200	1,000	2,800	2,000
300	50,000	100,000	100,000
400	40,000	80,000	90,000
500	45,000	160,000	15,000
600			
<u>Total</u>	<u>\$300,000</u>	<u>\$602,800</u>	<u>\$457,000</u>

<u>Positions</u>	<u>year I</u>	<u>year II</u>	<u>year II's completion</u>
full time	4	4	5
part time seasonal	5	10	10
temporary	3	5	5

James B. Comer



SANFORD P. RABINOWITCH
Landscape Architect/Park Planner

Cost Evaluation

DEPARTMENT OF
NATURAL RESOURCES
Division of Parks

619 Warehouse Ave.
Suite 210
Anchorage, AK 99501
Phone 274-4676

MASTER DEVELOPMENT PLAN FY 79

Park Planner II	100	6 months	\$ 12,000
	200	travel : per diem	1,000
Graphic artist	300	1 month	1,300
		publication of draft plan	3,000
		<u>total</u>	<u>\$ 17,300</u>

Topographic Mapping & SOIL TESTING FY 80

Topographic mapping	300 (1000 acres)	\$ 40,000
Soil testing	300 (750 acres)	15,000
	<u>total</u>	<u>\$ 55,000</u>

SITE DESIGN FY 80

Park Planner II (landscape architect)	100	7 months	\$ 14,000
	200	travel : per diem	1,000
		<u>total</u>	<u>\$ 15,000</u>

CONSTRUCTION ³⁰⁰

FY 81

FY 82

Point Woznof:

2 stairways from bluffs to beach areas	\$20,000	
2 viewing structures on bluffs	\$20,000	
25 picnic sites	25,000	
25 picnic sites		\$25,000
3 double vaulted latrines	21,000	
2 double vaulted latrines		17,000
4 miles paved bike path	250,000	
2 1/2 miles foot path	20,000	
2 miles foot path		20,000
7 miles ORV paths	50,000 50,000	
7 miles ORV paths		50,000 50,000
150 car parking area	150,000	
150 car parking area		150,000
contact station	15,000	
signs	5,000	
signs		5,000
18 hole golf courses & necessary structures	1,750,000	1,750,000
sub total	\$2,346,000	2,014,000

Fy 81

Fy 82

Connors Lake:

1 mile bike path	\$50,000	
3 miles foot path	30,000	
1 boat launching ramp	12,500	
1 boat launching ramp		12,500
50 picnic tables sites	50,000	
3 double vaulted latrines	21,000	
2 double vaulted latrines		14,000
50 car parking area	50,000	
50 car parking area		50,000
7 miles old path	50,000	
contact station	15,000	
signs	2,500	
signs		2,500
sub total	\$281,000	\$77,000

Connors Lake (south parcel):

		Fy 82
10 picnic tables sites		\$10,000
50 car parking area		50,000
1 miles board walk; interpretive signs		50,000
signs		2,500
sub total	\$	112,500

Spennel Lake

FY 81

FY 82

10 picnic sites	10,000
1 double vaulted latrine	7,000
1 viewing structure	<u>10,000</u>
sub total	\$ 27,000

sub totals:

FY 81

FY 82

Point Wozny	2,346,000	2,014,000
Connors Lake	281,000	79,000
Connors Lake (south)	—	112,500
<u>Spennel Lake</u>	<u>27,000</u>	—
	\$ 2,654,000	2,205,500
engineering costs	663,500	557,375
at 25%		
<u>total construction costs</u>	<u>\$ 3,317,500</u>	<u>2,762,875</u>

Summary of dollar costs

MASTER DEVELOPMENT PLAN	17,300
MAPPING ; SOIL TESTING	55,000
SITE DESIGN	15,000
<u>CONSTRUCTION</u>	<u>6,074,375</u>
Total	\$ 6,161,675

Municipality of Anchorage



POUCH 6 650

ANCHORAGE, ALASKA 99502

(907) 264-4356

GEORGE M. SULLIVAN
MAYOR

DEPARTMENT OF CULTURAL AND RECREATIONAL SERVICES

March 6, 1978

Honorable Alvin Osterback, Chairman
Resources Committee
House of Representatives
State of Alaska
Pouch V
Juneau, Alaska 99811

Dear Representative Osterback:

RE: House Bill 814

The Municipality has had the opportunity to further assess HB-814 and offers the following comments and clarification of those contained in our letter on March 1, 1978.

It has long been and still is the position of the Municipality of Anchorage that additional land is needed for recreational purposes within the urban area of the Municipality, and particularly the area in question. Included in the Municipality's long range plan for park, recreation, and open space lands has been the use, eventually, of portions of the lands designated in HB-814 for such purposes. Toward this end, the history of the Municipality's involvement in these areas as concerns recreational usage, is as follows:

1. POINT WORONZOF: The Municipality has long sought transfer of title from the State to the Municipality of certain portions of the Woronzof lands for recreational purposes, negotiating in the past with the Division of Aviation, and more recently with the Department of Transportation. Would HB-814 preclude possible transfer of title to the Municipality in the future? This would not be desirable.
2. CONNORS LAKE: The Municipality has leased the Connors Lake area for the past six years for recreational purposes. It is most desirable for the Connors Lake area to be fully committed to recreational purposes as HB-814 proposes.
3. SPENARD LAKE: Presently the Municipality leases a small area on the north side of Spenard Lake from the Division of Aviation for swimming beach and picnic purposes. Recently the Municipality awarded a contract for paving the parking area of this recreational area.

Page 2

While the Municipality supports the designation of recreational lands within the areas cited in HB-814, we cannot offer full support to the bill as currently written. There are areas of concern and many unanswered questions. Some of them are:

1. The Municipality's sewage treatment plant is located within the Point Woronzof lands designated in the bill. We would not want the land necessary for existing and future use of the sewage treatment plant to be designated as recreational land. Such usage would appear to be an incompatible use as set forth in Sec. 351 of the bill.
2. The Municipality has a facility, presently used for alcoholic treatment purposes, located within the Point Woronzof lands designated in the bill. How would Sec. 351 affect its usage?
3. The legal descriptions as set forth in HB-814 are too all encompassing and infringe upon other existing and necessary usages. The areas designated for recreational purposes must be closely reviewed and the bill should more clearly define the boundaries of any portion so designated, taking into account existing usage and the need for same.
4. Sec. 340 should more clearly spell out what is intended by "control, development and maintenance as a state recreation area." The questions posed in our letter of March 1, 1978, need to be addressed:
 - Is it the intent of the bill that the Department of Natural Resources shall have full control and responsibility for this area?
 - Does the Department of Natural Resources want this responsibility?
 - Under this bill, could the Department of Natural Resources lease the land to the Municipality for recreational purposes? If so, the bill should be amended to reflect this.
5. Under this bill, could the State transfer title of these lands to the Municipality for recreational purposes at a later date? This feature should be included in the bill.
6. Has consideration been given to this area being made available to the Municipality under the 10% land selection provision of Title 29 after it is assigned to the Department of Natural Resources? Would this bill prohibit this land from eventually being available for selection by the Municipality under this program? If so, this would not be desirable.

Should the Municipality's areas of concern be accommodated by amendments to the bill, we would like the opportunity to comment on the bill at that time in light of any amendments.

It is requested that copies of this letter be made available to all members of the Resource Committee. Thank you for your consideration of our comments.

Respectfully,

Wilda G. Hudson
WILDA G. HUDSON, Director

DEPARTMENT OF NATURAL RESOURCES
DIVISION OF LANDS

TO: Neil Johannsen, Chief
Park Planning

DATE: February 28, 1978

FILE NO:

TELEPHONE NO:

FROM: Robert Goddard, Associate Planner
Planning & Classification

SUBJECT: HD 814 Land Status

Pursuant to your request for a land status check of the proposed park lands delineated in House Bill #314 I have prepared the attached status plats and brief written narrative.

(1) Spenard Lake Area - Township 13 North, Range 4 West, Seward Meridian, Section 35: NE1/4 NW1/4 NW1/4, NE1/4 NW1/4, NE1/4 SE1/4 NW1/4. I checked with Roger Head of the Division of Aviation concerning this site and he informed me that the eastern portion of the shoreline of Spenard Lake is in private ownership. He also said that the northern and southern shores of Spenard Lake were purchased from the Municipality through a federal funding program. This program stipulates that the funds be utilized for aviation purposes only. Therefore, the Division of Aviation feels that the proposed legislation (Sec. 41.20.346) conflicts with the federal funding requirements.

(2) Point Voronzof/Point Campbell Area - Township 13 North, Range 4 West, Seward Meridian, West of runway clear zones in Sections: 20, 21, 28, 29, 32 and 33. The subject lands within section 20 and 21 are encumbered by Municipal ownership and an ILMT to the Division of Aviation (note attached status plat). The Division of Aviation land has been identified for future aviation related purposes. The subject lands within sections 28 and 29 are mostly federal lands with the exception of an approximate 180 acre tract of state land that is encumbered under ILMT 21236 to the Division of Aviation. The remaining subject lands have been encumbered by leases to the Municipality, ILMT 21236, and Division of Aviation OSL-367 lands. The OSL-367 lands are in the clear zone for the International Airport. The area outside the clear zone has been identified by the Division of Aviation as a potential future general aviation site (note attached status plats).

(3) Connors Lake Area - Township 12 North, Range 4 West, Seward Meridian, Section 1: SW1/4 NW1/4, SW1/4; Township 13 North, Range 4 West, Seward Meridian, Section 35: SE1/4; Section 36: S1/2 SW1/4, NW1/4 SW1/4. These lands are made up of University and School Trust Lands. Both the University and the State School Board should be contacted. The subject lands within section 36 are encumbered by lease #42596 to the Municipality for a sanitary landfill and by lease #30266 to the Pacific Seal Co. of Alaska, Inc. The subject lands within section 35 are within the International Airport clear zone - OSL-57 (note attached status plats). The lands within section one of township 12 north, range 4 west are presently under a letter of non-objection to the Municipality for snowmachine uses (Letter Permit 62979). The Division of Aviation has no objection to the utilization of these areas for park purposes. However, much of these lands are presently encumbered by leases.

In conclusion, I feel that the Municipality should be contacted regarding the possible utilization of their lease lands in the Connors Lake area for the proposed recreation site. The remaining proposed areas are probably not well suited for recreation purposes due to their high value as aviation lands. However, the lands within Section 20: Township 13 North, Range 4 West that are owned by the Municipality appear to have good potential for recreational utilization. The Municipality should be contacted concerning this possibility.

cc: Ted Smith
Larry Dutton

STATE OF ALASKA

DEPARTMENT OF NATURAL RESOURCES

DIVISION OF PARKS

JAY S. HAMMOND, GOVERNOR

323 E. 4TH AVENUE
ANCHORAGE 99501

March 1, 1978

HE 814 "An Act Creating the Anchorage Recreation Area"

Testimony by Neil C. Johannsen
Chief of Planning, Division of Parks

I am Neil C. Johannsen, Chief of Planning with the Division of Parks.

The Division of Parks strongly supports the creation of additional park lands in the Greater Anchorage Area.

As far back as 1973 local citizen surveys indicated the importance of park land and recreational facilities. Over 93% of those responding to an Anchorage recreation survey said "recreation was vital" to them (Rowan Group 1973). Today these feelings remain strong as our citizens respond with intense interest to the draft Anchorage Municipal Trails Plan and the draft General Development Plan for Chugach State Park.

It is not, however, the desire of this division to operate the proposed Anchorage Recreation Area. Rather, we recommend that once the facility is established that its planning, operation and maintenance be taken over by the Anchorage Municipal Parks & Recreation Department. Recent discussions with Bob Robertson, Director of that department, indicate strong support for this arrangement.

Such a transfer of responsibility is consistent with the Division of Parks' emphasis on outdoor recreation areas and parks and similarly consistent

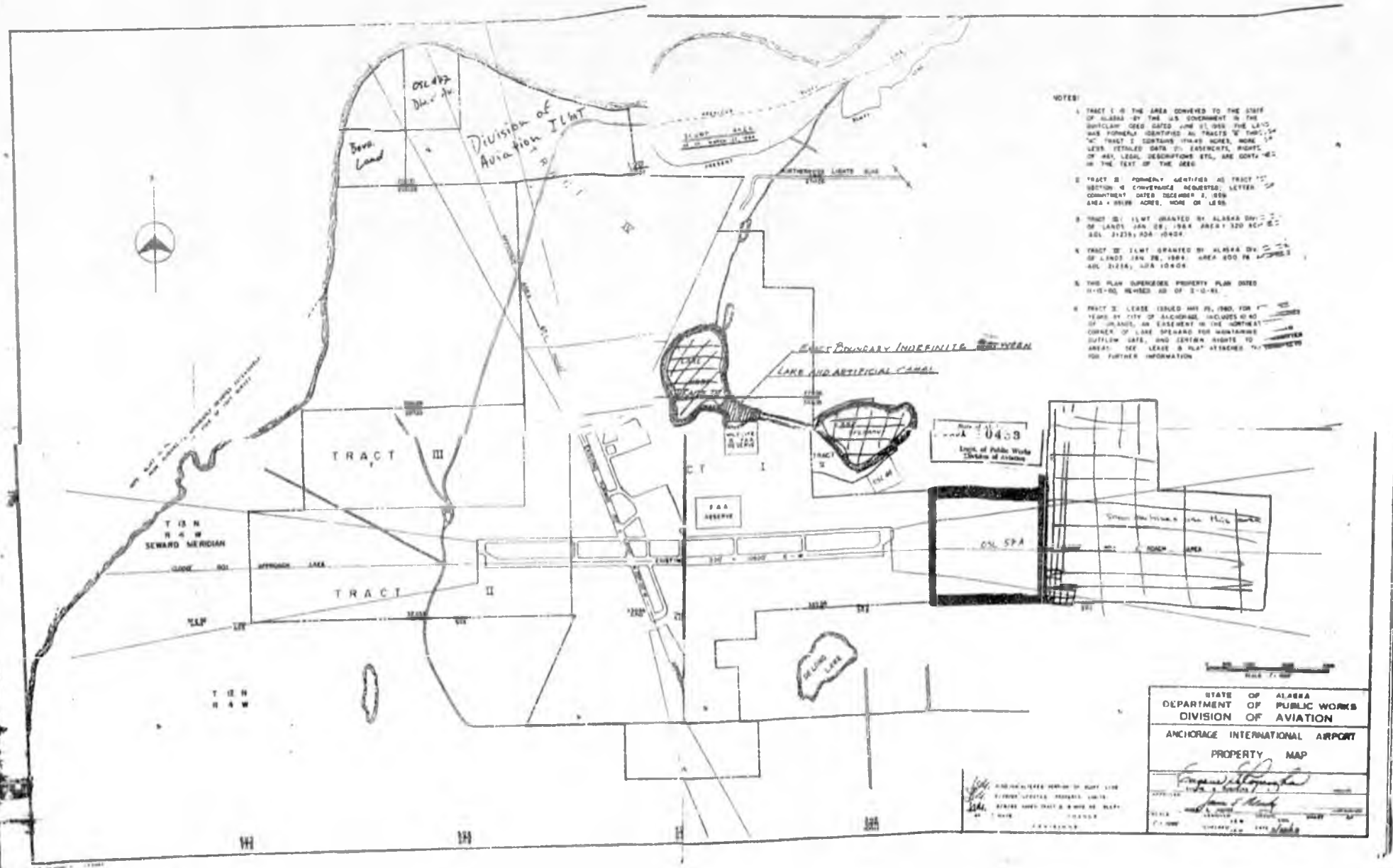
Testimony - HB 814
Neil C. Johannsen, Division of Parks
Page 2
March 1, 1978

with intensively developed urban recreation areas managed by the Anchorage Municipality. At this time, the Division of Parks is negotiating the transfer of areas to local parks departments in both Anchorage and Fairbanks which are oriented to local urban populations in metropolitan areas. The proposed Anchorage Recreation Area should be similarly handled.

The bill needs to clarify proposed boundaries to avoid disputes with private interests and other state agencies. In particular, the Department of Transportation and Public Facilities should be consulted.

The fiscal note prepared for the bill represents a possible future for the area. Proposed construction items draw heavily from preliminary surveys completed by the Anchorage Municipal Parks and Recreation Department including a \$3.5 million proposal for an 18 hole golf course.

In summary, the Division of Parks strongly supports the bill trusting that the problem of land status is resolved and that the Anchorage Municipal Department of Parks and Recreation assumes authority for the area after its establishment.



- NOTES:
- TRACT I IS THE AREA CONVEYED TO THE STATE OF ALASKA BY THE U.S. GOVERNMENT IN THE SULLIVAN DEED DATED JAN 21, 1954. THE LAND WAS FORMERLY IDENTIFIED AS TRACTS "A" THROUGH "C". TRACT I CONTAINS 174.45 ACRES, MORE OR LESS. ESTABLISHED DATA TO LOCATIONS, BOUNDS, OR ANY LEGAL DESCRIPTIONS ETC. ARE GIVEN IN THE TEXT OF THE DEED.
 - TRACT II FORMERLY IDENTIFIED AS TRACT "D" SECTION 4 CONVEYANCE ACQUIRED BY LETTER OF COMMITMENT DATED DECEMBER 1, 1954. AREA 4.9918 ACRES, MORE OR LESS.
 - TRACT III IS LAND GRANTED BY ALASKA DEPT. OF LANDS JAN. 28, 1954. AREA 320 ACRES, MORE OR LESS.
 - TRACT IV IS LAND GRANTED BY ALASKA DEPT. OF LANDS JAN. 28, 1954. AREA 250 ACRES, MORE OR LESS.
 - THIS PLAN SUPERSEDES PROPERTY PLAN DATED 11-15-50 NUMBERED AS OF 2-10-51.
 - TRACT V LEASE ISSUED MAY 20, 1945, FOR 10 YEARS BY CITY OF ANCHORAGE. INCLUDES 40 ACRES OF LAND, AN EASEMENT IN THE NORTHEAST CORNER OF LAND BEARING FOR WINDWARD OUTFLOW GATE, AND CERTAIN RIGHTS TO AREAS. SEE LEASE & PLAN ATTACHED TO THIS MAP FOR FURTHER INFORMATION.

STATE OF ALASKA
 DEPARTMENT OF PUBLIC WORKS
 DIVISION OF AVIATION
 ANCHORAGE INTERNATIONAL AIRPORT
 PROPERTY MAP

James J. Smith
 State Engineer

DATE: 1954
 SCALE: 1" = 100'

