

**Agency: Commerce, Community and Economic Development****Grants to Municipalities (AS 37.05.315)****Grant Recipient: Anchorage****Federal Tax ID: 92-0059987****Project Title:****Project Type: New Construction and Land Acquisition**

# Anchorage - Waldron Lake Subdivision Land Purchase

**State Funding Requested: \$4,000,000**  
One-Time Need**House District: Anchorage Areawide (16-32)****Brief Project Description:**

Purchase 16.9 acre vacant tract of land one block south of Tudor Road on the east side of Shelikof Street for a multi-use park.

**Funding Plan:**

Total Project Cost:	\$4,000,000
Funding Already Secured:	(\$0)
FY2013 State Funding Request:	(\$4,000,000)
Project Deficit:	\$0

**Detailed Project Description and Justification:**

Purchase Tract A-1 Waldron Subdivision, the purchase will allow for the transfer of a 16.9 acre vacant tract of land one block south of Tudor Road on the east side of Shelikof Street that is currently owned by the Boys and Girls Clubs of Southcentral Alaska and zoned PLI. The current appraisal is \$4,320,000, and is currently listed at that price. If the transfer occurs, the Boys &amp; Girls Clubs has offered, under a mutually acceptable agreement and terms to maintain the property and oversee usage scheduling by athletic groups, resulting in no additional operating costs

**Project Timeline:**

2012-2013

**Entity Responsible for the Ongoing Operation and Maintenance of this Project:**

Municipality of Anchorage

**Grant Recipient Contact Information:**

Name:	John Rodda
Title:	Director, Parks and Recreation
Address:	632 W. 6th Ave, Suite 630 Anchorage, Alaska 99501
Phone Number:	(907)343-4562
Email:	RoddaJH@muni.org

Has this project been through a public review process at the local level and is it a community priority? ☒ Yes ☐ No

February 14, 2012



Senator Johnny Ellis,  
The Alaska State Legislature  
State Capitol Room 119  
Juneau, AK 99810

RE: Municipality of Anchorage/Waldron Lake Subdivision Land Purchase

Dear Senator Ellis,

I am writing today to express my strong support of the Municipality of Anchorage's request for capital funding to purchase Tract A-1 Waldron Subdivision.

Boys & Girls Clubs has owned the land since the 1970's and over the years we have improved what was once a gravel pit, bringing in landfill and developing the park-like setting that has become a sanctuary in the middle of the urban sprawl.

The area is used – even though it is owned by Boys & Girls Clubs – by thousands of community members annually – including scores of youth that play organized, recreation football and soccer.

Boys & Girls Clubs has the property listed for sale, but we have heard the strong message from the community that they wish it to stay as it is. Being able to sell it to the Municipality is really the best of all options.

Boys & Girls Clubs currently spend about \$15,000/year to maintain the property (mowing, fertilizer, watering, striping fields, and staff time). We have offered to continue to maintain – and schedule all users – under a mutually acceptable agreement with the Municipality for up to 20 years should they be able to purchase the property.

Thank you for your efforts on this request. Please feel free to contact me should you have additional questions.

Regards,

*Alana Humphrey (via email)*

Alana Humphrey

**Main Office**

2300 W. 36th Avenue  
Anchorage, Alaska 99517  
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Facebook: Boys & Girls Clubs - Alaska

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**GREAT FUTURES START HERE.**

## Waldron Lake Fact Sheet

20 acres acquired by Boys Club: 12/28/1972  
Acquisition Cost: \$10,000  
Stated Value at Purchase \$8000/acre (\$160,000)  
Donation value recognized at purchase \$7,500/acre (\$150,000)

The Waldron Lake Property has been significantly improved by Boys & Girls Clubs during the time it has been in our ownership. Starting as a gravel pit and undeveloped land, Boys & Girls Club installed fill material and topsoil. What would eventually become soccer and football fields and beautiful green space in midtown Anchorage was seeded, fertilized, watered, and groomed. It would be difficult to quantify the cost of the improvements to the land over the past 40 years.

Over the years, thousands of youth have played organized, recreational soccer and football on the fields of Waldron Lake. But the property's impact on our community is far greater than youth sports. Families flock to the area to watch the ducks and geese on the lake, skip stones, or enjoy a family picnic. Bicyclists and cross-country skiers use the area as part of the informal trail system connecting formal trails. The fire department trains their firefighters in the lake. Community groups use the area as a dog park and dog training area - we have even had a wedding on the property.

Boys & Girls Clubs' were faced several years ago with declining federal funding. Fulfilling our mission to:

*Empower and inspire the diverse youth of Alaska to realize their full  
Potential by offering them hope, opportunity, and a safe environment...*

is challenged by economic factors, including steeply declining federal funding. Our organization is totally committed to ensuring our own sustainability and therefore, placed the property for sale after having it evaluated for sales potential - with the appraisal coming in at \$4.3M.

Meetings with Municipality of Anchorage leadership (assembly members, Mayor's office, Parks & Recreation Department) led to discussions of moving the property from Boys & Girls Club ownership to the Municipality. Recognizing that maintaining the 17 acres would be challenging for the Municipality, Boys & Girls Club has offered (under a mutually acceptable agreement and term) to continue to maintain the property and to schedule users at no cost to the MOA for up to 20 years. Boys & Girls Clubs estimates the value of this maintenance offer (fertilizer, watering, mowing, staff time) to be between \$15,000 and \$20,000/year.

We have received a great deal of community support for moving the property to Municipality ownership. We are very hopeful that the funding will remain in the capital budget and survive Governor Parnell's veto.

For additional information, contact:

Alana Humphrey  
CEO - Boys & Girls Clubs of Southcentral Alaska  
907-770-7349



### Main Office

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**GREAT FUTURES START HERE.**

Dear Alaskan Senators and Representatives,

I am writing to you in hopes that you can find it in your heart to fund the Waldron Lake project. As a member of several dog clubs in Anchorage and an Agility participant and instructor, Waldron Lake is an important place for dog sports in the summer. Agility is a dog sport in which dogs run through an obstacle course of sorts with their handler guiding them. It's a lot of fun, but takes years of training to get ready for a trial. Alaskan summers are short and there are only a few places in town that are large and flat enough to hold agility trials. Waldron Lake is one of them. There are at least 4 trials held at Waldron Lake throughout the summer. That's 4 weekends with over 100 people in attendance! These folks come from all over the state, the majority in Anchorage/ER, but also from the Valley, Fairbanks, Delta, Haines, Juneau and we've even had some from Canada. I'm proud to say that the clubs that host these trials are very strict about leaving the area looking better than when we got there. While doing set up, participants pick up trash, duck poop and anything else off of the ground in the trial areas so that it will be free of distractions for the dogs. Afterwards, the park is gone over with a fine tooth comb to make sure nothing is left behind. It's a small little gem of an area that I didn't even know existed until I started entering Agility trials 8 years ago. I can't tell you how many amazing comments we have received from the judges we bring up to Alaska when they see our trial grounds. They get to experience Alaska's mountains with a lake nearby and occasionally even see moose! This is something that sticks with them for years and we're proud to show off our state.

With the maintenance costs covered for the next 20 years, it's a small one time cost to the state to save this spot from more development. It's getting harder and harder to find the green areas that used to be so common here in Anchorage, don't you think?

I understand that Waldron Lake is also an important resource for firefighters when training for water and ice rescue as well as being an area for youth sports. Waldron Lake is a unique and very well loved spot in Anchorage. Please consider funding.

Sincerely,

Robyn Langlie

Alyeska Canine Trainers member/instructor

Alaska Dog Sports instructor

owned by:

Nuka Bay Katmai's Best "Brownie", CGC, CD, RE, CA, URO1(Chesapeake Bay Retriever)

Ch Albridens Arctic Wookie "Chewbacca", CGC, RN (Chesapeake Bay Retriever)

Representative Gardner,

I would like to thank you for your efforts to save Waldron Lake. This land was part of my families homestead, my childhood home. My mother, Marcie Trent, donated the parcel to the Boy's and Girl's club. She meant for the land to be used for club activities and the enjoyment of the community.

I moved from Anchorage to Ninilchik in 1975 and my daughter and her classmates participated in activities at the Kenai Boys and Girls Club. This was a valuable experience for them. The program focused on teamwork more than victory.

I know that statewide the clubs are facing financial difficulty. The Kenai club is surviving with local support, while the Homer club may close.

The Waldron Lake tract is an important resource for the Anchorage club and community. The soccer fields are used often by the club and the park is open to the public. Available land for such purposes is limited in Anchorage. If the land is sold and developed, the Boys and Girls club may balance their books for a while. The long term loss will be the use of the soccer fields and it is doubtful another such parcel in midtown will be available.

I support the effort by the state to purchase the land and make it available for the Boys and Girls club's use.

Thank you,

Franklin D. Waldron

Governor Parnell:

I am writing concerning the proposal to preserve Waldron Lake Park.

This park is located on my family's original homestead which my parents homesteaded after my father, Roger Waldron returned from WWII.

My mother, Marcie Trent (formerly Marcie Waldron, my dad died in 1962) donated the land to the Boys and Girls Club in 1972.

You may have known my mom, or heard of her due to her running accomplishments. Many people still remember her, although she died in 1995.

Marcie Trent donated this land because she wanted it to be enjoyed by the community for outdoor recreation. It has been used for this purpose for almost 40 years.

I believe it has been a great success. Thousands of young people have participated in the sports events that the Boys and Girls Club operates on the soccer fields. There is also a lake that is used by dog trainers and training for the fire department.

This is what my mother intended the land to be used for and she was very happy to see the community and especially the young people enjoying the area.

That is why my family and I were disappointed to learn that the Boys and Girls Club, due to large cuts in funding, decided to offer the land for sale, potentially to a developer. For whatever it's worth, this would be totally against my mom's wishes.

We support the effort by the legislature to provide funding to allow Waldron Lake Park to remain the beautiful, undeveloped asset to Anchorage that it has been for forty years. And we are hopeful that you will approve this funding. Many folks will thank you if you do.

Sincerely,

Steve Waldron

Dear Honorable Senators and Representatives,

I am writing this letter on behalf of the thousands of users of the Waldron Lake Property near Tudor and Shelikof in Anchorage. The fields are used continuously by sports teams for soccer and other activities, several dog agility clubs are there on weekends with dog trials, Anchorage Fire Department Station 4 uses it to practice ice rescue for waterways, dog owners train their animals there, runners launch off from this spot along the Campbell Creek trail, and several surrounding neighborhood folks go there for nature, serenity, walking their animals, and to enjoy a large swath of greenery and wildlife in the middle of our Municipality. Interestingly, after I was over there several times last summer getting petitions signed by groups, it was discovered that this spot is not just used by Anchorage residents, but many people from other cities around the state who attend events there.

As you may know, the Boys and Girls Club has made a difficult decision to sell the property to help support their programs. By all accounts, they do not want to do this, but the welfare of many young people will benefit from the proceeds. As part of the sale to the Municipality as a continued recreation area, they have offered to maintain it for the next 20 years—thus reducing costs that would fall to the Municipality's Parks and Rec Department. This is a win-win situation for everyone. The Boys and Girls Club will still have access as will all the other users, and the 17 acre parcel will remain as part of the parks and greenbelts that are so important to our city and citizens' well being.

I implore you to carry this purchase through the legislative process. There is a long history to this piece of land that has been so eloquently described by Steve Waldron, son of Marcie Waldron Trent, who donated it to the Boys and Girls Club. He spoke last Saturday at the Anchorage caucus and said,

*As I stated in my testimony, this land was donated to the Boys and Girls Club by my mother, Marcie Trent, in 1972. It is part of our family's original homestead.*

*Marcie Trent's intent was for this land to remain undeveloped and to be used for outdoor recreation by the community, with the Boys and Girls Club as its' steward. And so it has remained for the past forty years, with thousands of people enjoying the open space and the lake, and thousands of young people participating in the sports programs operated by the Club on the soccer fields.*

*When I first learned of the Club's plan to sell the property, possibly to a developer, due to a cut in their funding, I was deeply saddened and disappointed, along with many others in my family and in the community. This is totally against my mom's wishes, for whatever that's worth.*

*I was then very encouraged and hopeful when I learned that Senator Ellis and Senator Gardner had taken action to secure funding to preserve the park. After it passed, while the governor was considering the budget, I and several other people wrote and called the governor's office, asking him to please approve this legislation. Of course we were disappointed when he vetoed it.*

*I have been told that our comments, or some of them, were never seen by Gov Parnell because of some miscommunication in his office. I don't know if this is true, but if it is, whether intentional or not, all I can say is I hope this year Gov Parnell will be made aware of our feelings, and will decide to approve the bill which will result in Waldron Lake remaining the undeveloped, treasured asset to the community that it has been for the past 40 years, as Marcie Trent intended it to be.*

*Thank you for your help on this issue and for your service to Alaska. Steve Waldron*

There is a specialness about this place. We do not need to have ALL of Anchorage built up and looking like Los Angeles or New York. Please help us keep this gem in our city and for the citizens and wildlife that appreciate it.

Respectfully submitted,  
Cherie Northon

Cherie Northon, Ph.D.  
4611 Pavalof St.  
Anchorage, AK 99507  
907 562-2496

Dear Governor Parnell, Senator Ellis and Representative Gardner,

As I did last year, I would again urge you to approve funding for the purchase of the Waldron Lake property in Anchorage. I am a 4th generation Alaskan and relative of the Waldron family. I was raised in the neighborhood adjacent to Waldron Lake and now live in this same neighborhood raising my own family. I have used the Waldron Lake property for almost 40 years, first as a child when the Municipality of Anchorage had a life-guard stationed at the park for swimming, and since then for more family walks, bike rides, soccer games and picnics than I can count.

I am sure you are aware that the original intent of this property, donated by Marcie Trent to the Boy's and Girl's Club, was for it to remain a recreational park area for the community. This property is regularly used year-round not just by the Boy's and Girl's Club for soccer, but by the Anchorage Fire Department for training, for numerous dog trials, nature and bird watching, cross country skiing, ice skating, bike riding and family walks and picnics. The lake property sits adjacent to classified wetlands as well as the Campbell Creek greenbelt and trail system. This is our chance to preserve this incredible community resource that brings people together from all over Alaska in the manner that Marcie intended.

Anchorage has gone to great lengths to build new parks, like Cuddy Park next to the Loussac Library. Waldron Lake is already a beautiful multi-use park area that is easily accessible by foot, bike, bus and car. It's location in Mid-Town makes it an even more valuable gem to the community.

While we have the opportunity to purchase this property, I strongly support approval of the funding necessary to purchase the Waldron Lake property. We must honor Marcie Trent's wish that this property remain available to the entire community for recreational purposes.

Sincerely,

Lorell C. Efird  
2024 Wickersham Dr.  
Anchorage, AK 99507  
562-0849

Dear Sen. Ellis,

I'm writing to urge your support for including funds in the State's Capital Budget for the purchase of the Waldron Lake Park in Anchorage from the Boys and Girls Club. I have written to you on the issue in the past, and recently heard that this is back as a current issue for the budget with the legislature.

We bought a home in the Bancroft Subdivision in Anchorage two years ago. We were happy to find a home in this neighborhood to be within close walking distance to both the Waldron Lake park and the Campbell Creek trail.

If this park were to be sold and re-zoned for the construction of commercial properties or condominium development it would fundamentally change the character of the neighborhood. The park itself is a valuable recreational asset to not only members of this community, but is a vital resource to the children of the Boys and Girls Club for community soccer and other events, is used by several dog clubs for agility events, and by the local firefighters on Tudor Rd. who use the lake for training/rescue drills and exercises.

The property for sale is directly adjacent to a conservation easement owned by Great Land Trust. This easement, which is a wetland, and the property and lake are home to various bird species (evidenced by the large geese population who spend time here in the summer), used as a transportation corridor for moose, and we have walked up on black bear in the woods next to the easement and park in the spring. The potential sale and development of this piece of property would be impactful on wildlife in the area. While you may consider this as just one little piece of property, or one little piece of land in Anchorage which is surrounded by wilderness - if we were all to have this perspective then there would be no urban parks. One of the qualities about living in this city that is appealing is that (even though there is so much wilderness surrounding us) we have a fantastic park system within the city itself (which I would imagine drives up property values, tax revenues, and the economy).

As you may recall Gov. Parnell last year cited his rationale for vetoing funding for this purchase over the high maintenance costs of parks. What he didn't know, for whatever reason, was that Boys and Girls Club offered a 20 year maintenance contract, with the option to extend.

I hope you will advocate for including funds in the State's Capitol Budget to support the purchase of this park, and thus support access to greenspace in Anchorage for us residents, as well as take steps to ensure that the Governor gets accurate information from which to base his decisions in the future.

If the legislature is unable to allocate funding for the purchase of this property for park land, then I strongly encourage you and your colleagues to consider other creative approaches to protecting this property from potential sale and development. I'm happy to speak with your staffers and try to support you in any way I can if need be.

Thank you for your time and attention to this important matter.

Sincerely yours,  
Mahri Lowinger  
4733 Kupreanof St.  
Anchorage, AK 99507