

CITY OF SEWARD

MUNICIPAL LANDS INVENTORY AND MANAGEMENT PLAN

2014 – Update



Prepared by
City of Seward
Community Development Department

Recommended by Planning and Zoning Resolution 2014 - 11

Adopted by City Council Resolution 2014 - 095

Sponsored by: Planning and Zoning Commission

**CITY OF SEWARD, ALASKA
RESOLUTION 2014-095**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEWARD,
ALASKA, ADOPTING THE MUNICIPAL LANDS INVENTORY AND
MANAGEMENT PLAN – 2014 UPDATE**

WHEREAS, the City of Seward is the owner and custodian of public lands; and

WHEREAS, having an accurate inventory of municipally owned lands is necessary to make informed land management decisions; and

WHEREAS, it is desirable to have a plan for the current existing and proposed uses of municipal lands; and

WHEREAS, the original Municipal Lands Management Plan was adopted by Council Resolution 95-039 on May 22, 1995; and

WHEREAS, Seward City Code 15.05.015 adopted by reference the Municipal Lands Management Plan as part of the Seward Comprehensive Plan; and

WHEREAS, Seward City Code 2.30.225(b) directs the Planning and Zoning Commission to advise the City Council regarding the Official Land Use Plan; and

WHEREAS, the Planning and Zoning Commission has held numerous public work sessions over the last 18 months reviewing and updating this plan, and

WHEREAS, the Planning and Zoning Commission held a public hearing on November 4, 2014 and approved Resolution 2014-11 recommending the City Council adopt the Municipal Lands Inventory and Management Plan – 2014 update; and

WHEREAS, Seward City Code 7.05.125 requires that prior to disposition or acquisition by the City Council of a real property interest in any of the parcels identified in this Plan, a public hearing shall be held.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEWARD, ALASKA that:

Section 1. The Municipal Lands Inventory and Management Plan – 2014 update attached hereto and incorporated by reference, is hereby approved and adopted.

Section 2. The Municipal Lands Inventory and Management Plan – 2014 update attached hereto is incorporated by reference as part of the Seward Comprehensive Plan.

**CITY OF SEWARD, ALASKA
RESOLUTION 2014-095**

Section 3. This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Seward, Alaska, this 8th day of December, 2014.

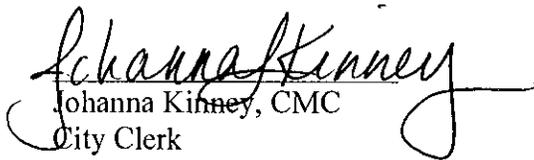
THE CITY OF SEWARD, ALASKA



Jean Bardarson, Mayor

AYES: Keil, Casagrande, Squires, Butts, Darling, Bardarson
NOES: None
ABSENT: Terry
ABSTAIN: None

ATTEST:


Johanna Kinney, CMC
City Clerk

(City Seal)



Sponsored by: Staff

**CITY OF SEWARD, ALASKA
PLANNING AND ZONING COMMISSION
RESOLUTION 2014-11**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF
THE CITY OF SEWARD, ALASKA, RECOMMENDING CITY COUNCIL
ADOPTION OF THE MUNICIPAL LANDS INVENTORY AND
MANAGEMENT PLAN - 2014 UPDATE**

WHEREAS, the City of Seward is the owner and custodian of public lands; and

WHEREAS, having an accurate inventory of municipally owned lands is necessary to make informed land management decisions; and

WHEREAS, it is desirable to have a plan for the current existing and proposed uses of municipal lands; and

WHEREAS, the original Municipal Lands Management Plan was adopted by Council Resolution 95-039 on May 22, 1995; and

WHEREAS, Seward City Code 15.05.015 adopted by reference the Municipal Lands Management Plan as part of the Seward Comprehensive Plan; and

WHEREAS, the Planning and Zoning Commission has held numerous public work sessions over the last 18 months reviewing and updating this plan, and

WHEREAS, the public notification process has been complied with.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEWARD, ALASKA that:

Section 1. The Commission recommends Council approval of the Municipal Lands Inventory and Management Plan – 2014 update, as attached.

Section 2. This resolution shall take affect immediately upon its adoption.

PASSED AND APPROVED by the Planning and Zoning Commission of the City of Seward, Alaska, this 4th day of November, 2014.

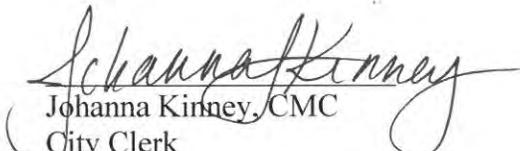
THE CITY OF SEWARD, ALASKA



Cindy Ecklund, Chair

AYES: Edgar, Swann, Fleming, Coulter, Seese, Anderson, Ecklund
NOES: None
ABSENT: None
ABSTAIN: None
VACANT: None

ATTEST:



Johanna Kinney, CMC
City Clerk

(City Seal)



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INTRODUCTION

Public lands are a finite community asset held in trust. This document addresses the city's land asset holdings and needs. The issues related directly to the management of city owned lands are numerous.

- * Land management decisions are being made without full knowledge of city owned lands.
- * How should the city determine a fair return to the community for the use of public lands?
- * City lands such as the city shop and Boulder Field may not be being used at their highest and best use.
- * How should funds from the disposal of public lands be used?
- * The City has not completed its selection of state entitlement lands.
- * Do we have sufficient lands to accommodate future public facility and transportation needs?
- * Is the City taking the greatest advantage of its land as a source of direct and indirect revenues?

Whereas the Land Use Plan segment of the Comprehensive Plan is the primary tool to ensure quality community land use arrangements, this Municipal Lands Management Plan is a component that will provide an action guide specifically for the management of city-owned lands.

The goals of the plan are to:

- * Provide an inventory of city owned lands, describing their present and proposed uses
- * Assist in establishing a successful land management program by identifying:
 - ☆ city lands surplus to public needs
 - ☆ land acquisition needs for future public facility development
 - ☆ lands for economic development
- * Assist in implementing the Seward Comprehensive Plan

A Land Management Plan was last completed in May 1995. In the ensuing 19 years many parcels of land were sold, acquired, leased, altered, replatted, etc. All City owned lands have been individually updated on enclosed tables and maps.

GENERAL PROVISIONS

City Code Seward City Code (SCC) Chapter 7.05 is the basis for all municipal land transactions and defines "Real Property" as an estate or holding in land including tide and submerged lands, or improvements thereon.

Fair Market Value SCC 7.05 states that unless otherwise found to be in the public interest, the City may not dispose of any real property interest without an appraisal of the fair market value. Fair market value is defined as the highest price, described in terms of money, which the property would bring if exposed for sale for a reasonable time in the open market, with a seller, willing to buy, both being fully informed of all the purposes for which the property is best adapted or could be used. Once that appraised fair market value is determined, the property may not be sold for less than that amount without a finding in the public interest by the City Council.

Nominations Although this plan will identify lands for disposal through lease or sale, city Resolution 94-101 outlines procedures for the nominating public lands for disposal. Resolution 94-101 procedure allows individual entrepreneurs to make recommendations for specific lands without publicly revealing their particular development plans.

Fund Classification Within the city's accounting functions there are different fund types. The General Fund includes government wide functions such as fire, police, streets, planning, parks, and other services provided to the public as a whole. Each city enterprise such as the Harbor, Electric Utility, Parking, and Water/Sewer Utility has a separate fund to account for its specialized activity. Each of these funds has land associated with its operation such as electric substation, sewer treatment plant and harbor uplands. Although land is not a depreciated asset, it may be a vehicle to generate revenues through leases or user fees which benefit that enterprise fund.

ACQUISITION

Seward City Code allows the city to acquire or dispose of property by three methods: negotiation, public auction or sealed bid. City Code defines "acquisition" as obtaining ownership and holding real property within or outside the city boundaries by purchase, gift, donation, grant, dedication, exchange, redemption, purchase or equity redemption, operation of law, tax or lien foreclosure, adverse possession, condemnation or declaration of taking, annexation, or by any other lawful means of conveyance.

Municipal Entitlement. State law allows local governments to acquire certain public lands.

State Selections The Alaska Statehood Act allowed the state to select 400,000 acres of national forest lands for community expansion, development and recreation. Municipalities (cities and boroughs) were authorized to select certain state lands within their corporate limits. The City has acquired 515 acres of its authorized 565 acre entitlement. Unfortunately, the State no longer budgets its staff to process municipal entitlement requests. In an attempt to work with the State on the remaining entitlement lands the State has noted there are no lands available for selection within the Municipality at this time. Should new lands become available the City will apply.

Recommendation: Budget time and attention to applying for the remaining municipal entitlement. Possible State lands to watch are: State storage on the southwest corner of Fifth and B; once the State Shop moves out to mile 22, the current State shop land at the northeast corner of Fifth and B may become available.

Tidelands. Alaska Statutes provide for municipalities to request and receive patent to state owned tidelands within its corporate limits. The city has acquired two such patents; 1330 acres stretching from Anderson Dock north along the Waterfront Park shoreline and across the head of the Resurrection Bay, to Nash Road; and 92 acres seaward of Seward Marine Industrial Center (SMIC). The remaining tidelands within the city include those on the west side of the bay, south of Anderson Dock. Some tidelands have been filled to accommodate commercial and industrial development such as the small boat harbor, railroad dock, Waterfront Tracts, and SMIC. Although the city deeded some tidelands to the U.S. Government for construction of the small boat harbor basin, breakwater, and railroad dock, the Corps of Engineers determined that an easement would have been sufficient for the small boat harbor project and have deeded those harbor basin tidelands back to the city.

Recommendation: Budget time and attention to applying for the remainder of State tidelands and replating as needed.

Donation/Gift On occasion private individuals have donated land to the city, usually for park purposes. Most notable examples of this have been around the lagoon.

Eminent Domain/Condemnation Government has the legal authority to acquire or “take” private property for public purpose upon paying fair market compensation to the owner. This type of acquisition is generally used only as a last resort after other acquisition efforts have failed.

Tax/Lien Foreclosure State statutes require that tax foreclosed property within the City limits be deeded to the City. It gives the City the opportunity to declare by ordinance whether a foreclosed property is needed for a public purpose. If so, all redemption avenues by the former owner are closed. If property is not needed for a public use, the former owner has first right of redemption for up to 10 years. Any funds over and above taxes, penalties, interest and administrative costs gained from the sale of tax foreclosed property are made available to the former property owner within the 10 year limit.

Purchase Many of the City’s parcels have been purchased from private land owners. Such purchases are generally based on a fair market appraisal value. Funding for such purchases is on a cash available basis from appropriated funds.

Recommendation: Establish a Land Bank where funds acquired from the sale of surplus property accrue to a special account for acquisition of other needed lands.

Trade/Exchange The city has acquired some lands through trades with private and public sources.

DISPOSAL

Seward City Code. defines “disposition” as the transfer of City interest in real property by warranty or quitclaim deed, easement, grant, permit, license, deed of trust, mortgage, contract of sale of real property, plat dedication, lease, tax deed, will, or other lawful method or mode of conveyance or grant.

Sale After conducting a public hearing, City Council may approve the negotiated, sealed bid or public outcry auction sale of public property. The sale price or minimum bid price must be at fair market value unless otherwise found to be in the public interest by the Council. The sale of land converts a capital asset to cash which accrues to the city’s general fund or one of the enterprise funds. It may then be appropriated through the budget process to many different uses. There has been increasing discussions about establishing a Land Bank fund in which the proceeds for land sales would accrue for the acquisition of future municipal lands, thereby benefiting present and future citizens and promoting the orderly development and achievements of the goals of the Comprehensive Plan.

Recommendation: Establish a Land Bank where funds acquired from the sale of surplus property accrue to a special account for acquisition of other needed lands.

Lease City Council Resolution 94-101 established the most recent policy and procedure

relating to the lease of public lands. The essential terms and conditions of city leases generally include length of the lease, rental rate, and development requirements. With the exception of those to the state or federal government, all leases require proof of liability insurance naming the city as an insured party. Leases are allowed to be assigned or sublet with written city consent. A condition of any sublet consent is that the city receives a copy of the sublet agreement including the rental value. This information is important to the city in the development of fair market land values.

Although the Comprehensive Plan suggests that the city continues to dispose of commercial and industrial public land through long term leases rather than sale; lessees continue to lobby for the fee simple transfer of their sites. Although the sale of these lands would generate a large one-time cash infusion to the city, it would have a significant long term adverse impact on annual city budgets. Leases currently generate revenues of over \$554,000.00 per year; and this amount generally increases over time due to periodic appraisal adjustments and new leases. These lost revenues would have to be offset in some manner in the budget process. Note: Preliminary estimates of interest that might be earned from the deposited projected lease site sale income show that it will not replace lease income revenues.

Recommendation: Reaffirm the Comprehensive Plan by continuing to dispose of commercial and industrial lands through long term leases rather than sale.

City lands are normally leased at fair market rental rates based on a percent of fee simple land value. The City uses an 8% rate. Reviews of other community and public agency lease policies show that this rate varies from 6% to 10% throughout the state. The lower rates appear to apply where there is strong desire to encourage development and higher rates where the demand for land is high. In Seward, there is an exceptionally high demand for land in the small boat harbor where there are no vacant lands available for lease. On the other hand the city is trying to encourage development at the Seward Marine Industrial Center.

Recommendation: Consider using different rental percentage rates to reflect supply and demand on various city land areas i.e. the Seward Marine Industrial Center where land is available and development is encouraged and the Small Boat Harbor where land is in short supply and high demand.

Trade/Exchange. The city has disposed of substantial acreage through land trades with both public agencies and private individuals.

RIGHTS OF WAY, ENCROACHMENTS, and EASEMENTS

Rights of Way (ROW) While Rights of Way normally do not convey any warranty or title interest and are not considered real property under general accounting procedures; they are a part of the city's overall land management efforts. These are lands acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be used for public access, roads, trails, parking, and utilities. Rights-of-Way are normally dedicated to the public during the subdivision platting process, and there is usually no deed transferring ownership. They generally fall under the management authority of the local municipality providing road services. All ROW within the city are under city jurisdiction, except for Third Avenue/Seward Highway, Airport Road and a small portion of Nash Road which are State ROW. The city is responsible for developed as well as dedicated but yet un-developed Rights of Way (streets and alleys). There are platted Rights of Way which will never be developed or used because of

topography and there are additional Rights of Way that the city should plan for in the future.

Recommendation:

a) Vacate otherwise undevelopable Rights of Way to enlarge and/or consolidate adjacent lands. (Note: This is generally accomplished when adjacent lands are replatted)

b) Plan Rights of Way acquisition to:

1) Connect Hemlock Avenue & Afognak Avenue and Olympia Road as an alternate exit from Gateway Subdivision and collector street for the undeveloped portion of Forest Acres and the land north and west of the schools complex.

2) Extend Chamberlain Road above the horse pasture to Phoenix Road to provide an alternate parallel route to relieve pressure on the Seward Hwy. (Note: This is private land and should be worked on when the developer chooses to subdivide and replat the land)

3) Extend Benson Drive through from Swetmann Drive to Phoenix Road to provide a safer alternate egress from Gateway Subdivision. (Note: Two private parcels stand between the end of Benson Drive ROW and Phoenix Road)

c) Modify and enforce the City code to discourage the use of rights of way for the storage of personal property such as trailers, inoperable /unlicensed motor vehicles, and commercial equipment.

Encroachments City code provides for issuance of permits to allow an encroaching structure to remain on public right of way for the life of the structure. The purpose of this provision is to legitimize older structures that have been inadvertently constructed across a property line into a public right of way. It is not intended to condone trespassing or to allow construction in the public right of way. Most encroachments occur in the older central part of town because of small lots and zero lot line construction. They are generally discovered as a result of as-built surveys done during financing.

Easements An easement is a right given by a land owner to another party for a specific limited use. The property owner retains title to the property. Government agencies generally authorize or convey such uses by permit. Generally, easements and permits are granted for access, public utilities and flood control devices on subdivision plats and by separate individual agreements. The City Code authorizes the city to grant easements not to exceed 20 years. The Community Development Department is continuing to catalog and inventory recorded and platted easements and permits issued to the City.

Recommendation:

a) Continue to keep an accurate and complete inventory data base of all easements.

b) Work to obtain legal access/utility easements within the Clearview Subdivision

Access Lowell Point Road is the most notable example of an access agreement held by the City. It is by permit from the State of Alaska Department of Natural Resources. The city has also retained numerous access easements on the prison site to allow city crews to

serve public utility systems.

Dikes/Levees The city has easements for a number of flood control levees, one alongside Gateway Subdivision for upper Japanese Creek, continuing along the West property lines of Afognak Acres Subdivision to the Transfer Station Road. To the South of Japanese Creek, is the easement for the west end of the North Forest Acres Levee and the Dieckgraeff Road Right of Way extends to the Seward Highway. A levee located on the south side of Spruce Creek at Lowell Point, to protect the sewer lagoon. Another levee to the North of Fourth of July Creek has a legal description of Tract B, Fourth of July Creel Subdivision.

Utility Water, sewer and electric are the most common easements held by the city. They are generally very specific as to size and location. In some instances a land owner will place conditions on an easement relative to cutting trees or for a specific time period.

LAND INVENTORY

PUBLIC FACILITY LANDS – General

PUBLIC BUILDINGS and PUBLIC USE LANDS

City Hall			
Address	Legal Description	KPB Parcel ID	Parcel Size
410 Adams Street	Original Townsite, Lots 16-20, Block 16	14912011	0.34 acre
(North Parking Lot)	Original Townsite, Lots S 20' 10, 11-15, Block 16	14912012	0.38 acre
(City Hall Storage Bldg.)	Original Townsite, Lot 9 & N10' of 10, Block 16	14912013	0.09 acre
(West Parking Lot & Urbach Memorial Pocket park)	Original Townsite, Lots 23 & 24, Block 16	14912019	0.14 acre
Land Use Plan	Zoning	Map #	Department
Central Business District (CBD)	Central Business District (CBD)	Map 1 – 12	Administration
Description: includes city hall, parking lots, a storage building, communications tower, equipment shed and satellite dishes. Acquired from the state, through private purchase, and tax foreclosure. The City Hall building was constructed in 1966 by the Corps of Engineers during post-earthquake reconstruction. Areas of the structure are leased to the State. The storage building was built in 2004 and replaced an old stucco frame building.			
Recommendation: Retain land ownership. Replat to vacate internal lot lines. Continue to develop as an expanded City Hall - Public Safety Building Campus.			

City Hall Annex – Old Library			
Address	Legal Description	KPB Parcel ID	Parcel Size
238 Fifth Avenue	Original Townsite, Lots 38-40, Block 8	14913010	9,000 SF
Land Use Plan	Zoning	Map #	Department
Central Business District CBD	Central Business District (CBD)	Map 1 – 15	Administration
Description. The land and building were acquired in 1990 from the Seward Community Library Association, and served as the City Library until 2013. March of 2014 the building became the offices of Community Development and Electric Department. The southwest wing of the building basement is used for the local Community Food Bank. The south lot line of this parcel is located in the middle of the stairs of the adjacent apartment building. The owner should be noticed to remove or provide liability coverage for city.			
Recommendation: Retain land ownership and replat as single parcel.			

Seward Animal Shelter			
Address	Legal Description	KPB Parcel ID	Parcel Size
412 Sixth Avenue	Original Townsite Lot 27 & South 12 feet of Lot 28, Block 21	14817005	4,200 SF
Land Use Plan	Zoning	Map #	Department
Urban Residential (UR)	Auto Commercial (AC)	Map 1 – 8	Police
Description: The animal shelter uses the south 42 feet of the City owned lots fronting the east side of Sixth Ave.			
Recommendation: Retain until the animal shelter is relocated.			

City Shop			
Address	Legal Description	KPB Parcel ID	Parcel Size
434 Sixth Avenue (East side if alley – sand shed/storage)	Original Townsite, Lots 1-18, Block 21	14817004	1.24 acre
434 Sixth Avenue (West side of alley main shop building)	Original Townsite, North 18 feet of Lot 28 and Lots 29-40, Block 21	14817005	37,800 sq. ft.
Land Use Plan	Zoning	Map #	Department
Urban Residential (UR)	Auto Commercial (AC)	Map 1 – 6	Public Works
Description: This parcel includes city shops, sand building, and storage yard. The shop building was constructed under the post earthquake Urban Renewal Project. It was formally a storage yard for the power company. The 1968 and 1985 Seward Comprehensive Plans suggest that because of its size, unsurpassed views, and location near downtown and waterfront park, there may be a higher and better use for this site such as a convention center, a hotel, senior center, youth center, or single family housing. Thus far no suitable alternate sites have been identified that are available, affordable, or suitably located. Additionally, developers have tended to shy away from the site because of potential environmental issues related to its historical use.			
Recommendation: Retain land ownership, vacate internal lot lines. Evaluate alternative shop locations and costs. Market it as available for sale or trade provided there is funding from the agreement and/or other sources to replace the facilities elsewhere in the community.			

Senior Center, Teen-Youth Center			
Address	Legal Description	KPB Parcel ID	Parcel Size
336 Third Avenue	Original Townsite Community Center Replat Lot 37A, Block 15	14909019	13,990 SF
Land Use Plan	Zoning	Map #	Department
Central Business District (CBD)	Central Business District (CBD)	Map 1 – 10	Parks & Rec
Description: It is the former post office building that was remodeled and acquired from a private developer in 1988 with \$866,700 public bond and grant funds. The building covers about a third of the site and currently houses the senior citizens programs, teen youth center and the Parks and Recreation Department offices.			
Recommendation: Retain ownership and use.			

Fire Hall			
Address	Legal Description	KPB Parcel ID	Parcel Size
308 Fourth Avenue (South side parking lot)	Original Townsite, Lot 25, Block 16	14912004	3,000 SF
310 Fourth Avenue (South side parking lot)	Original Townsite, Lot 26, Block 16	14912005	3,000 SF
316 Fourth Avenue (Fire Hall)	Original Townsite, Lots 27-30 + S 2ft 31, Block 16	14912006	12,200 SF
Land Use Plan	Zoning	Map #	Department
Central Business District (CBD)	Central Business District (CBD)	Map 1 – 11	Fire
Description: The fire hall was built by volunteers in the early 1960's. The parking lot to the south was acquired from the non-profit volunteer fire department. They also own the three lots on the north side of the fire hall. As fire trucks become larger and heavier, the building becomes less useable. New fire equipment will most likely necessitate an addition and/ or structural improvements to the building. The Fire Master Plan recommends a new station be constructed in the mid -town area to be more centrally located within the community. Should the fire department be relocated, the site has been discussed for a public safety building.			
Recommendation: Retain land ownership as fire hall, acquire lots north of fire hall from Volunteer Fire Department, and replat as a single parcel.			

Library / Museum			
Address	Legal Description	KPB Parcel ID	Parcel Size
239 Sixth Avenue	Original Townsite, Lot 1A, Block 8, Library Museum Replat	14913022	17,990 SF
Land Use Plan	Zoning	Map #	Department
Central Business District (CBD)	Central Business District (CBD)	Map 1 – 16	Library
Description: The land was acquired from private ownership in 2006 for the construction of the new library/museum facility. The new facility opened January 2013.			
Recommendation: Retain land ownership and use			

Hospital			
Address	Legal Description	KPB Parcel ID	Parcel Size
417 First Ave (at Lowell Canyon Road)	Marathon Addition, Lot 1A	14801010	2.32 acres
Land Use Plan	Zoning	Map #	Department
Institutional (INS)	Institutional (INS)	Map 1 – 25	Administration
Description: This parcel was originally part of the Brownell Homestead (USS 703). It was acquired in 1950 and later quiet titled in 1964 along with other nearby mountainside land. It is the site of the Prov/Seward hospital.			
Recommendation. Retain land ownership and use.			

Parks and Recreation Warehouse & Offices

Address	Legal Description	KPB Parcel ID	Parcel Size
702 Aspen Lane	Fort Raymond Subdivision, Lot 5	14502609	0.69 acre
Land Use Plan	Zoning	Map #	Department
Institutional (INS)	Institutional (INS)	Map 3 – 12	Parks & Rec
Description: Adjacent to the cemetery. It was originally part of the Air Force Recreation Camp leased lands acquired from the State through municipal entitlement. The warehouse itself is WWII vintage and was badly burned inside. 2012 an engineer study found the structure in need of immediate structural repair, repair was completed with a 24 month life expectance.			
Recommendation: Relocate warehouse functions to a central shop location with other city departments. Remove the building and use the site as a possible lease or sell.			

Seward Mountain Haven Long Term Care Facility

Address	Legal Description	KPB Parcel ID	Parcel Size
2203 Oak Street	Jesse Lee Home Subd Long Term Care Facility Replat, Tract D	14502138	8.0 acres
Land Use Plan	Zoning	Map #	Department
Institutional (INS)	Institutional (INS)	Map 3 – 14	Administration
Description: Site of new long term care facility. Developed w/ four residential units and a central administrative building.			
Recommendation: Retain ownership and use.			

PUBLIC FACILITY LANDS – Small Boat Harbor

Harbormaster Building

Address	Legal Description	KPB Parcel ID	Parcel Size
1300 Fourth Avenue	Seward Small Boat Harbor, Lot 15, Block 6	14733040	.26 acre
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 18	Harbor
Description: This site is located on dredge filled tidelands and railroad right of way acquired from the state and federal government. The building was constructed by the Corps of Engineers during post-earthquake reconstruction. Site includes utility easements.			
Recommendation: Retain land ownership and continue current use. Should a new harbormaster building be constructed elsewhere, evaluate options for the existing site. These include leasing the present building, or removing it for additional small shops or public plaza.			

Parking Lot (East Harbor), X-Float and East Harbor Launch Ramp			
Address	Legal Description	KPB Parcel ID	Parcel Size
1505 X Float Road (at Port Ave)	Marina Subd, Coast Guard Replat Lot 4A-1, Block 2	14524019	3.93 acres
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 6	Harbor
Description: Originally acquired by state tideland patent and developed from dredge fill during construction of the small boat harbor. Located off of Port Avenue, it was recently graded and partially paved for parking in support of the East Harbor boat launch ramp and X float. The launch ramp was constructed in 1994 with grant money under the condition the city dedicate ±200 mixed parking spaces to accommodate ramp users. A public restroom was constructed 1995.			
Recommendation: Retain land ownership and continue use for public parking.			

Parking (The Sliver)			
Address	Legal Description	KPB Parcel ID	Parcel Size
1402 Fourth Avenue (area north of J Dock is leased to the ARRC)	Seward Small Boat Harbor, Lot 1, Block 6, excluding ARRC lease	14733026	.32 acre less ARRC lease
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – South 36	Harbor/Parks
Description: Narrow parcel between Fourth Avenue right of way and ARRC land, South of J dock access is used as parking. Area North of J Dock access is leased to the ARRC for hotel parking. CC Resolution 2014-086 approved lease & sale agreement with the Alaska Railroad, October 27, 2014.			
Recommendation: Work with ARRC to develop Harbor Plaza Area or retain for parking.			

Parking Lot (Middle Harbor) Plaza, Boardwalk, Float Access			
Address	Legal Description	KPB Parcel ID	Parcel Size
1318 Fourth Avenue	Seward Small Boat Harbor, Lot 16, Block 6	14733041	2.56 acres
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 33	Harbor/Parks
Description: Parking lot is located between D and F Floats. Access from Fourth Avenue is via two parking lot entrances, provides public/emergency access to B through F float ramps. The parcel is paved and designated short term public parking in support of the small boat harbor, the Harbor plaza area and boardwalk. Filled tidelands and railroad right of way acquired from the state and federal government.			
Recommendation: Retain land ownership and continue current public uses.			

Parking Lot (North Harbor), Pump Station #2

Address	Legal Description	KPB Parcel ID	Parcel Size
1407 Fourth Ave (between North Harbor St & Port Ave)	Seward Small Boat Harbor Pruitt Replat, Lot 2A, Block 10	14510434	1.86 acres
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 10	Parks & Rec
Description: Acquired through state tideland patent and developed from dredge fill during construction of the small boat harbor. Currently used for public parking in support of the small boat harbor. Access is from Fourth Avenue. The area is paved. A main sewer pump station # 2 is located toward the NE corner. Includes numerous utility easements.			
Recommendation: Retain land ownership; continue as managed public parking and Seward lift station.			

Parking Lot (South Harbor)

Address	Legal Description	KPB Parcel ID	Parcel Size
1209 Fourth Ave (South of South Harbor Street)	Seward Small Boat Harbor, Lot 2, Block 8	14731022	1.93 acres
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 21	Parks & Rec
Description: Parcel was developed from dredge fill during construction of the small boat harbor. It is currently used for public parking in support of the small boat harbor. In the past, it has been used as an ice skating area. Access via both Fourth Avenue and South Harbor Street. Contains numerous utility easements.			
Recommendation: Retain land ownership and continue use as public parking.			

South Harbor Uplands

Address	Legal Description	KPB Parcel ID	Parcel Size
11206 Fourth Avenue	Original Townsite, Waterfront Park Replat, Tract H	14734008	8.7 acres
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)/Park (P)	Harbor Commercial (HC)/Park (P)	Map 2 – 22	Harbor/Parks
Description: Parcel is located immediately north of the Waterfront Park. Parcel contains the west harbor boat launch, access from Fourth Avenue to the South Harbor Uplands, parking lot, access to S and Q floats, public restrooms and the Mariners Memorial. Area has been designated short term public parking in support of the small boat harbor. Filled tidelands and breakwater by the Corp of Engineers. North side is zoned Harbor Commercial and the south side Park.			
Recommendation: Retain land ownership and continue public uses. Replat north side for lease sites with sound development plan.			

Travel Lift Dock			
Address	Legal Description	KPB Parcel ID	Parcel Size
413 Port Avenue	Marina Subdivision, Lot 1, Block 2	14524010	0.18 acre
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 4	Harbor
Description: Site of the 50 ton travelift dock.			
Recommendation: Retain ownership. Continue existing use.			

Small Boat Harbor Basin			
Address	Legal Description	KPB Parcel ID	Parcel Size
	Portion of tidelands ATS 174		
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2	Harbor
Description: Site is located on tideland originally acquired from state, transferred to Corps of Engineers for development of harbor and reacquired from the Corps. Also includes the East Harbor Boat Launch and access to X float.			
Recommendation: Replat tideland to create a legal parcel.			

PUBLIC FACILITY LANDS – SMIC

The following City Infrastructure is located within the **Fourth of July Creek Area** which is a replat of USS 4827, USS 4827, AS 76-69, ATS 1222 and Fourth of July Creek Tracts A-E. The Seward Marine Industrial Center (SMIC) is considered to be the ±100 acres supporting the ship-lift/north dock basin. These lands were acquired through municipal entitlement under the Alaska Statehood Act and through land trades with the Kenai Peninsula Borough. With the exceptions as noted, they are all zoned Industrial. All descriptions are based on the preliminary subdivision plat of this area.

Harbormaster Building and Boat Storage			
Address	Legal Description	KPB Parcel ID	Parcel Size
200 Nash Road	Fourth of July Creek Subdivision SMIC Communications North Addn That portion of Block 4 excluding Lot 1A	14534027	12.27 acres
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 4 – 11	Harbor
Description: Harbormaster building, located in SW corner of Block 4 was constructed 1991. It includes an office, storage area and equipment bays housing a fire pumper truck, and other equipment. The remainder of the block is used for boat storage and repairs.			
Recommendation: Retain land ownership and continue use as harbormaster administration site. For near term consider adding to building to house a second piece of fire apparatus. For long term look at constructing a new building large enough to accommodate two fire trucks, police vehicle and grader.			

Ship lift Rails and Transfer Carriage			
Address	Legal Description	KPB Parcel ID	Parcel Size
3212 Sorrel Road	Fourth of July Creek SMIC Washdown Pad Replat, Lot 4C, Block 7	14534055	2.82 acres
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 4 – 25	Harbor
Description: This parcel is between the two (2) Vigor Alaska lease site parcels and contains the Ship-lift Rails and Transfer Carriage.			
Recommendation: Retain Ownership and current uses			

Travel-lift Road Easement and Vessel Washdown Facility			
Address	Legal Description	KPB Parcel ID	Parcel Size
3303 Morris Avenue	Fourth of July Creek SMIC Washdown Pad Replat, Lot 4B, Block 7	14534054	1.45 acres
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 4 – 27	Harbor
Description: This parcel is on the south side of Morris Avenue at the end of Nash Road and contains the Travel-lift Road Easement and Vessel Washdown facility.			
Recommendation: Retain Ownership and current uses.			

Docks, Basin and Breakwater			
Address	Legal Description	KPB Parcel ID	Parcel Size
2307 Sorrel Road	Fourth of July Creek Subdivision Seward Marine Industrial Center That portion of Block 10 excluding Lots 1 and 2	14534040	82 acres +-
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 4 – 28	Harbor
Description: Includes Spring Creek Campground (see Parks). Includes North Dock, Barge Ramp, rock breakwater, Travel-lift dock, Ship-lift Dock, Sheet Pile breakwater and tidelands. The basin was never completed with a protecting west breakwater or dock, thus the North Dock is underutilized due to wave surges. Ship-lift is operated by Vigor Alaska under an agreement.			
Recommendation: Retain land and facility ownership.			

Rock Quarry			
Address	Legal Description	KPB Parcel ID	Parcel Size
102 Delphin Street	Fourth of July Creek Tracts, Tract C	14532005	56.7 acres
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 4 – 9	Public Works
Description: Acquired from Kenai Peninsula Borough through a land trade and located behind the prison facility. It is a bedrock outcrop developed as a rock quarry, providing rip rap for flood control dikes and harbor armor facing and breakwater. It is also the key tie in for the Fourth of July Creek flood control levee.			
Recommendation: Retain land ownership for the near future. Continue extraction of rock for rip rap on city construction projects. Re-evaluate status after quarry is exhausted.			

Interior Service Roads			
Address	Legal Description	KPB Parcel ID	Parcel Size
All Service Roads within SMIC	Fourth of July Creek Subdivision SMIC Polar Seafood Replat Amended Tract A3	14534052	10.23 acres
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 4 – 30	Harbor
Description: All roads south of Jellison are considered service roads and not open to public. (Mustang, Olga, Morris, Nash – South of Jellison, Sorrel – East side (ROW – Jellison Delphin & a portion of Sorrel)			
Recommendation: Retain ownership and current use.			

PUBLIC FACILITY LANDS – Water and Watershed

Gateway Water Tank			
Address	Legal Description	KPB Parcel ID	Parcel Size
2120 Unimak Circle	Gateway Subdivision, Tract A	14535001	63.83 acres
Land Use Plan	Zoning	Map #	Department
Park (P)	Resource Management (RM)	Map 3 – 15	Water/Sewer
Description: The Gateway Subdivision is a replat of the Terminal Addition and portions of the Bayview Addition. This site is generally steep and undevelopable remainder of the Gateway Subdivision. The Gateway water tank sits on less than an acre at the toe of the mountain slope. An old WWII bunker is located behind the tank; and a second bunker is located south of the tank.			
Recommendation: Retain land ownership for watershed and the water tank.			

North Water Storage Tank (Gateway)			
Address	Legal Description	KPB Parcel ID	Parcel Size
2301 Hemlock Street	Gateway Subdivision addition 2, Tract C-6	14535153	1.44 acres
Land Use Plan	Zoning	Map #	Department
Single Family (R1)	Single Family (R1)	Map 3 – 13	Water/Sewer
Description: This property is a replat of the Gateway Subdivision Addition No. 1. This site was purchased for the construction on the North Water Storage Tank, to be constructed in the 2014 – 2015 season.			
Recommendation: Retain land ownership for the water storage tank.			

Lowell Creek Tunnel / Waterfall, Bear Mountain			
Address	Legal Description	KPB Parcel ID	Parcel Size
100 Railway Ave @ Lowell Pt Rd	Mineral Survey MS 981	14823007	81.13 acres
Land Use Plan	Zoning	Map #	Department
Park (P)	Resource Management (RM)	Map 1 – 23	Water
Description: This parcel is on steep mountain slopes located south of Lowell Canyon. It was acquired in the 1930's to provide land to construct the Lowell Creek Diversion Tunnel. The city Christmas tree is on this hillside.			
Recommendation: Retain land ownership, continue use for watershed, scenic backdrop, Christmas tree and diversion tunnel			

Lowell Creek Diversion Tunnel, Water Tanks, Hydro Plant			
Address	Legal Description	KPB Parcel ID	Parcel Size
312 Lowell Canyon Road	USS 703 except Marathon Addition, Lowell Estates and MS 981, and Two Lakes Park Replat	14823006	248 acres +

Lowell Creek Diversion Tunnel, Water Tanks, Hydro Plant

Land Use Plan	Zoning	Map #	Department
Park (P)	Resource Management (RM)	Map 1 – 26	Water
<p>Description: This was the Brownell Homestead. It was acquired in the late 1930's by the city in part to build the Lowell Creek diversion tunnel and levee. Later in the 1950's the lower portion was subdivided as the Marathon Addition. This parcel is located in the Lowell Creek drainage area at the end of Lowell Canyon Road. The majority of the parcel is Lowell Creek and Mount Marathon. Development includes the Mt. Marathon Hiking trail which is a 4x4 access to a fenced in water catchment area. The canyon area includes a hydroelectric plant, two water storage tanks, a water chlorination building, security fencing, the Lowell Creek Diversion Tunnel entrance, safety fencing, diversion culvert and a road gate. Portions of the area are subject to avalanches. The hydroelectric plant, built as part of the Marathon water system, is no longer functional; and surface water environmental chlorination requirements have made the Marathon water source uneconomical. The water piping through the hydroelectric building is used for 1st lake and 2nd Ave. drainage flood control.</p> <p>Recommendation: Retain land ownership. Do not extend housing any further up the canyon. Generally manage as a scenic backdrop and as watershed. Continue working with our congressional delegation towards the Army Corp of Engineers accepting the transfer of ownership and maintenance responsibly of the diversion wall, tunnel and flume.</p>			

Lowell Point Sewage Treatment Lagoon

Address	Legal Description	KPB Parcel ID	Parcel Size
13910 Lowell Point Road	Deacon Subdivision No. 2, Lot 3	18928003	11.12 acre
Land Use Plan	Zoning	Map #	Department
not applicable, outside city limits	not applicable, outside city limits	Map 5 – 1	Sewer
<p>Description: Purchased in 1979 for the city sewage treatment plant. At one time a corner of the parcel was leased to the Alaska State Parks for a parking lot in support of the Caines Head Trail. They have since relocated to state land.</p> <p>Recommendation: Retain land ownership for sewage treatment lagoon.</p>			

PUBLIC FACILITY LANDS – Rivers / Streams – Conservation Lands

Resurrection River Floodway (east of airport)

Address	Legal Description	KPB Parcel ID	Parcel Size
1600 Dinah Street	Crawford Sub, Lot 1-4, Block 1	14509101	0.46 acre
1608 Dinah Street	Crawford Sub, Lot 5, Block 1	14509105	0.11 acre
1905 Cottonwood Lane	E ½ Govt. Lot 5	14509202	1.74 acre
1900 Cottonwood Lane	Crawford Subd, Tract A Lot 1	14509304	0.25 acre
1906 Sharon Avenue	W ½ Govt. Lot 5	14509201	2.02 acres
Land Use Plan	Zoning	Map #	Department

Resurrection River Floodway (east of airport)

Resource Management (RM)	Resource Management (RM)	Map 6 – 1	Community Development
Description: Portions of the Crawford Subdivision, located east of the airport. All parcels were acquired through tax foreclosures with the designated use as public conservation. Subdivision access was cut off after the '64 earthquake. The property is subject to tidal fluctuations and partially within the Resurrection River. It is designated Resource Management and is mapped wetlands. It has no dedicated right of way access.			
Recommendation: Retain ownership, protect from development. Develop a “conservation overlay district.”			

Sheffler Creek Watershed & View-shed

Address	Legal Description	KPB Parcel ID	Parcel Size
211 Barwell	S ½ USS Survey 931, known as a strip of land 200 ft wide on each side of the center line of Sheffler Creek	14823014	18.71 acre
Land Use Plan	Zoning	Map #	Department
Park (P)	Resource Management (RM)	Map 2 – 1	Community Development
Description: On the hillside above Jesse Lee Home area. Steep slopes. Part of watershed and viewshed. This creek tends to flood downstream during extreme storms. Possible need to do title search.			
Recommendation: Retain ownership. Maintain as unaltered viewshed above town. Develop a “conservation overlay district.”			

Japanese Creek North Forest Acres Levee Parcels

Address	Legal Description	KPB Parcel ID	Parcel Size
2616 Oak Street	Forest Acres Subd Lot AW	14503309	1.09 acres
2617 Maple Street	Forest Acres Subd Lot AV	14503310	1.09 acres
2620 Birch Street	Forest Acres Subd Lot DA	14505211	0.47 acres
2618 Birch Street	Forest Acres Subd. Lot MM	14505212	0.93 acres
2501 Laurel Street	Forest Acres Subd. Levee Replat, Tract 5C	14502143	8.0 acres
2501 Seward Highway	Forest Acres Subd, Levee Replat Tract 5A	14502141	32.84 acres
2500 Laurel Street	Forest Acres Subd, Levee Replat Tract 5B	14502142	6.09 acres
Land Use Plan	Zoning	Map #	Department
Resource Management (RM)	Resource Management (RM)	Map 3 – 1	
Description: An area purchased for the construction of the North Forest Acres Levee and access road along Japanese Creek. Some fill has been added. <u>Resolution 2009-021</u> Appropriating Funds, For The North Forest Acres Levee/Road Project. <u>Resolution 2009-022</u> , Execute and Record Restrictive Covenants on Tracts 5A and 5C.			
Recommendation: Retain ownership. Develop a “conservation overlay district.” Develop south side of the levee as non-amenities camping area.			

Fourth of July Creek Levee			
Address	Legal Description	KPB Parcel ID	Parcel Size
100 Delphin Street	Fourth of July Creek Tract, Tract B	14532004	15.46 acres
Land Use Plan	Zoning	Map #	Department
Institutional (INS)	Institutional (INS)	Map 4 – 10	Public Works
Description: A narrow winding parcel which conforms to the foot print of the Fourth of July Creek Levee. It provides a single lane road access to the Tract C quarry site.			
Recommendation: Retain land ownership, maintain as access to quarry and as a flood control levee			

PUBLIC FACILITY LANDS – Cemeteries

The City owns three (3) cemeteries.

Cemetery - City			
Address	Legal Description	KPB Parcel ID	Parcel Size
300 Coolidge Drive	Fort Raymond Subd Replat No. 2, Lot 1A	14502619	4.2 acres
Land Use Plan	Zoning	Map #	Department
Institutional (INS)	Institutional (INS)	Map 3 – 9	Parks & Rec
Description. The City and Oddfellows cemetery are all that remain of the original 40 acre Cemetery Reserve (USS 1759) acquired in 1933. About two thirds of the parcel remains undeveloped and heavily wooded. The underbrush was cut out of this area in 1989 but has regrown. The burials associated with the Jesse Lee Home are located in SE corner of this parcel.			
Recommendation: Retain ownership and continue use as municipal cemetery. Clear a path and identify Jesse Lee section.			

Cemetery - Oddfellows			
Address	Legal Description	KPB Parcel ID	Parcel Size
304 Coolidge Drive	Fort Raymond Subd Replat No. 2, Lot 15	14502617	0.92 acres
Land Use Plan	Zoning	Map #	Department
Institutional (INS)	Institutional (INS)	Map 3 - 10	Parks & Rec
Description: Acquired in late 1990's from Oddfellows Washington. Originally one acre, reduced to increase Coolidge Drive right of way. The local Rotary Club developed a memorial to all those buried in the cemetery complex.			
Recommendation: Retain ownership and use for expansion of City Cemetery.			

Cemetery - Woodlawn			
Address	Legal Description	KPB Parcel ID	Parcel Size
Salmon Creek Road	Stewart Subd of Ole Martin Homestead replat Lots 1 & 2, Block 2,	14411003	5.58 acres
Land Use Plan	Zoning	Map #	Department
not applicable (outside city)	not applicable (outside city)	Map 7 – 3	Parks & Rec
Description: Acquired and replatted in 1916 as a cemetery. Salmon Creek shifted channels in the 1920's, causing the water table to rise too high to continue using the property as a cemetery. Many of the bodies were exhumed and relocated in the current city cemetery. A few remain at the north end of the property. It has been maintained by volunteers. The south half is vacant and unsubdivided. It is a level, heavily wooded area with high water table and road access on three sides.			
Recommendation: Cemetery Plan recommend subdivide into two parcels. Retain N1/2 already subdivided as cemetery plots for future above ground mausoleums or cremains. Surplus the S1/2 with proceeds going to cemetery fund.			

PUBLIC FACILITY LANDS – Parks and Campgrounds

Forest Acres Park			
Address	Legal Description	KPB Parcel ID	Parcel Size
2300 Dimond Blvd (between Sea Lion & Hemlock)	Fort Raymond Subd Replat, Lot 11A	14502603	4.77 acres
Land Use Plan	Zoning	Map #	Department
Park (P)	Park (P)	Map 3 – 4	Parks & Rec
Description: Park parcel located on the east side of Dimond Blvd. Acquired as USS 149 Tract B Lot 2 from the state for a campground Centennial site; and the military recreation camps USS 242 Tract A Lots 1-3 from the state through municipal entitlement. Originally deed restricted to “public recreation” uses. Restrictions have been removed. It is currently developed as a day use park with tennis courts, sanitarium monument, restroom and playground equipment. A fenced-in sewer pump station is located along Dimond Blvd. The park is adjacent to Forest Acres campground.			
Recommendation: Continue use as a public park. Sell with a sound development offer.			

Forest Acres Campground			
Address	Legal Description	KPB Parcel ID	Parcel Size
911 Hemlock Street (between Seward Hwy. & Dimond Blvd)	Fort Raymond Subd Replat, Lot 12A	14502602	11.57 acres
Land Use Plan	Zoning	Map #	Department
Institutional (INS)	Institutional (INS)	Map 3 – 3	Parks & Rec

Forest Acres Campground

Description: The lands were purchased from the State in 1967, for \$1, for development of a campground as part of the Alaska Centennial. The deed carried a restriction that it be used for “public recreational purposes.” Because of discussions about relocating the city shops to this site, in 1982 the city requested and the State removed the “recreational use” but left the “public purposes” restriction in place. In 1996 the City requested the removal of the “for public purposes only” from the deed. In 1997 the State granted the request and removed the deed restriction & reverter clause, and counted the 22.923 acres of land towards the City’s Land Entitlement fulfillment. The 1985 plan specifically addresses this lot as an alternate site to relocate the city shops. Although it is the only city owned parcel located on this side of the bay that is large enough to meet the needs of a shop location. Many feel its visible highway location make it unsuitable as a public works site. The site is within the mapped Special Flood Hazard Area.

Recommendation: Continue use as a public park. Sell with sound development plan

Gateway Playground

Address	Legal Description	KPB Parcel ID	Parcel Size
1911 Dora Way	Gateway Subd Amended, Lot 6, Block 1	14535242	0.27 acres
Land Use Plan	Zoning	Map #	Department
Single Family (R1)	Single Family (R1)	Map 3 – 16	Parks & Rec

Description: A neighborhood pocket park playground.

Recommendation: Retain land ownership and continue current use.

Mt Marathon Trailhead (Jeep Trail)

Address	Legal Description	KPB Parcel ID	Parcel Size
537 First Ave (at Monroe St)	Marathon Addition Lot 29	14803004	7,500 SF (0.18 acre)
Land Use Plan	Zoning	Map #	Department
Single Family Residential (R1)	Single Family Residential (R1)	Map 1 – 1	Parks & Rec

Description: Located at the west end of Monroe Street. This lot was purchased to provide access to the Marathon Mountain water system. It varies from flat toward the street to extremely steep toward the mountain. Development includes a rough 4x4 road, security gate, and trailhead bulletin board.

Recommendation: Retain land ownership and maintain as water system and Marathon Trail access. Clear and develop a small trailhead parking to serve the trail.

Hoben Park

Address	Legal Description	KPB Parcel ID	Parcel Size
401 Railway Avenue	Waterfront Tracts 1998 Replat, Lot 2A	14920019	0.29 acre

Hoben Park			
Land Use Plan	Zoning	Map #	Department
Park (P)	Park (P)	Map 1 – 18	Parks & Rec
Description: Located at the south end of Fourth Ave, this is the most historic park in Seward. Although alternatively known through the years as Niles, Arcade, Ladies and Iditarod Park, Harry Hoben is credited with actually developing it. In order to restore it historically the Historic Preservation Commission worked to have the park officially named and place on the national historic register. The fountain has been restored. The Iditarod Trail Sign and George Wiley Memorial monument were relocated to the Founder's / Iditarod Park area. The wall has been rebuilt in the correct location.			
Recommendation: Retain land ownership and continue historic park preservation.			

Kawabe Park			
Address	Legal Description	KPB Parcel ID	Parcel Size
237 Fourth Ave @ Adams St	Original Townsite, Lot 3, Block 10	14908031	3,000 SF
	Original Townsite Lots 1 & 2, Block 10	14908027	6,000 SF
Land Use Plan	Zoning	Map #	Department
Park (P)	Park (P)	Map 1 – 13	Parks & Rec
Description: Named for Albert Kawabe. Park includes a bus/trolley stop shelter, public restrooms, bulletin board, landscaping, community Christmas tree and a freestanding mural.			
Recommendation: Retain ownership and continue existing use. Replat as a single parcel.			

Benny Benson – Lagoon Park			
Address	Legal Description	KPB Parcel ID	Parcel Size
211 Dairy Hill Lane	Laubner Addition Lots 26-30, Block 10	14719004	0.34 acre
1122 Second Avenue	Laubner Addition Lots 31-38, Block 10	14719005	0.51 acre
1121 Chamberlain Road	Laubner Addition Lots 4-10, Block 10	14719008	0.45 acre
1200 Chamberlain Road	Cliff Addition Lot 1, Block 14	14720014	0.22 acre
1216 Chamberlain Road	Cliff Addition Vacation Replat, Block 13A	14720013	0.25 acre
1312 Chamberlain Road	Cliff Addn Chamberlain Rd Replat Lot 3A, Block 12	14721021	0.20 acre
1408 Chamberlain Road	Cliff Addition Lots 5,6 & 7, Block 11	14722010	0.58 acre
The Lagoon itself	Oceanview Subdivision Block 1	14733001	7.74 acre
Land Use Plan	Zoning	Map#	Department
Park (P)	Park (P)	Map 2 – 15	Parks & Rec

Benny Benson – Lagoon Park

Description: The lagoon, located west of the Seward Highway was acquired as state tidelands, covers about 7 acres of the park. Portions along the west shore were either purchased or donated The Benny Benson monument, City Welcome Sign, duck area, and Dairy Hill Lane are on a portion of USS 249 acquired from the Leirer family. The road has never been dedicated as a public right of way. The Dale Clemens Memorial Boardwalk along the highway was built by the Chamber of Commerce. It is under state permit in the highway right of way and now owned and maintained by the city. The boardwalk at the south end of the lagoon was donated by the Rotary Club. A gazebo, located at the SE corner of the lagoon, was donated and constructed by the Rotary Club. Block 13A was acquired for 2014 Dairy Hill Drainage Project.

Recommendation: Retain land ownership. Replat area as a Park and dedicate Dairy Hill Lane as a public right of way. Dedicate as conservation overlay district to remain undeveloped for flood relief.

Hulm Lane Pocket Park & Access Easement

Address	Legal Description	KPB Parcel ID	Parcel Size
1102 Hulm Lane	Lot 2B, Park Place Subdivision, Snowden Replat	14718027	0.22 acres
Land Use Plan	Zoning	Map #	Department
Park (P)	Urban Residential (UR)	Map 2 – 20	Parks & Rec

Description: Located on the North side of Hulm Lane. Provides access easement to Lot 1B and Lot 9A of the Snowden Subdivision.

Recommendation: Retain land ownership and continue access easement. Rezone to Park.

Lowell Canyon Picnic area, Mt. Marathon Runner’s Trailhead

Address	Legal Description	KPB Parcel ID	Parcel Size
Lowell Canyon Road	Un-subdivided portion USS 703	Within 14823006	+/- 1.0 acre
Land Use Plan	Zoning	Map #	Department
Park (P)	Resource Management (RM)	Map 1 – 26	Parks & Rec

Description: This site was developed as a memorial day use picnic park in response to the request of the Hansen family whose son died in the Lowell Creek Tunnel. It includes signs, bulletin board, tables and BBQ stands. It is not platted as a separate parcel. It is close enough to be considered the trailhead for the Mt. Marathon Race Trail.

Recommendation: Retain land ownership, and continue use as a day use park and Mt. Marathon Trailhead

Spring Creek Campground at SMIC

Address	Legal Description	KPB Parcel ID	Parcel Size
3207 Sorrel Road	Unsubdivided portion Fourth of July Creek Subd SMIC Block 10	14534040 (small portion of)	92.99 acres 3.0 acres +/-
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 4 – 28	Parks & Rec

Spring Creek Campground at SMIC

Description: A small, undeveloped camping area at the mouth of Spring Creek. Access is via an unimproved road from Sorrel Road. Improvements include bulletin board and temporary placement of porta potty and dumpster in the summer. Transfer of lands from the state required public access to streams and saltwater. The replat of the industrial area denotes this area a public access.

Recommendation: Retain use as a primitive camp area, maintain the public access to the beach.

Third Avenue Playground

Address	Legal Description	KPB Parcel ID	Parcel Size
228 Third Avenue	Original Townsite, Lots 35-37, Block 10	14908011	9,000 SF
Land Use Plan	Zoning	Map #	Department
Park (P)	Park (P)	Map 1 – 14	Parks & Rec

Description: These parcels are covered with wood chips. The tot lot was developed the 1960's. Two of the lots were acquired by quitclaim deed in 1921. The title of one lot is not clear and needs further research or quiet title action.

Possible Title Issue: Old city tax assessor ledgers indicate the Lot 37 was in the name of the Harriman National Bank from 1927 through 1931. Suddenly the ledgers show the property in the name of the City. It has been in the city's name since that time. There is no indication of tax foreclosure. Never found a deed.

Recommendation: Clear up Lot 37 title through title search and/or quiet title. Replat to vacate internal lot lines. Continue use as a tot-lot. Sell with a sound development plan.

Two Lakes Park

Address	Legal Description	KPB Parcel ID	Parcel Size
811 Second Avenue	Federal Addition, Two Lakes Park Replat, Block 15B	14701005	25.01 acres
Land Use Plan	Zoning	Map #	Department
Park (P)	Park (P)	Map 1 – 38	Parks & Rec

Description: Originally there were three lakes - the middle one filled in with avalanche debris in the early 1900's. Over the years the City acquired the parcels as a large in-holding from the University of Alaska, gifts and tax foreclosure. After nearly 20 years of research and work the City was able to obtain deeds to all remaining lots. In 2010 the area was replatted as Two Lakes Park. The emergency evacuation route has become part of the Two Lakes Trail. A portion of the trail encroaches onto private land, which is covered by an access easement.

Recommendation: Retain land ownership and park status.

Waterfront Park

Address	Legal Description	KPB Parcel ID	Parcel Size
910 Ballaine Blvd.	Waterfront Park, Tract G	14734007 Map 2 – 37	8.83 acres
Description: This parcel is located at the North end of Waterfront Park, between the South Harbor Uplands, Pump Station Road, Ballaine Blvd. and Resurrection Bay. This area contains the RV/motorhome parking area, the “fish ditch” Boulder field, the site for the north pavilion and pump station #2.			
<i>Recommendation: Allow public Replat and sale of area known as Boulder Field with a sound business plan for development.</i>			
808 Ballaine Blvd.	Waterfront Park, Tract D	14734004 Map 1 – 4	10.61 acres
Description: This parcel is located between Pump Station Road, Madison Street, Ballaine Blvd and Resurrection Bay. This area contains several access points to the park and RV/Camper parking.			
430 Ballaine Blvd.	Waterfront Park, Tract C	14734003 Map 1 – 7	4.83 acres
Description: This parcel is located between Madison Street, Jefferson Street, Ballaine Blvd. and Resurrection Bay. This area contains public restrooms and RV/Camper parking.			
613 Railway	Waterfront Park, Tract B	14734002 Map 1 – 17	6.51 acres
Description: This parcel is located at the South end of Waterfront Park, between Jefferson Street, the Sealife Center parking lot, Railway/Ballaine Blvd. and Resurrection Bay. This parcel contains tent camping, playground, skate park, Branson Pavilion, the Founders Monument and the Iditarod Trail Head.			
901 Ballaine Blvd.	Waterfront Park, Tract F	14734006 Map 2 – 39	2.76 acres
Description: This parcel is located on West side of Ballaine Blvd. between Fourth Avenue on the North and B Street to the South. The parcel contains the Little League Field, the Play/Tot lot area and the RV/motorhome dump station.			
509 B Street	Waterfront Park, Tract E	14734005 Map 1 – 3	3.14 acres
Description: This parcel is located on the West side of Ballaine Blvd. between B Street and Monroe Street. The parcel contains the dedicated Williams Park, tent camping with porta-potties.			
No Address	Waterfront Park Tract A	14734001 Map 1 – 5	57.51 acrs
Description: This parcel is located within the tidelands east of the Waterfront Park.			
Land Use Plan	Zoning	Map #	Department
Park (P)	Park (P)	Maps 1 & 2 (see above)	Park & Rec

Waterfront Park

General Description & History: Access points are numerous. Located on tidelands and railroad right of way acquired from the state, federal government and tax foreclosure. The park stretches approximately 1 mile along the waterfront totaling over 36 acres. This park is made up of many different parcels from a number of subdivisions including Original Townsite, Federal Addition, Laubner Addition, tidelands, ARR ROW, USS 605, USS 606, USS 1116, USS 2830. The city replatted the entire area in June 2012. The park is divided into various public campgrounds and day use areas. Facilities include public restrooms, showers, the Founder's Monument, day use areas, a playground, the Iditarod Trail bike path, fishing sites, a gazebo, benches and a ballfield. Portions of the site are used in the winter for snow storage. The City has received open space credit within the National Flood Insurance Program for the Waterfront Park area.

Recommendation: Retain ownership and continue existing uses. Develop a "conservation overlay district."

Whale's Tail Park (corner Fourth & Port Ave)

Address	Legal Description	KPB Parcel ID	Parcel Size
1503 Fourth Avenue	Portion ARRC Right of Way SBH Lease Parcel Lot 10		
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 3	Parks & Rec
Description: A portion of ARRC ROW, developed by State DOT as part of Port Ave / Fourth Ave reconstruction. City Parks and Rec manages the site. Used as a rest area.			
Recommendation: Continue to maintain as a pocket park and rest area			

PUBLIC FACILITY LANDS – Electric System Infrastructure

City Generators, Water Well, and Citizens Ball field

Address	Legal Description	KPB Parcel ID	Parcel Size
605 Sea Lion Ave	Fort Raymond Subd Replat No. 3, Lot 6A-2	14502623	10.7 acres
Land Use Plan	Zoning	Map #	Department
Institutional (INS)	Institutional (INS)	Map 3 – 8	Parks & Rec (ball field). Water Dept. (well), Electric (generation plant & warehouse)
Description: Part of original 40 acre USS 1759 Cemetery Reserve acquired 1933. Uses included ball field, water wells 4 & 5, electric substation, generation plant, new electric warehouse and paved pedestrian path.			
Recommendation: Retain land ownership. Continue existing and proposed uses.			

Storage Yard			
Address	Legal Description	KPB Parcel ID	Parcel Size
11555 Seward Highway	Folz Subd Replat Lot 6A	14409130	1.84 acres
	Folz Subd Lot 5	14409121	0.46 acre
Land Use Plan	Zoning	Map #	Department
not applicable (outside city)	not applicable (outside city)	Map 7 – 2	Electric
Description: Lot 6A is fenced. Lot 5 is outside the fenced area, currently used as electric pole and equipment storage yard. Originally purchased and designed for Transmission Line easement and substation.			
Recommendation: Retain ownership, continued use and develop substation.			

SMIC Electric Substation			
Address	Legal Description	KPB Parcel ID	Parcel Size
400 Nash Road	Fourth of July Creek Seward Marine Industrial Center, Lot 1, Block 1	14534017	2.03 acres
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 4 – 33	Electric
Description: Services the Fourth of July Creek area. A portion of the site has been filled to accommodate the substation. Located adjacent to Spring Creek. The remainder would have to be filled for substation expansion or lay down storage.			
Recommendation: Retain land ownership for continued use as electric substation.			

Transmission Line			
Address	Legal Description	KPB Parcel ID	Parcel Size
Seward Hwy at Grouse Creek Rd	Old Mill Subdivision Tract H	12537007	1.01 acre
Seward Highway (west side, between road into Old Mill and Grouse Lake Road)	T1N R1W Sec 12 SM, prtns SW ¼ SW ¼ NW ¼ NE ¼ W ½ W ½ SW ¼ NE ¼ lying W of Swd Hwy	12537090	3.9 acre
Land Use Plan	Zoning	Map #	Department
not applicable (outside city)	not applicable (outside city)	Map 7 – 1	Electric
Description: These tracts were acquired in 1992 in lieu of an easement during the T-line construction project. Tract H is critical to the power line as it is an angle point where the power line changes direction. It also includes an important switch that allows the power to be isolated when the city is on generators. The second parcel parallels the highway, above Grouse Creek and contains the T-line.			
Recommendation: Retain land ownership. Restrict public access for safety reasons.			

LEASED LAND INVENTORY

LEASED LANDS – other than SMIC and the Small Boat Harbor:

The following city owned lands are currently under lease or obligation to private and public parties. Lease terms vary from 1 to 99 years with twenty to thirty being most common. They generally have some development requirements. Rent varies from free to fair market value. Most lease rents are adjusted by appraisal every five years. The number in parenthesis (Lease 00-000) is the city’s administratively assigned lease number.

Resurrection Bay Seafoods (Anderson Dock) (L91-070)			
Address	Legal Description	KPB Parcel ID	Parcel Size
200 Lowell Point Road	ATS 174 portion Lease Parcel 1	14823009	30,534 SF
301 Lowell Point Road	USS 1806 road easement	No number	20,602 SF
301 Lowell Point Road	ATS 174 portion for Dock & Buildings	No number	44,663 SF
300 Lowell Point Road	ATS 174 portion Lease Parcel 2	14823010	19,756 SF
Land Use Plan	Zoning	Map #	Department
Resource Management (RM)	Industrial (INS)	Map 1 – 22	Com Dev
Description: Tideland parcels. The two lease parcels are open storage in support of fish processing plant. The easement is a mutual no cost exchange allowing lessee’s dock and buildings to remain indefinitely on tidelands in return for a Lowell Point Road/utility easement on lessee’s adjacent private land. Lease expires 9/20/2021. No extension options.			
Recommendation: Retain ownership and continue lease and easement			

The following parcels are within what has been called the [Waterfront Tracts](#). It is made up of lands from two sources - old Alaska Railroad property and tidelands.

Alutliq Pride Shellfish Hatchery (Chugach Regional Resources Commission -CRRC) (L06-091)			
Address	Legal Description	KPB Parcel ID	Parcel Size
213 Railway Avenue	Waterfront Tracts Mariculture Addition Tract 1B	14920016	1.57 acres
Land Use Plan	Zoning	Map #	Department
Institutional (INS)	Institutional (INS)	Map 1 – 21	Admin
Description: Includes operating agreement for the Seward Mariculture Research Center and Shellfish Hatchery. Site is subject to flooding/gravel inundation by nearby waterfall. Lease expires 6/30/2069			
Recommendation: Retain tideland ownership. Continue lease/agreement as needed.			

Alutliq Pride Shellfish Hatchery Tideland Easement (Alaska Dept of Fish & Game) (L06-097)

Address	Legal Description	KPB Parcel ID	Parcel Size
213 Railway Avenue	Portion of ATS 174	No number	
Land Use Plan	Zoning	Map #	Department
Institutional (INS)	Institutional (INS)		Admin
Description: Easement agreement for intake (+- 565 ft long) and effluent (+-45 ft long) pipes in support of mariculture shellfish hatchery research center. Lease expires 6/30/2025.			
Recommendation: Retain tideland ownership. Continue agreement as needed.			

University of Alaska Fairbanks, Seward Marine Center (L70-017)

Address	Legal Description	KPB Parcel ID	Parcel Size
213 Railway Avenue	Waterfront Tracts Mariculture Addn Tract 1A	14920015	5.57 acres
Land Use Plan	Zoning	Map #	Department
Institutional (INS)	Institutional (INS)	Map 1 – 20	Com Dev
Description: Site is developed with warehouse, lab, support buildings and a dock. About 30% of this seven acre site is tideland. It is under a 99 year, no cost lease.			
Recommendation: Retain ownership and continue lease.			

Alaska SeaLife Center (SAAMS) (L95-095)

Address	Legal Description	KPB Parcel ID	Parcel Size
101 Railway Avenue	Waterfront Tracts , Tract 2A	14920012	7.39 acres
100 Lowell Point Road	Portion USS 703	No ID number	+ - 625 SF
Land Use Plan	Zoning	Map #	Department
Central Business District (CBD)	Central Business District (CBD)	Map 1 – 19	Administration
Description: The underlying land was originally Alaska Railroad. It came to the city after the earthquake as a trade for tidelands at the head of the bay for construction of a new dock. Land was subsequently subdivided in the Waterfront Tracts. A fresh water intake pump & building are just south of the waterfall. Waterline is in the Lowell Point Rd / Railway Ave right of way. Lease expires Apr 28, 2045.			
Recommendation: Retain land ownership and continue lease			

Fiber Optic Cable (Kodiak-Kenai Cable Co. LLC) (Contract 06-082)

Address	Legal Description	KPB Parcel ID	Parcel Size
Monroe Street	Tidelands, Waterfront Park	none	
Land Use Plan	Zoning	Map #	Engineering
Park (P)	Park (P)		

Fiber Optic Cable (Kodiak-Kenai Cable Co. LLC) (Contract 06-082)

Description: Approved by Resolution 2006-82. Cable was placed across tidelands, within Waterfront Park and into the City ROW. (Same location as GCI Fiber Optic Cable, Contract 2003-111) Expires 8/31/2031 plus two 5-year extension options. (no original signed document were found, working file in Community Development)

Recommendation: Retain land ownership and continue contract.

GCI Fiber Optic Cable (GCI Communications Corp) (Contract 2003-111)

Address	Legal Description	KPB Parcel ID	Parcel Size
Monroe Street	Tideland, Waterfront Park	none	
Land Use Plan	Zoning	Map #	Department
Park (P)	Park (P)		Engineering

Description: Approved by Res 2003-111 states agreement good until 10/30/2028 with two 5 year extension options. (no original signed document were found working file in Community Development).

Recommendation: Retain land ownership and continue contract

Seward Chamber of Commerce (L89-077)

Address	Legal Description	KPB Parcel ID	Parcel Size
2001 Seward Highway (at Coolidge Dr.)	Fort Raymond Subd, Lot 4	14502611	1.01 acres
Land Use Plan	Zoning	Map #	Department
Institutional (INS)	Institutional (INS)	Map 3 – 11	Community Development

Description: Originally part of the Air Force Rec camp lease. Otherwise unused, it was separated out when Air Force renewed the lease. Leased to Chamber in 1989 for 20 years at no cost as an office and visitor information center. It is encumbered by a main underground electric vault and line. Lease expires 11/1/2021 with one 5-year extension.

Recommendation: Retain land ownership and continue lease as a contribution to the Chamber of Commerce.

Army Seward Resort (L64-034)

Address	Legal Description	KPB Parcel ID	Parcel Size
2209 Dimond Blvd	Fort Raymond Subd Replat 1, Lot 9A	14502604	11.82 acres
Land Use Plan	Zoning	Map #	Department
Institutional (INS)	Institutional (INS)	Map 3 – 5	Community Development

Army Seward Resort (L64-034)

Description. Originally leased by US Govt from state in 1964, the City acquired the land in 1983 with the lease intact. New leases were negotiated in 1985 for \$10,000 which is less than fair market value. The camps are hemmed in with no growth potential. If the camps were removed, this area could be used for elementary school expansion, a park and/or campground, or residential and highway commercial uses. Lease expires 9/30/2016. No extension options.

Recommendation: Retain land ownership. Continue lease

LEASED LANDS – Small Boat Harbor Area

The following parcels are located in the Small Boat Harbor Area. Land was acquired through tideland patent from the state and railroad right of way from the federal government. Most of the area is fill from dredge spoils during the construction of the small boat harbor.

Kenai Fjords National Park Visitor Center (USDI Park Service) (L85-045)

Address	Legal Description	KPB Parcel ID	Parcel Size
1212 Fourth Avenue	Seward Small Boat Harbor, Lot 13, Block 6,	14733038	5,836 SF
	Seward Small Boat Harbor, Lot 14, Block 6,	14733039	10,591 SF
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 23	Harbor

Description US Park Service Kenai Fjords National Park headquarters & visitor center. They pay fair market value on the building footprint (Lot 14). Lot 13 is at no cost in return for construction of a public restroom facility, public boardwalk, and interpretive kiosks. The Park Service has acquired new facility downtown. Lease expires Jun 30, 2015. Includes no extension options.

Recommendation: Retain land ownership. Continue lease.

Saltwater Safari Company (Bob Candopoulos) (L97-107)

Address	Legal Description	KPB Parcel ID	Parcel Size
1208 Fourth Avenue	Seward Small Boat Harbor, Lot 12, Block 6	14733037	5,389 SF
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 24	Harbor

Description: Waterfront parcel originally developed as a charter office, retail and restaurant building. Subsequently added 2nd floor and restaurant area remodeled as small hotel. Development of a portion of the public boardwalk on the water side of the building was a condition of this lease. Boardwalks on both sides now closed to public. Lease expires Jan 11, 2034. No extension options.

Recommendation: Retain land ownership and continue lease.

The following seven (7) lease sites, commonly called the **Boardwalk Sites**, are located within Block 6 of the Small Boat Harbor Subdivision. Initiated in the mid 1980's, the original concept was to provide a low cost site to encourage small business development in the harbor area. Originally buildings were allowed on skids; water and sewer were not required; each site was ±900 square feet and was leased for a 10 year period with a single three year extension option. In the late 1990's, at the end of the leases, the sites were required to install water and sewer, the lease sites were expanded and buildings were required to meet building codes. Most buildings were removed and new ones constructed. A few were raised and foundations built beneath them. Recommendation for all Boardwalk Sites is to retain land ownership, continue all seven boardwalk leases.

Kenai Fjords Tours Adventure Building (Alaska Heritage Tours Inc.) (L97-102)			
Address	Legal Description	KPB Parcel ID	Parcel Size
1302 Fourth Ave	Seward Small Boat Harbor, Lot 5, Block 6	14733030	1,372 SF
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 31	Harbor
Description: Day cruise tours, kayak tour office. Lease expires 9/23/2017 plus two 5-yr options.			

Major Marine Tours (Seward Wildlife Cruises LLC) (L08-002)			
Address	Legal Description	KPB Parcel ID	Parcel Size
1302 Fourth Ave	Seward Small Boat Harbor, Lot 6, Block 6	14733031	1,211 SF
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 30	Harbor
Description: Day cruise tour office. Lease expires 2/27/2027 plus two 5-yr options.			

Aurora Charters (Carl & Kim Hughes) (L97-104)			
Address	Legal Description	KPB Parcel ID	Parcel Size
1302 Fourth Ave	Seward Small Boat Harbor, Lot 7, Block 6	14733032	1,211 SF
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 29	Harbor
Description: Charter office and espresso. Lease expires 9/23/2017 plus two 5-yr extensions.			

Seward Wildlife Cruises LLC (L97-105)			
Address	Legal Description	KPB Parcel ID	Parcel Size
1302 Fourth Ave	Seward Small Boat Harbor, Lot 8, Block 6	14733033	1,232 SF
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 28	Harbor

Seward Wildlife Cruises LLC (L97-105)

Description: Day cruise tour office. Lease expires 2/27/2027 plus two 5-yr options.

Light House Gifts/ Northern Outfitters (Richard & Linda Worabel) (L97-106)

Address	Legal Description	KPB Parcel ID	Parcel Size
1302 Fourth Ave	Seward Small Boat Harbor, Lot 9, Block 6	14733034	1,211 SF
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 27	Harbor

Description: Gift shop in front, fishing charter office facing the boardwalk. Lease expires 9/23/2017 plus two 5-yr options.

Dock Side Ventures (Cindy Ranta) (L09-039)

Address	Legal Description	KPB Parcel ID	Parcel Size
1302 Fourth Ave	Seward Small Boat Harbor, Lot 10, Block 6	14733035	1,211 SF
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 26	Harbor

Description: Charter office. Lease expires 4/27/2020 plus two 5-yr options.

Derby Booth (Chamber of Commerce) (L02-002)

Address	Legal Description	KPB Parcel ID	Parcel Size
1302 Fourth Ave	Seward Small Boat Harbor, BIK6, Lot 11	14733036	1,211 SF
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 25	Harbor

Description: Lease expires 9/30/2022. No extension options

Recommendation for all Boardwalk Lease Sites: Retain land ownership, continue all seven boardwalk leases.

Kenai Fjords Tours / Helly Hansen (Alaska Heritage Tours Inc.) (L87-062)

Address	Legal Description	KPB Parcel ID	Parcel Size
1304 Fourth Avenue	Seward Small Boat Harbor, Lot 4, Block 6	14733029	5,895 SF
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 32	Harbor
Description: A waterfront parcel developed as a commercial retail/office building currently housing Kenai Fjords Tours counter, retail store and offices. Leased in 1987. Development of a portion of the public boardwalk on the water side of the structure and a second condition was for the restrooms to be considered public in return for allowing a stand alone restroom facility to be removed to make room for this lease development. Lease expires 11/11/2027. No extension options.			
Recommendation: Retain land ownership, continue leases			

Ray's Restaurant (Ray Simutus) (L87-060)

Address	Legal Description	KPB Parcel ID	Parcel Size
1316 Fourth Avenue	Seward Small Boat Harbor, Lot 3, Block 6,	14733028	8,607 SF
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 34	Harbor
Description: At F Float fire lane. Leased in 1987 for 30 years at fair market value. Development of a portion of the public boardwalk on the land side of the building was a condition of this lease. Lease expires 9/23/2017. No extension options.			
Recommendation: Retain land ownership and continue lease.			

Holiday Inn Express Parking (Alaska Railroad Corp) (L03-006)

Address	Legal Description	KPB Parcel ID	Parcel Size
Fourth Avenue	Seward Small Boat Harbor, Lot 1, Block 6, the portion North of J-dock access.	14733026	3,537 SF
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – North 36	Harbor
Description: A sliver of land between the Fourth Avenue Right of Way and Alaska Railroad property. It is paved and stretches from the driveway access into the Holiday Inn Express, south to J Dock access. Lease is an exchange with ARRC for J Dock Fish Cleaning Dock and Oil Recovery Tank. Lease expires 4/9/2038. CC Resolution 2014-086 approved lease & sale agreement with the Alaska Railroad, October 27, 2014.			
Recommendation: Retain land ownership and continue agreement with ARRC			

Harbor Holdings LLC Gene Minden (L09-070)

Address	Legal Description	KPB Parcel ID	Parcel Size
307 South Harbor Street	Seward Small Boat Harbor, Lot 1, Block 8	14731021	20,729 SF
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 19	Harbor
<p>Description: Originally developed in 1968 as a marine parts/equipment business. Lease included an illegal exclusive float moorage clause. A new 30 year fair market lease was issued in 1988 as an incentive to close out the moorage agreement. Building was later used as a restaurant and then the original Park Service office/visitor center. The back area was fenced for outdoor storage by the Fish House. Subsequently, the structures were all removed. The current building was developed, which now houses Subway, the Creamery, Bakery, Sue's Teriyaki, a charter office, small fish processing operation and an apartment. Lease expires 7/12/2030 plus two 5-yr options.</p>			
<p>Recommendation: Retain land ownership and continue lease.</p>			

Fish House/Bay Traders True Value (Mark & Karla Clemens) (L68-009)

Address	Legal Description	KPB Parcel ID	Parcel Size
1301 Fourth Ave (at S. Harbor St)	Marina Subd Replat, Lot 1A, Block 1	14731018	24,025 SF
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 17	Harbor
<p>Description: Originally two lots, leased in 1969 as the Fish House and the Silver Salmon Cache. Later combined as one parcel. The Salmon cache was torn down to make way for Bay Traders, which was connected to the old Fish House. More recently the old Fish house A frame was removed and Bay Traders building was added on to create the current building. Lease expires 12/31/2034 w/ two 5-yr extension options.</p>			
<p>Recommendation: Retain land ownership and continue lease.</p>			

Breeze Inn Motel, Restaurant (Juris Mindenbergs) (L04-096)

Address	Legal Description	KPB Parcel ID	Parcel Size
1311 Fourth Avenue	Marina Subdivision Mindenbergs Replat, Lot 3B, Block 1	14731023	1.70 acres
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 16	Harbor
<p>Description: This is now a combination of what was three lots. The larger on which the motel is located was leased in 1975, a new 30 year fair market lease was issued in 1984 to enable lessee to finance a major expansion of the motel. Lot 3 was originally leased in 1967 for a restaurant. That lease was superseded in 1984 with a new 30 year fair market lease which combined Lots 3 and 4 to accommodate further development of the restaurant and commercial shops. Lease expires 9/30/2035 plus three 5-yr options.</p>			
<p>Recommendation: Retain land ownership and continue lease.</p>			

Gift Shop (Juris Mindenbergs) (L06-008)

Address	Legal Description	KPB Parcel ID	Parcel Size
1317 Fourth Avenue	Seward Small Boat Harbor, Lot 5B, Block 5,	14731020	4,252 SF
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 14	Harbor
Description: Entire lot originally leased in 1971, the site was never developed. City took the site back and put it out for RFP in 1988. Two proposers opted to split the site into two equal size lots. Each party was issued a separate lease. Current lease expires 2/20/2036 plus two 5-yr options.			
Recommendation: Retain land ownership and continue lease.			

Wild Iris (Iris and Hugh Darling) (L09-095)

Address	Legal Description	KPB Parcel ID	Parcel Size
1319 Fourth Avenue	Seward Small Boat Harbor, Lot 5A, Block 5	14731019	4,252 SF
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 13	Harbor
Description: Entire lot originally leased in 1971, the site was never developed. City took the site back and put it out for RFP in 1988. Two proposers opted to split the site into two equal size lots. Each party was issued a separate lease. New lease issued in 2009. Lease expires 9/11/2044. No extension options.			
Recommendation: Retain land ownership and continue lease.			

Seward Lodging III (Elliot Jackson) (L04-017)

Address	Legal Description	KPB Parcel ID	Parcel Size
1321 Fourth Ave	Marina Subdivision, Lot 6, Block 1	14731006	8,357 SF
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 12	Harbor
Description: Originally developed under a 1971 lease agreement. Current building houses a restaurant (Marina Restaurant) and a fishing charter office. Lease expires 3/24/2034. Plus three 5-yr extension options.			
Recommendation: Retain land ownership and continue lease.			

Harbor Gateway (James T. Pruitt Harbor Gateway Inc.) (L00-002)

Address	Legal Description	KPB Parcel ID	Parcel Size
1401 Fourth Avenue	Seward Small Boat Harbor Pruitt Replat, Lot 1A, Block 10,	14510433	18,078 SF
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 11	Harbor

Harbor Gateway (James T. Pruitt Harbor Gateway Inc.) (L00-002)

Description: It includes a gas station, convenience store, liquor store, restaurants and second floor office space. The original 1978 lease was for a car wash. New lease issued in 1984 to expand building. Building has been added and expanded to current configuration. Current lease expires 8/23/2030 plus two 5-yr extension options.

Recommendation: Retain land ownership and continue lease.

Seward Fisheries (Icicle Seafoods Inc.) (L73-071)

Address	Legal Description	KPB Parcel ID	Parcel Size
601 Port Avenue	Marina Subd Block 2 Replat, Lot 2A	14524015	2.61 acres
1501 T Dock St	Marina Subd Block 2 Replat, Lot 3A	14524016	2.28 acres
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 5	Harbor

Description: The fish processing and meal plants were originally developed in the early 70's on five lease lots in the Seward Industrial Park. In 1988 the site was replatted as Block 2 of the Marina Subdivision to accommodate a major expansion of the processing plant. At that time a new 30 year fair market value lease was issued to aid the lessee in financing the plant expansion. Lessee also has a preferential use agreement for the wharf and docks in front of the plant. Lease expires Aug 9, 2018. No extension options.

Recommendation: Retain land ownership and continue lease.

Bay Barge Co. (Michael & Norma McCormick) (L94-086)

Address	Legal Description	KPB Parcel ID	Parcel Size
1503 X-Float Road	Marina Subdivision, Coast Guard Replat, Lot 4B, Block 2	14524021	2,400 SF +/-
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 8	Harbor

Description: Lease is located on tideland acquired from state, transferred to Corps of Engineers for development of harbor and reacquired from the Corps. Lease site was included in the Coast Guard replat of the Marina Subdivision. Lease expires 6/30/2015, plus two 5-year extension options.

Recommendation: Retain land ownership and continue lease.

USCG Lease Site (L10-041)

Address	Legal Description	KPB Parcel ID	Parcel Size
1507 X Float Road	Marina Subdivision, Coast Guard Replat, Lot 4A-2, Block 2	14524020	.64 acre
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 7	Harbor

USCG Lease Site (L10-041)

Description: 2011 Relocation site for the USCG Shore Support Building. Lease expires 9/30/2031

Recommendation: Retain land ownership and continue lease.

Army Dispatch Building (L64-034)

Address	Legal Description	KPB Parcel ID	Parcel Size
1409 X-Float Road	Marina Subdivision, Seward Resort Addn. Tract A	14524022	.06 acre
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 9	Community Development

Description: Army Resort dispatch building was built in 2010. The parcel lease was to be included with the current Army Resort Lease L64-034. Lease expires 9/30/2016

Recommendation: Retain land ownership. Continue Lease

Fiber Optic Cable Landing (AT&T Alascom Inc.) (Pacific Telecom) (L90-079)

Address	Legal Description	KPB Parcel ID	Parcel Size
1111 Port Avenue	portion ATS 174	14502514	10.57 acres
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 6 – 2	Harbor

Description: A tideland parcel at the head of the bay leased for a fiber optic communications cable. Lease expires 8/31/2015 with two 5-year options. Reso 90-064 & 90-089.

Recommendation: Retain ownership and continue lease and easement.

Airport Aviation and Hazard Easement Area (Easement 66-001)

Address	Legal Description	KPB Parcel ID	Parcel Size
1500 Airport Road	T1S R1W Sec 2 SM, SW That portion of ATS 174 Seward Airport Aviation and Hazard Easement Area	14502402	23.6 acres
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 6 – 3	Community Development

Description: Tideland mud flats at the head of the bay.

Recommendation: Retain ownership and continue easement.

LEASED LANDS – SMIC Area

The following leases are all located within the Fourth of July Creek Area which is a replat of USS 4827, USS 4827, AS 76-69, ATS 1222 and Fourth of July Creek Tracts A-E. The Seward Marine Industrial Center (SMIC) is considered to be the ±100 acres supporting the ship-lift/north dock basin. These lands were acquired through municipal entitlement under the Alaska Statehood Act and through land trades with the Kenai Peninsula Borough. With the exceptions as noted, they are all zoned Industrial.

Cellular phone tower (ACS Wireless) (Lease assignment to (L94-092)			
Address	Legal Description	KPB Parcel ID	Parcel Size
707 Nash Road	Fourth of July Creek Subdivision, SMIC No. 2, Tract H, Lot 1	14533018	2,800 SF
Land Use Plan	Zoning	Map #	Department
Resource Management (RM)	Resource Management (RM)	Map 4 - 2	Harbor
Description: This parcel is located just off Nash Road before it drops into the Fourth of July Creek valley. Original lease to ACS Wireless, Lease Assignment to Alaska Wireless Network (AWN) by Resolution 2013-007. Lease was extended by Resolution 2010-047 to June 30, 2015.			
Recommendation: Retain land ownership and continue lease.			

Spring Creek Correctional Facility (L85—052)			
Address	Legal Description	KPB Parcel ID	Parcel Size
3600 Bette Cato Ave	Spring Creek Correctional Facility, Tract A	14532008	262 acres
400 Delphin Street	Fourth of July Creek Tracts, Tract E	14532007	65.91 acres
Land Use Plan	Zoning	Map #	Department
Institutional (INS)	Institutional (INS)	Map 4 – 8	Administration
Description: The prison site is made up of two parcels. Tract A includes the prison city water wells, and city water storage tank and SMIC sewer lagoon. Tract E provides a buffer between the prison and SMIC, as well as access to the prison and the sewer treatment plant. Both tracts include numerous utility easements. Leased to the Alaska Department of Corrections through a lease purchase agreement. When the Certificates of Lease Participation used to fund the construction are paid off, the property ownership was to transfer to the State.			
Recommendation: Continue efforts to transfer land and facility to the Alaska state Department of Administration. Retain easements for all City infrastructure such as wells, access, dikes and water tank			

NOAA weather radio tower (US Government) (L05-055)

Address	Legal Description	KPB Parcel ID	Parcel Size
405 Nash Road	Fourth of July Creek Subd, SMIC, Lot 1, Block 10	14534039	.04 acre
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 4 - 32	Harbor
Description: This 625 SF parcel is grouped with other electronic sites along Nash Road next to Spring Creek. It has a single wood pole with attached antenna and a small electronics shelter. It is a 10 year no cost lease dating from 1987. Lease expires 09/30/2017			
Recommendation: Retain land ownership and continue lease.			

GCI Communication Corp. (Satellite TV dishes) (L13-073)

Address	Legal Description	KPB Parcel ID	Parcel Size
405 Nash Road	Fourth of July Creek Subd SMIC Lot 1, Block 10	14534039	1,500 SF
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 4 – 32	Harbor
Description: Same electronic site as the NOAA weather lease. Provides cable TV to prison. It is developed with two satellite TV dishes. Lease expires June 30, 2018 with three fire year extension options.			
Recommendation: Retain land ownership and continue lease.			

USCG radio locator beacon tower (U.S. Government) (L93-083)

Address	Legal Description	KPB Parcel ID	Parcel Size
3215 Sorrel Road	Fourth of July Creek Subd, SMIC, Lot 2, Block 8	14534035	.08 acre
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 4 – 24	Harbor
Description: Fenced in tower site between Sorrel Road and the shoreline. Area of the shoreline is eroding due to storm surge. This is a no cost lease, it was renewed by Resolution 2010-044. The lease period is July 1, 2005 to June 30, 2020 with one 5 year extension option.			
Recommendation: Retain land ownership and continue lease			

Vigor Alaska - Seward (Ground L95-094 (L2012-038))

Address	Legal Description	KPB Parcel ID	Parcel Size
3306 Sorrel Road	Fourth of July Creek Subd, SMIC Seward Ship's Drydock Replat, Lot 1A, Block 7	14534046	7.34 acres
3208 Sorrel Road	Fourth of July Creek Subd, SMIC Seward Ship's Drydock Replat, Lot 3, Block 7	14534045	1.88 acres
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 4 – 22	Harbor

Description: Originally leased to Seward Ships Drydock in 1988 as a 2 acre site including the 300 foot dry rail berth for 30 years. A 1993 amendment expanded the lease site to 5 acres and added one of the 180 foot dry rail berths. A new agreement approved January 1995 further enlarged the site. Lease extended by Resolution 2012-038 until June 30, 2040. Resolution 2014-044 approved assignment of lease to Vigor Alaska-Seward, LCC.

Recommendation: Retain land ownership and continue lease.

**Polar Seafoods (Polar Equipment, Inc.) (L94-085)
Polar Seafoods Dock Processing Plant / Storage (Polar Equipment, Inc.) (L06-048)**

Address	Legal Description	KPB Parcel ID	Parcel Size
3207 Morris Avenue	Fourth of July Creek Subd SMIC Blk 7, Lot 2	14534032	15,000 SF
3205 Morris Avenue	Fourth of July Creek Subd, SMIC Polar Seafood Replat Lot 2A, Block 9	14534051	1.98 acre
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 4 – 26	Harbor

Description: The dock was constructed and deeded to the city as advance payment for 20 years use of the dock. Processing plant is on the dock. Storage and parking is across Sorrel Road from fish processing plant. New lease to combine the two old leases approved by Resolution 2006-048 to expire 6/20/2016, with two five year extension options.

Recommendation: Retain lands and dock and continue lease.

Global Tower Assets, LLC (L11-050)

Address	Legal Description	KPB Parcel ID	Parcel Size
103 Delphin Road	Fourth of July Creek Subd, SMIC Lot 1, Block 6	14534029	.23 acre
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 4 – 19	Harbor

Description: Lease expires 7/31/2016 w/ four - 5-year extension options.

Recommendation: Retain land ownership and continue lease.

Fire Safety Training Facility (State of Alaska Dept of Admin) (L08-005)

Address	Legal Description	KPB Parcel ID	Parcel Size
3504 Jellison Avenue	Fourth of July Creek Sub SMIC Block 1 excluding Lots 1 & 2	14534019	7.79 acres
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 4 – 13	Harbo
Description: Lease expires 2/28/2038 w/ option to purchase at end of lease.			
Recommendation: Retain ownership and continue lease			

Alaska Logistics (L09-126)

Address	Legal Description	KPB Parcel ID	Parcel Size
3409 Jellison Avenue	Fourth of July Creek Subd SMIC, Lot 2, Block 3	14534022	2.5 acres
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 4 – 34	Harbor
Description: Original lease in 2009 to expire December 15, 2014 with one additional five year extension.			
Recommendation: Retain ownership and continue lease			

Harmon Properties, LLC. (L13-108)

Address	Legal Description	KPB Parcel ID	Parcel Size
3405 Jellison Avenue	Fourth of July Creek Subd SMIC, Lot 3, Block 3	14534023	2.5 acres
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 4 – 12	Harbor
Description: Original lease in 2013 to expire January 31, 2034 with two (2) additional five year extension. Lease extension by Resolution 2014-073 to January 31, 2113.			
Recommendation: Retain ownership and continue lease			

Raibow Fiberglass & Boat Repair, LLC (L13-048)

Address	Legal Description	KPB Parcel ID	Parcel Size
3409 Jellison Avenue	Fourth of July Creek Subd SMIC, Lot 4, Block 3	14534024	0.31 acres
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 4 – 14	Harbor
Description: Original lease in 2013 to expire 7/31/2033 with 2 additional 5 year extensions			

Raibow Fiberglass & Boat Repair, LLC (L13-048)

Recommendation: Retain ownership and continue lease

Raibow Fiberglass & Boat Repair, LLC (L14-068)

Address	Legal Description	KPB Parcel ID	Parcel Size
3409 Morris Avenue	Fourth of July Creek Subd. SMIC Lot 4D, Block 7, Raibow Replat		1.76 acres
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 4 –36	Harbor
Description: Short term lease, 120 days to expire November 24, 2014			
Recommendation: Retain ownership and continue lease			

Raibow Fiberglass & Boat Repair, LLC (L14-062)

Address	Legal Description	KPB Parcel ID	Parcel Size
208 Nash Road	Fourth of July Creek Subd. SMIC, Lot 2, Block 4, Raibow Replat		.43 acres
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 4 – 35	Harbor
Description: Short term lease, 120 days to expire October 31, 2014			
Recommendation: Retain ownership and continue lease			

Sawmill Tideland (Goldbelt Inc.) (L98-110)

Address	Legal Description	KPB Parcel ID	Parcel Size
3000 Bette Cato Ave (at Nash Rd)	Alaska Tideland Survey (ATS) 1380	14533016	14.22 acres
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 4 – 5	Harbor
Description: This tideland parcel was leased in support of the old sawmill site and chip loading dock. Lease expires Jun 15, 2053.			
Recommendation: Retain ownership of Tidelands			

LAND LEASED BY THE CITY FROM OTHERS

J Dock Used Oil Shed & J Dock Fish Cleaning Stations (from ARRC by city)			
Address	Legal Description	KPB Parcel ID	Parcel Size
Fourth Avenue	Parcel 1 Contract 7885 (Used Oil Shed)		225 SF
	Parcel 2 Contract 7885 (Fish Dock)		4,473 SF
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)		Harbor
Description: Two parcels leased from Alaska Railroad Corporation in return for Holiday Inn Express Parking. Parcel 1 is for the J Dock used oil container / shed & Parcel 2 is for J-Dock Fish Cleaning Station. Lease expires 4/9/2038. CC Resolution 2014-086 approved lease & sale agreement with the Alaska Railroad, October 27, 2014.			
Recommendation: Continue lease and use until ARRC lease & sale agreement is finalized.			

Small Boat Harbor East Breakwater (from ARRC by city) (Contract 8670)			
Address	Legal Description	KPB Parcel ID	Parcel Size
X-Float Road	ATS 174 a portion of ARRC Reserve	No ID number	82,951 SF
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)		Harbor
Description: Leased from ARRC for placement of Small Boat Harbor East Breakwater. Lease expires 10/3/2058. CC Resolution 2014-086 approved lease & sale agreement with the Alaska Railroad, October 27, 2014.			
Recommendation: Continue agreement and use until ARRC lease & sale agreement is finalized			

Hemlock Street Water Well (from KPB by City)			
Address	Legal Description	KPB Parcel ID	Parcel Size
503 Hemlock Ave	Ft. Raymond Subd Replat No. 2 Lot 8A-2	14502622	0.43 acre
Land Use Plan	Zoning	Map #	Department
Institutional (INS)	Institutional (INS)		Water
Description: Leased from Kenai Peninsula Borough			
Recommendation: Continue agreement and use			

Iron Mountain Shooting Range (from KPB by City) (L06-029)			
Address	Legal Description	KPB Parcel ID	Parcel Size
3200 Dimond Blvd	SW1/4NE1/4NE1/4 & S1/2NW1/4NE 1/4NE1/4 Sec 28 T1N R1W SM	14424004	2.3 acres
Land Use Plan	Zoning	Map #	Department

Iron Mountain Shooting Range (from KPB by City) (L06-029)			
Institutional (INS)	Institutional (INS)		Community Development
Description: A portion of the landfill leased from KPB as a shooting range. Operated by Iron Mountain Shooting Club. Lease expires 3/31/2026.			
Recommendation: Continue agreement and use			

VACANT LANDS

VACANT LANDS – other than SMIC lease area

Lots 34 & 35, Block 16 OTS			
Address	Legal Description	KPB Parcel ID	Parcel Size
328 Fourth Avenue	Original Townsite of Seward, Lots 34 and 35, Block 16	14912008	.14 acre
Land Use Plan	Zoning	Map #	Department
Central Business District (CBD)	Central Business District (CBD)	Map 1 – 9	Community Development
Description: Located North of the Fire Hall. Property was donated to the City for the benefit of the community by the J B Woods family in November 2012. Staff has proposed incorporating these 2 lots with the current City Hall lots to construct a future Municipal / Safety Plaza.			
Recommendation: Retain land ownership. Continue to develop a Municipal Offices and Public Safety Building Campus.			

Former USCG Site			
Address	Legal Description	KPB Parcel ID	Parcel Size
1320 Fourth Avenue	Seward Small Boat Harbor, Lot 2, Block 6	14733027	.1 acre
Land Use Plan	Zoning	Map #	Department
Harbor Commercial (HC)	Harbor Commercial (HC)	Map 2 – 35	Harbor
Description: A small L shape parcel located east of Fourth Avenue, within the Small Boat Harbor uplands, originally leased to the USCG in 1975. Currently used with the “Sliver” for parking. CC Resolution 2014-086 approved lease & sale agreement with the Alaska Railroad, October 27, 2014.			
Recommendation: Work with ARRC to develop Harbor Plaza Area or retain for parking.			

Former Air Force Rec Camp			
Address	Legal Description	KPB Parcel ID	Parcel Size
2109 Dimond Blvd	Fort Raymond Subd, Lot 7A	14502607	11.0 acres
Land Use Plan	Zoning	Map #	Department
Institutional (INS)	Institutional (INS)	Map 3 – 7	Community Development
Description: Originally leased by US Govt. from state in 1964, the City acquired the land in 1983 with the Air Force lease intact. New leases were negotiated in 1987. The camp fronts Dimond Blvd. It includes city water wells 1, 2 and 3 and a major transmission line easement. In 2013 City was notified of lease closure.			
Recommendation: Retain land ownership. Review development possibilities			

Fort Raymond (south corner Sea Lion Ave & Seward Hwy)			
Address	Legal Description	KPB Parcel ID	Parcel Size
905 Sea Lion Avenue	Fort Raymond Subd Replat No. 1, Lot 10A	14502608	2.12 acres
Land Use Plan	Zoning	Map #	Department
Institutional (INS)	Institutional (INS)	Map 3 – 6	Community Development
Description: Located south of Sea Lion, between Dimond Blvd. and the Seward Highway. The original larger parcel was purchased from the State in 1967, for \$1, for development of a campground as part of the Alaska Centennial. The deed restricted use to “public recreational purposes.” The restrictions have been removed. The property was subsequently subdivided. This parcel remains vacant except for a 100 foot wide power line easement. It is within FEMA mapped floodplain. Transmission Power Lines bisect the lot.			
Recommendation: Retain ownership. Retain easement for power line. Evaluate opportunities as they are presented. Consider parcel for Fire Department Annex Station as per Resolutions 2002-007 & 034.			

Fort Raymond (north corner - Hemlock Ave & Seward Hwy)			
Address	Legal Description	KPB Parcel ID	Parcel Size
1000 Hemlock Avenue	Fort Raymond Subd Lot 13A	14502601	2.64 acres
Land Use Plan	Zoning	Map #	Department
Institutional (INS)	Institutional (INS)	Map 3 – 2	Community Development
Description: A narrow triangular shaped parcel along Hemlock Ave. It is a portion of a larger parcel purchased from the State in 1967, for \$1, for development of an Alaska Centennial campground (now called Forest Acres Campground). This parcel became separated from the larger parcel with the construction of Hemlock Avenue. The deed restricted its use to “public recreational purposes.” Deed restrictions have been removed. It is within 100 year flood plain.			
Recommendation: Sell with sound development plan			

Bayview			
Address	Legal Description	KPB Parcel ID	Parcel Size
1601 Harold Ave	Bayview Addition, Block 11, Lots 1-8	14708001	0.82 acre
Land Use Plan	Zoning	Map #	Department
Single Family (R1)	Resource Management (RM)	Map 2 – 2	Community Development
Description: Vacant, undeveloped timbered land on the lower slopes of Mt. Marathon, southwest of Barwell St. It has been paper platted with no developable right of way access.			
Recommendation: Retain ownership for the time being. If land on the east side of Harold Avenue right of way develops, this property might be useable otherwise retain for watershed and scenic backdrop.			

Marathon Addition (west of Glacier View Apartments)			
Address	Legal Description	KPB Parcel ID	Parcel Size
204 Lowell Canyon Road	Marathon Addition Lot 6	14801003	6,000 SF +/-
Land Use Plan	Zoning	Map #	Department
Urban Residential (UR)	Urban Residential (UR)	Map 1 - 24	
Description: An oddly shaped lot located behind the Glacier View Apartments. Being partially used by Glacier View as access to waste dumpster.			
Recommendation: Declare excess to city needs. Sell or trade, with development plan. Best use appears to be as an addition to adjacent private holdings or the Glacier View Apartments.			

Tideland Unsubdivided Remainder			
Address	Legal Description	KPB Parcel ID	Parcel Size
	Alaska Tideland 174 remainder	No number	
Land Use Plan	Zoning	Map #	Department
Description: Tideland Survey 174 originally contained 1,330.44 acres more or less, and stretched from just south of the waterfall, along the shoreline to a point between C & D Street, then straight east across the bay. City tidelands vary from deep water to mud flats. Land Use Planning/Zoning designations of tidelands match adjacent uplands.			
Recommendation: Retain ownership. Replat as need and budget allows.			

Nash Road Shore Property 1			
Address	Legal Description	KPB Parcel ID	Parcel Size
1201 Nash Road	US Survey 3924, Lot 1	14533009	1.33 acres
Land Use Plan	Zoning	Map #	Department
Resource Management (RM)	Resource Management (RM)	Map 4 – 3	
Description: This parcel is located on the east shore of Resurrection Bay just north of the old freight line dock. It has no dedicated road access. Terrain is generally steep. Much of it is in a canyon. No public water, sewer or electric available.			
Recommendation: Declare excess to city needs. Sell or trade with sound development plan.			

Nash Road Shore Property 2			
Address	Legal Description	KPB Parcel ID	Parcel Size
1217 Nash Road	Fourth of July Creek Subd. Roberts Replat Tract H1	14533024	9.4 acres
Land Use Plan	Zoning	Map #	Department
Resource Management (RM)	Resource Management (RM)	Map 4 – 3	Administration
Description: This parcel is located on the east shore of Resurrection Bay just north of the old freight line dock. It has direct access from Nash Rd via an old road. Terrain is generally moderate. No public water, sewer or electric available.			
Recommendation: Declare excess to city needs. Sell or trade with sound development plan.			

Nash Road Shore Property 3			
Address	Legal Description	KPB Parcel ID	Parcel Size
705 Nash Road	Fourth of July Creek Subd Roberts Replat Tract H2	14533026	15.68 acres
Land Use Plan	Zoning	Map #	Department
Resource Management (RM)	Resource Management (RM)	Map 4 – 3	
Description: This thin parcel is located on the east shore of Resurrection Bay just south of the old freight line dock. It has direct access from Nash Road; however, it is very steep down to the shore. A very long, narrow property.			
Recommendation: Declare excess to city needs. Sell or trade with sound development plan. Maintain public access to beach.			

Tideland (along Nash Road)			
Address	Legal Description	KPB Parcel ID	Parcel Size
1103 Nash Road	Tidelands Survey ATS 1574 Tract A Replat	14533022	59.11 acres
909 Nash Road	Tidelands Survey ATS 1574 Tract A Replat	14533023	96.11 acres
Land Use Plan	Zoning	Map #	Department

Tideland (along Nash Road)			
Resource Management (RM)	Resource Management (RM)	Map 4 – 1	Administration
Description: Tidelands east side Resurrection Bay			
Recommendation: Retain ownership			

Tideland SMIC			
Address	Legal Description	KPB Parcel ID	Parcel Size
3007 Bette Cato Avenue	Alaska Tidelands Survey 1574, Tract B	14533021	7.23 acres
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 4 – 6	Harbor
Description: Parcel fronts private land in the center of Fourth of July Creek valley. Submerged tidelands			
Recommendation: Retain ownership			

Nash Road Bench, Fourth of July Creek Valley			
Address	Legal Description	KPB Parcel ID	Parcel Size
700 Nash Road	Fourth of July Creek Subd No. 2, Tract G excluding Lot G-1 Anderson Replat	14532003	1828.5 acres
Land Use Plan	Zoning	Map #	Department
Resource Management (RM)	Resource Management (RM)	Map 4 – 4	
Description: This large tract is located in the valley upstream of the industrial area toward Godwin Glacier and on the bench above Nash Road. This area was acquired from the KPB as part of land trade for the elementary school site.			
Considerations for future use:			
Based on the study by Mike Gratz, KPB, there is a unique and important wetlands located on bench above Nash Road.			
Viewshed: - What is the viewshed worth to the community? What should not be developed? If community supports development and loss of the viewshed is any of it developable?			
Access: Is there access available? Off of Nash Road? Off the Fourth of July Creek valley? Extreme costs of access?			
Utilities: Power distribution lines along Nash Road would have to be changed. The transmission line poles along Nash Road are not tall enough for passage under. Public water and sewer verses private systems.			
Environmental: Complete study on streams and the impact of development.			
Water source for firefighting: The city fire department is set up for hydrants? Can a water system be put up on the bench? Will city have to develop water tanker type of firefighting capabilities?			
Use money from sale of other City lands such as Anderson and Roberts set up in a Lands Account.			
Recommendation: Extend a moratorium on the sale of any portion of this parcel until a complete study is accomplished. Evaluate for future uses industrial, commercial, residential, and/or resource management. Rezone accordingly.			

Compost Area			
Address	Legal Description	KPB Parcel ID	Parcel Size
600 Nash Road (at Bette Cato Ave)	Fourth of July Creek Tracts Subdivision No. 2, Tract D-1	14532006	30.2 acres
Land Use Plan	Zoning	Map #	Department
Resource Management (RM)	Resource Management (RM)	Map 4 – 7	Harbor
Description: Located North of Bette Cato, currently used for composting sewer lagoon sludge. Portions of the site have been excavated for gravel. It is anticipated that when the compost material is at an inert stage and will be ready to sell or spread for soil.			
Recommendation: Retain ownership continue the composting program, possible site for satellite fire station for SMIC.			

VACANT LANDS - Lands Available For Lease - SMIC

Fourth of July Creek Subdivision - Seward Marine Industrial Center (SMIC) - a replat of Fourth of July Creek Tracts A-E, USS 4827, USS 4828, USS 3924, ATS 1222 and ASLA 76-69. These lands were acquired by state patent through municipal entitlement and by land trades with the Kenai Peninsula Borough. There are no deed restrictions other than easements to public waters. The Seward Marine Industrial Center Development Plan recommends that utilities be extended throughout the area to encourage development.

Block 2			
Address	Legal Description	KPB Parcel ID	Parcel Size
3500 Mustang	Fourth of July Creek Subd SMIC Block 2	14534020	2.0 acres
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 4 – 15	Harbor
Description: Block 2 is located toward the back of the industrial area. It is bounded on four sides by roads. A 25 foot ground water drainage ditch/easement is along its west side along Olga St.			
Recommendation: Retain Ownership, available for lease			

Block 3			
Address	Legal Description	KPB Parcel ID	Parcel Size
3301 Jellison Avenue	Fourth of July Creek Subd. SMIC, Lot 1, Block 3	14534021 Map 4 – 31	.87 acre
301 Olga Street	Fourth of July Creek Subd SMIC, Lot 5, Block 3	14534025 Map 4 – 16	0.31 acre
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	(see above)	Harbor

Block 3

Description: Block 3 is located between Jellison and Mustang midway in the industrial area. Lot 2 is leased to Alaska Logistics. Lot 3 is leased to Harman Properties. Lot 4 is leased to Raibow Boat Repair. Lots 1 & 5 are available for lease.

Recommendation: Retain ownership available for lease

Block 5

Address	Legal Description	KPB Parcel ID	Parcel Size
205 Delphin Street	Fourth of July Creek Subd SMIC, Block 5	14534028	4.28 acres
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 4 – 17	Harbor

Description: Block 5 is located toward the back of the industrial area. It is bounded on four sides by roads. A 25 foot ground water drainage ditch/easement is along its west side along Olga St.

Recommendation: Retain ownership available for lease

Block 6

Address	Legal Description	KPB Parcel ID	Parcel Size
3504 Sorrel Road	Fourth of July Creek Subd SMIC, Lot 2, Block 6	14534042 Map 4 – 20	1.07 acres
3500 Sorrel Road	Fourth of July Creek Subd SMIC, Lot 3, Block 6	14534043 Map 4 – 20	.6 acre
110 Olga Street	Fourth of July Creek Subd SMIC, Unsubdivided remainder of Block 6	14534044 Map 4 – 18	6.08 acres
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	(see above)	Harbor

Description: Block 6 is located toward the back of the industrial area. It is bounded on four sides by roads. Currently Lot 1 is leased to Globel Tower, the remainder is undeveloped.

Recommendation: Retain ownership available for lease

Block 7

Address	Legal Description	KPB Parcel ID	Parcel Size
3305 Morris Avenue	Fourth of July Creek Subd SMIC Washdown Pad Replat, Lot 4A, Block 7	14534053	11.15 acres
Land Use Plan	Zoning	Map #	Department

Block 7			
Industrial (I)	Industrial (I)	Map 4 - 21	Harbor
Description: Lots 1A and 3 are leased to Vigor Alaska. Lot 2 is leased to Polar Seafoods. Lot 4B contains the Travel-life road and Wash-down Facility. Lot 4C contains the ship-lift transfer carriage. Lot 4A, excluding that portion leased to Raibow Firberglass is available for lease.			
Recommendation: Retain ownership and current leases			

Block 8			
Address	Legal Description	KPB Parcel ID	Parcel Size
3213 Sorrel Rd	Fourth of July Creek Subd SMIC Seward Ship's Drydock Replat, Lot 1, Block 8	14534034	.03 acre
3311 Sorrel Rd	Fourth of July Creek Subd SMIC Seward Ship's Drydock Replat, Lot 3, Block 8	14534049	1.77 acres
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 4 – 23	Harbor
Description: This block lies between Sorrel Road and the undeveloped shoreline. There is about an acre of useable land. Portions of the shoreline are eroding. Lot 2 is leased to the USCG, Shore Infrastructure.			
Recommendation: Retain ownership, evaluate shoreline erosion.			

Block 9			
Address	Legal Description	KPB Parcel ID	Parcel Size
209 Nash Road	Fourth of July Creek Subd SMIC Polar Seafoods Replat Amended, Lot 1A Block 9	14534050	1.87 acres
Land Use Plan	Zoning	Map #	Department
Industrial (I)	Industrial (I)	Map 4 – 29	Harbor
Description: This parcel fronts the waterfront between the Fish Processing Dock and the North Dock. Lot 2A is leased to Polar Seafoods.			
Recommendation: Retain ownership			

Block 10			
Address	Legal Description	KPB Parcel ID	Parcel Size
3207 Sorrel Road	Fourth of July Creek Subdivision Seward Marine Industrial Center That portion of Block 10 excluding Lots 1 & 2	14534040	93 acres
Land Use Plan	Zoning	Map #	Department

Block 10			
Industrial (I)	Industrial (I)	Map 4 – 28	Harbor
Description: Block includes the tideland basin, north dock, barge dock, breakwater, travel-lift dock, shiplift dock (See Public Facilities) and Spring Creek Campground (see Public Facility Parks). The land was mostly created from dredged tidelands during the development of the Seward Marine Industrial Center. It is a large cargo staging area in support of the North Dock. A portion of the site needs to be contained by a breakwater and filled.			
Recommendation: Retain land and facility ownership. Continue use of beach next to Spring Creek as a campground and public access to beach. Complete development of uplands as a support area to the North Dock.			

SURPLUS LANDS

These lands appear to have no public use and do not appear suited for lease development. They are generally considered surplus and it is recommended that they be disposed of through sale or trade.

Jesse Lee Home			
Address	Legal Description	KPB Parcel ID	Parcel Size
1824 Phoenix Road	Jesse Lee Heights Sub Addn No. 4, Lot 15B	14502320	1.66 acres
105 Benson Drive	Jesse Lee Heights Sub Addn No. 4, Lot 15A	14502321	1 acres
Land Use Plan	Zoning	Map #	Department
Multi Family Residential (R3)	Multi Family Residential (R3)	Map 3 – 17	
Description: Located on the east side of Phoenix Avenue. Lots contain the historic Jesse Lee Home. CC Resolution 2014-059 approved the purchase and sales agreement to the Friends of the Jesse Lee Home, July 28, 2014. (deed transfer not complete at printing)			
Recommendation: Available for sale at full market value or sound development plan with timeline and reverter clause.			

TAX FORECLOSED PROPERTY

At the time of this revision of the land management plan, the city has two tax foreclosed properties in its inventory. Properties for tax foreclosure inside the city limits are deeded to the city by State Statutes, tax foreclosure properties are presented to the City Council to declare whether they are needed for a public use or surplus.

Lots 29 – 32, Block 27, Original Townsite of Seward			
Address	Legal Description	KPB Parcel ID	Parcel Size
522 First Avenue	Original Townsite of Seward, Lots 30, 31 & 32, Block 27	14805004	.21 acre
516 First Avenue	Original Townsite of Seward, Lot 29, Block 27	14805003	.07 acre

Land Use Plan	Zoning	Map #	Department
Single Family Residential (R1)	Single Family Residential (R1)	Map 1 – 2	Community Development
Description: Located between Madison and Monroe Streets on First Avenue. Property was acquired through Tax Foreclosure in 2012. The property is currently in derelict condition.			
Recommendation: Restore property to safe condition, possible replat and sell to public.			

West ½ of Lots 19 and 20, Block 30, Original Townsite of Seward			
Address	Legal Description	KPB Parcel ID	Parcel Size
408 Madison Street	West ½ Lots 19 & 20, Block 30 Original Townsite of Seward	14813010	.07 acre
Land Use Plan	Zoning	Map #	Department
Urban Residential (UR)	Urban Residential (UR)	Map 1 – 27	Community Development
Description: Located between Fourth and Fifth Avenues on Madison Street. Property was acquired through Tax Foreclosure in 2014. The property is currently in derelict condition. This parcel is undevelopable as a stand-alone parcel. CC Resolution 2013-012 declared the parcel surplus and to work with the adjacent property owner for disposal.			
Recommendation: Work through the sole source negotiation with adjacent property owner.			

LANDS TO CONSIDER FOR ACQUISITION

As the community develops, public land needs expand beyond what is already owned by the city. The following is a list of properties that have been identified for acquisition

Japanese Creek Gravel Source			
Address	Legal Description	KPB Parcel ID	Parcel Size
2806 Dimond Blvd.	Sec 28, SW SE1/4	14424003	160 acre
Land Use Plan	Zoning	Map #	Department
Resource Management (RM)	Resource Management (RM)		
Description: This parcel is owned by the State of Alaska. A small section of this parcel (approx. 40 acres) would continue to be valuable as a gravel source and for flood control of Japanese Creek. It is located to the west from Dimond Blvd, south of the transfer station.			
Recommendation: State denied the municipal entitlement request. Continue to seek acquisition.			

Additional Land for City Hall/Public Safety Complex			
Address	Legal Description	KPB Parcel ID	Parcel Size
322 Fourth Avenue	Original Townsite of Seward, Lots 32 & 33 and the North 28 feet of Lot 31, Block 16	14712007	.2 acre
Land Use Plan	Zoning	Map #	Department
Central Business District (CBD)	Central Business District (CBD)		
Description: Lots to the North of the Fire Hall, owned by the Volunteer Fire Department.			
Recommendation: Acquire lots from volunteer fire department to consolidate property for city hall, courthouse, public safety complex.			

Additional Land for Hospital / Clinic / Senior Housing			
Address	Legal Description	KPB Parcel ID	Parcel Size
431 First Avenue	Lot 19, Marathon Addition	14802001	.56 acre
501 First Avenue	Lots 20 and 21, Marathon Addition	14802002	04 acre
Land Use Plan	Zoning	Map #	Department
Institutional (INS)	Institutional (INS)		
Description: These two parcels contained the Wesley Rehab and Care Center. The Center was demolished after the new Mountain Haven Center was opened in 2009			
Recommendation: Acquire this property for the expansion of the Hospital Campus and/or Senior Housing.			

Benson Drive Extension			
Address	Legal Description	KPB Parcel ID	Parcel Size
411 Port Avenue	Gateway Subdivision Addition 1, Lot 1, Block 4	14535105	.2 acre
100 Benson Drive	A portion of Gateway Subdivision Addition 1, Tract C-3	14535104	.2 acre Approx. 8,000 sq. feet.
Land Use Plan	Zoning	Map #	Department
Multi-Family Residential (R3)	Multi-Family Residential (R3)		
Description: The Gateway Subdivision has one outlet via Phoenix Road. Benson Drive stops midway between Swetmann Drive and Phoenix Road. A thirty foot utility/pedestrian easement already exists thus the acquisition of Lot 1 Block 4 and a 60 foot portion of Tract C-3 would provide the alternate access to the subdivision with the completion of Benson Drive.			
Recommendation: Acquire Lot 1 Block 4 and the south 60 feet of Tract C-3 to allow for the extension of Benson Drive through to the Gateway Subdivision.			

Watershed/Scenic backdrop USS 931			
Address	Legal Description	KPB Parcel ID	Parcel Size
110 Aialik Street	Portion of the south ½ of USS931 lying south of the 200 foot easement along Scheffler Creek	14823015	49.85 acres
100 Benson Drive	Portion of the south ½ of USS931 lying north of the 200 foot easement along Scheffler Creek	14823013	45.75 acres
Land Use Plan	Zoning	Map #	Department
Resource Management (RM)	Resource Management (RM)		
Description: This ±100 acre tract once owned by the Methodist Women’s Global Mission is located on the side of Marathon Mountain above the Bayview Addition and now privately own. Past owners have been approached the city about allowing the land to be logged. This property is part of the Marathon Mountain watershed; and as a “viewshed,” it is visible to the entire upper Resurrection Bay area. A trail through this property was used by the Jesse Lee Home students to reach the Marathon Mtn. waterfall and bowl.			
Recommendation: City owns a strip centered on Scheffler Creek that splits this parcel. Pursue conservation overlay easement to prevent logging and to protect watershed / viewshed			

DOT/PF maintenance shop site.

The city and the state have a Memorandum of Understanding that addresses the need to move this type of use out of the core town area. Funding has been the big limitation. If it becomes vacant, it might be available to the city under municipal entitlement.

DOT/PF Maintenance Shop and Storage Lot			
Address	Legal Description	KPB Parcel ID	Parcel Size
412 B Street	Lot 6, Block 4, Oceanview Subdivision	14732006	2.02 acre
Land Use Plan	Zoning	Map #	Department
Institutional (INS)	Institutional (INS)		
707 Fifth Avenue	Lot 1, Block 9, Federal Addition	14723017	.51
Land Use Plan	Zoning	Map #	Department
Auto Commercial (AC)	Auto Commercial (AC)		
Description: The shop lot is located on the north side of B Street at the Fifth Avenue intersection. The State of Alaska DOT/PF built a new shop and maintenance facility at mile 23 Seward Hwy in 2013. The old facility currently remains open in Seward. The storage lot is located on the southeast corner of B Street and Fifth Avenue, it is used for over flow storage.			
Recommendation: If the State Shop completely moves out of town pursue acquiring the property under the municipal entitlement.			

GENERAL POLICY RECOMMENDATIONS

Where possible the city should strive to:

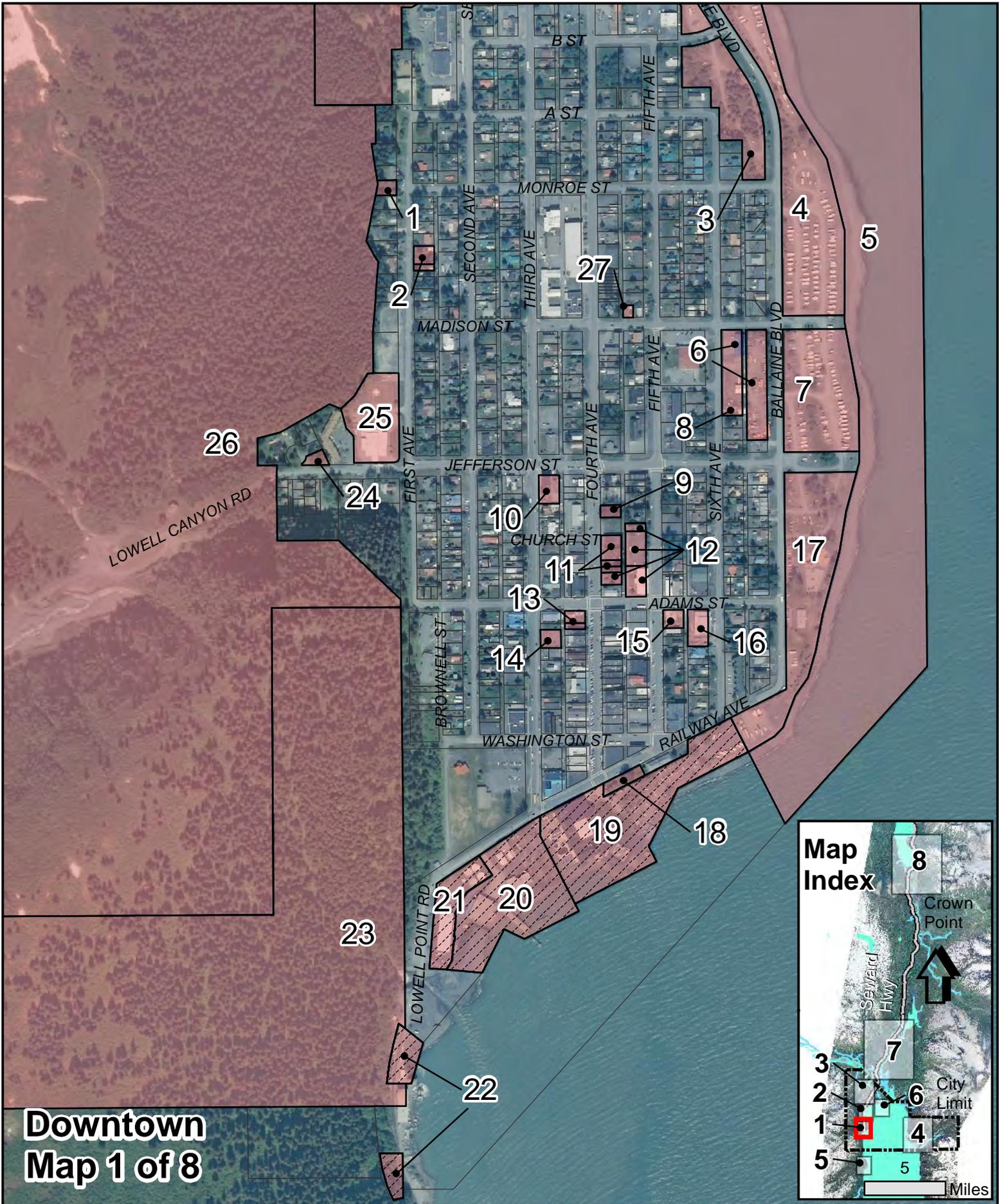
- a. Remove reverter clauses from all city property for maximum flexibility in the use of public lands.
- b. Require dedication of land during subdivision replatting to widen substandard right-of-ways.
- c. Lease terms should be for the shortest term possible to amortize development financing and allow for windows of opportunity to make changes consistent with then current policy.
- d. Replat city property to vacate lot lines and consolidate lots.
- e. Continue to require leases to replat parcels into legal subdivisions.
- f. Maximize long term revenues from city lands.
- g. Where possible, when leases expire and it is mutually determined to continue the lease, issue new agreement documents updated to current standards.
- h. Develop a Land Bank account to use for the sale and purchase of city lands.
- i. Develop a Conservation Overlay District to protect critical natural lands.

PLAN IMPLEMENTATION

While it is hoped that actions presented in this plan will be implemented, it is recognized that plans must be flexible to reflect condition changes and funding availability necessary to implement certain recommendations. Plans are key program documents and should be utilized to assist in capital budgeting process of the City of Seward. The goal of any plan is for it to be implemented. In order to ensure the successful implementation of this Municipal Lands Management Plan and enable the City to realize its benefits, it should be adopted by City Council resolution and incorporated by reference as a part of the Comprehensive Plan.

The City normally reviews its Comprehensive Plan annually with an overall update every five years. It is strongly urged that the Municipal Land Management Plan be reviewed and updated on the same schedule. An annual review will help track accomplishments, changes and any inadvertent omissions. Because dynamic changes in community needs and politics occur daily, it is vital that up to date information upon which to make management, planning and budgeting decisions is available to the administration and the City Council.

APPENDIX: Maps

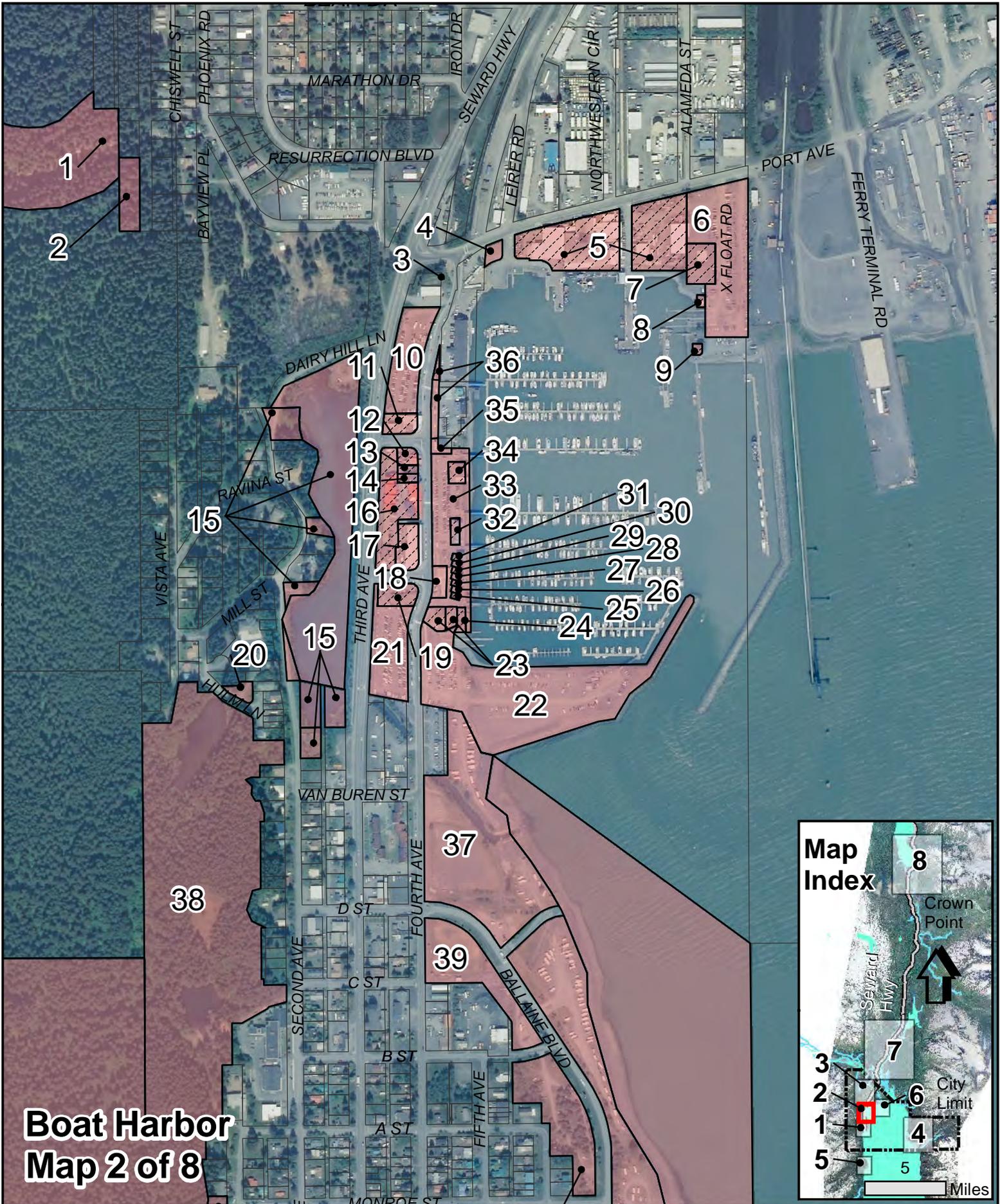


Downtown Map 1 of 8

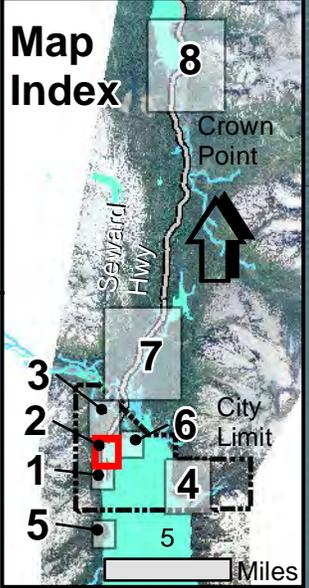
Lease Parcels
 City Owned Parcels

500
Feet

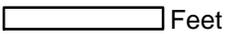
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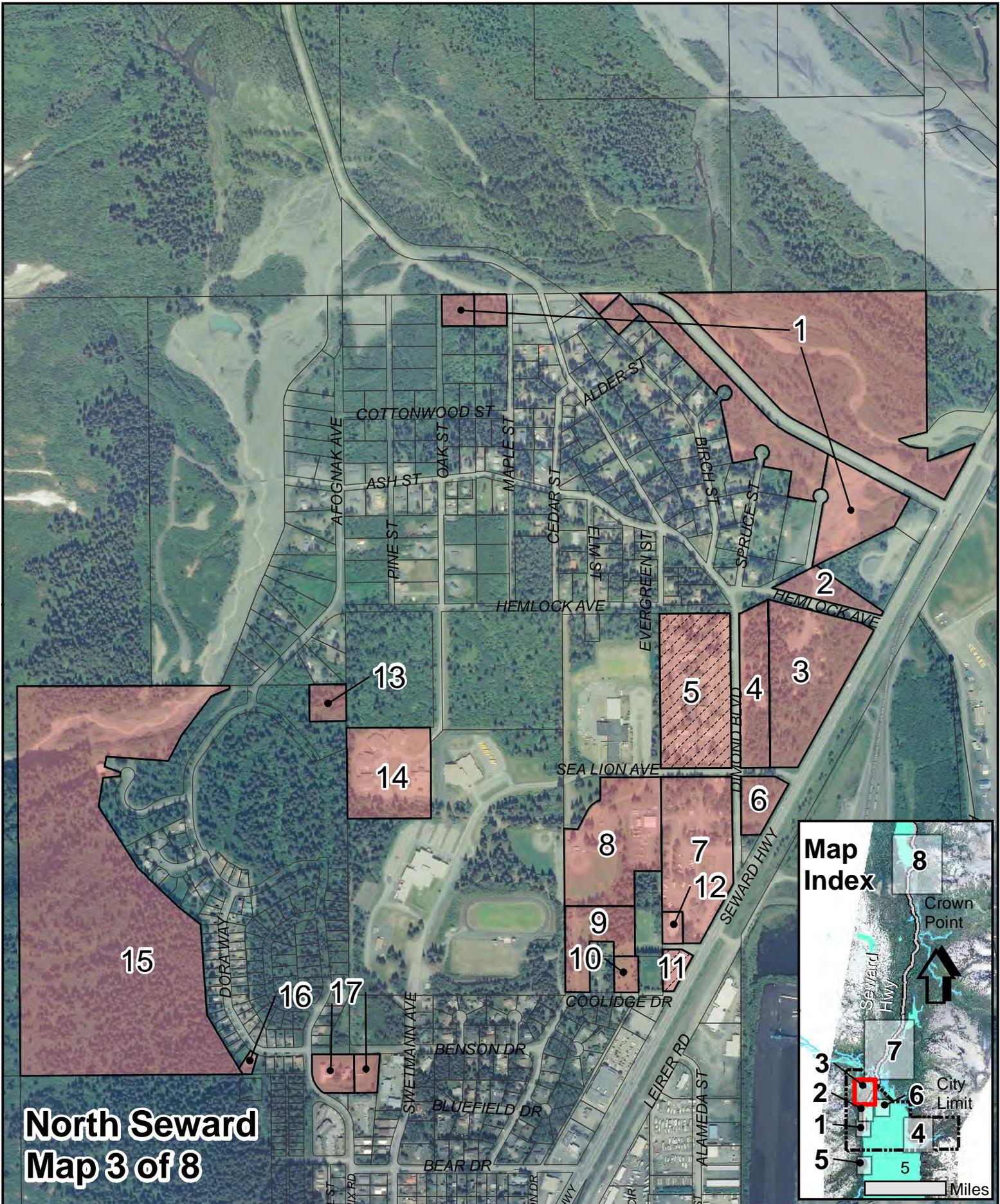
**Boat Harbor
Map 2 of 8**



 Lease Parcels  City Owned Parcels

500
 Feet

Date: 1/12/2015
Municipal_Lands_Mapbook

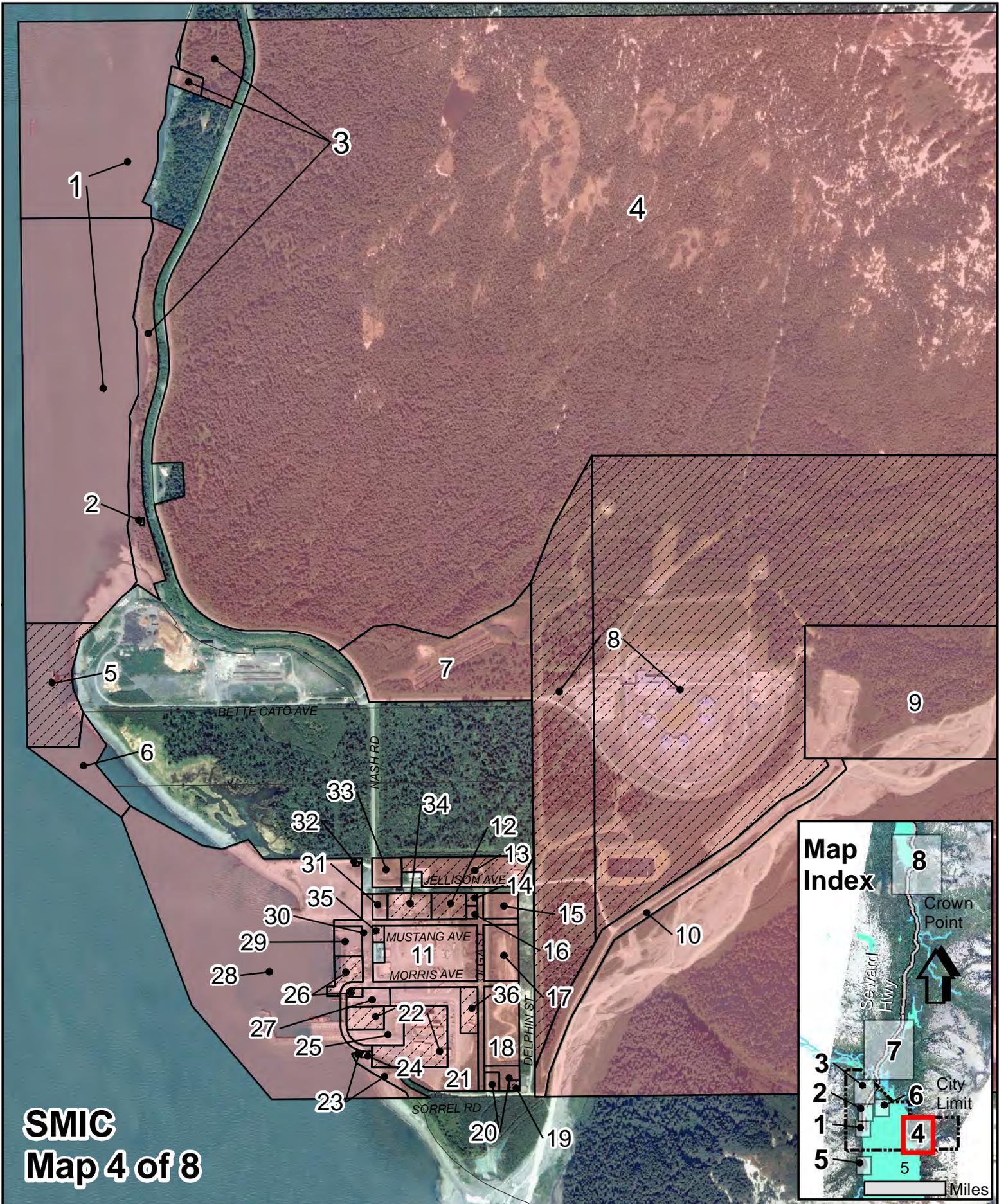


**North Seward
Map 3 of 8**

 Lease Parcels  City Owned Parcels

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Feet

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Municipal_Lands_Mapbook



SMIC
Map 4 of 8

 Lease Parcels  City Owned Parcels

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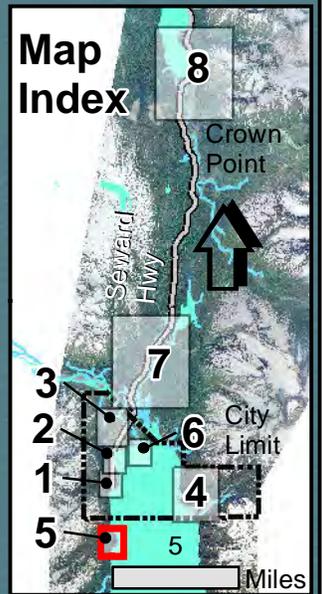
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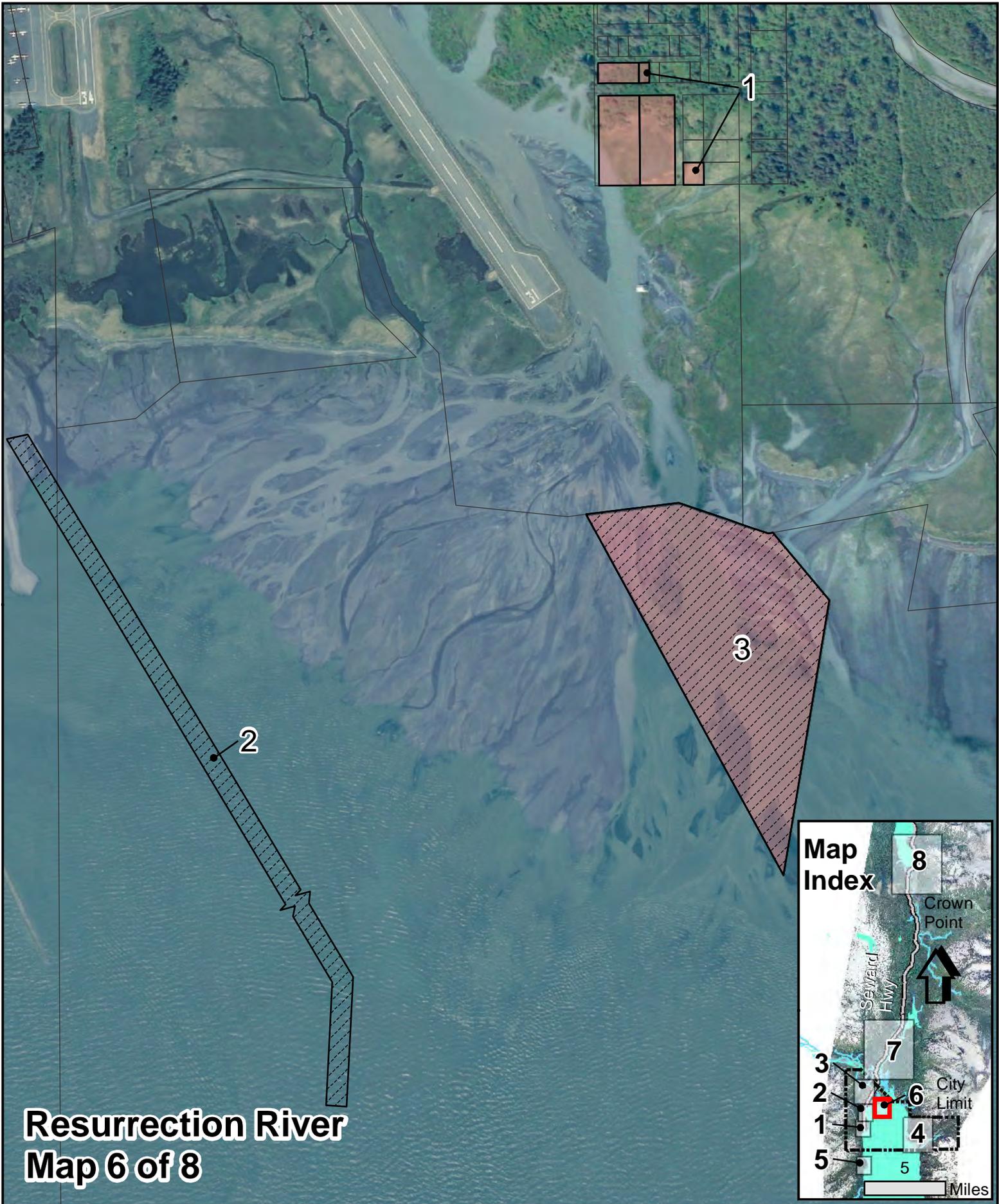
Lowell Point Map 5 of 8

 Lease Parcels
  City Owned Parcels

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 Feet



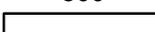
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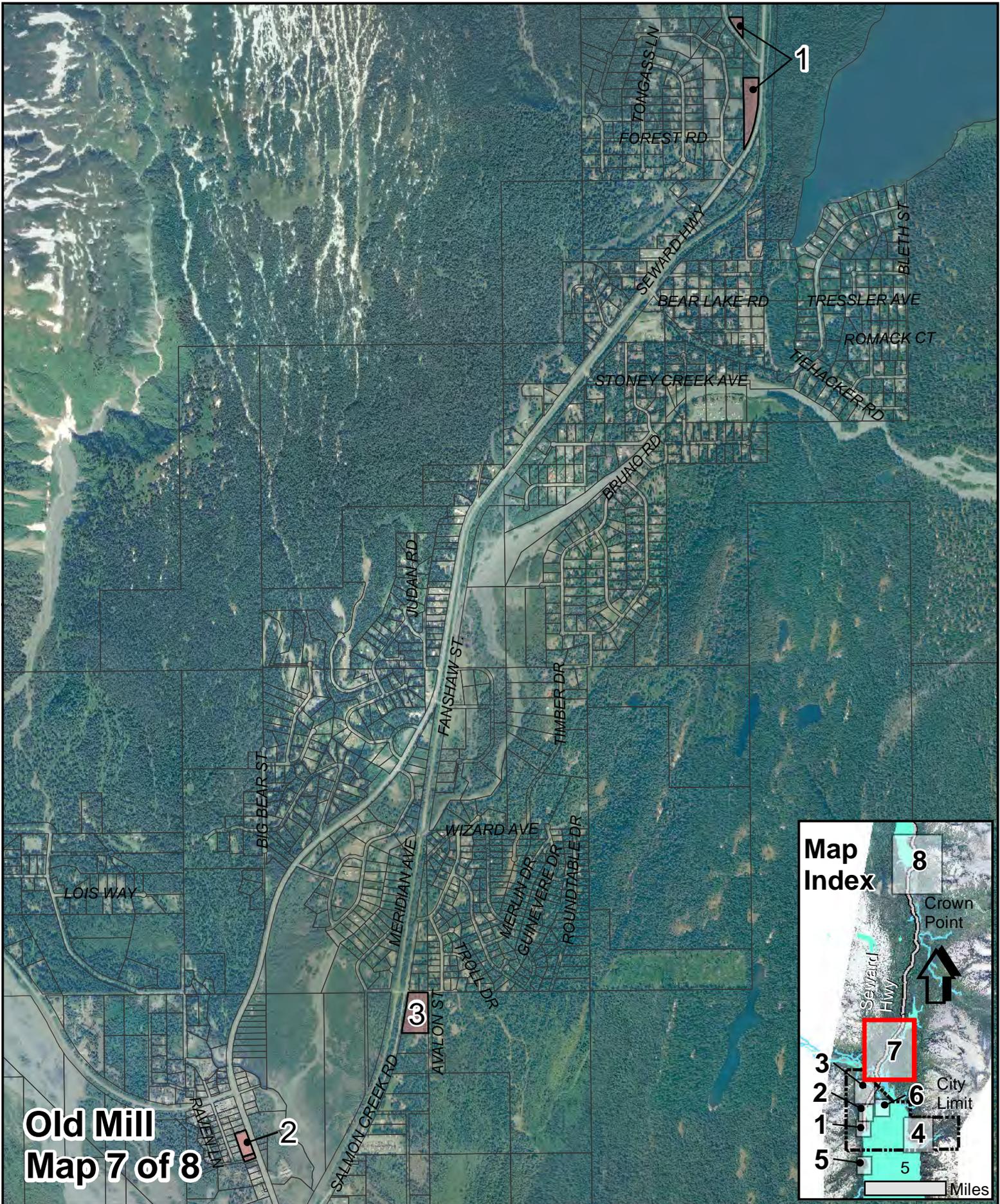
Resurrection River

Map 6 of 8

 Lease Parcels
  City Owned Parcels

500
 Feet

Date: 1/12/2015
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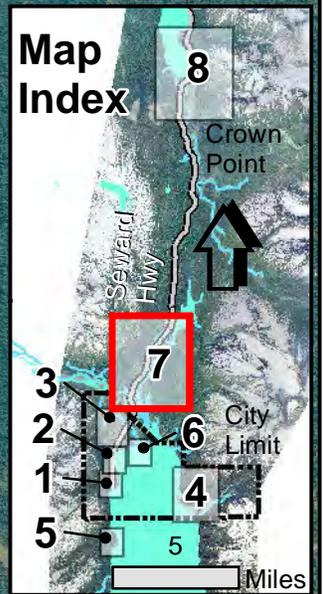


**Old Mill
Map 7 of 8**

Lease Parcels
 City Owned Parcels

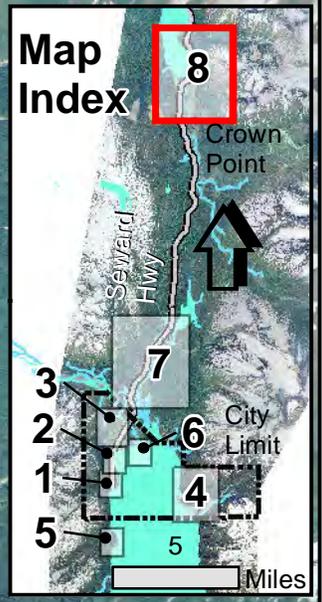
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**Crown Point
Map 8 of 8**



Lease Parcels
 City Owned Parcels

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Date: 1/12/2015
 Municipal_Lands_Mapbook