

STATE OF ALASKA

DEPARTMENT OF NATURAL RESOURCES

DIVISION OF PARKS AND OUTDOOR RECREATION

SARAH PALIN, Governor

550 W. 7th AVENUE, SUITE 1380
ANCHORAGE, ALASKA 99501-3561

PHONE: (907) 269-8700
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September 24, 2007

Re: West Dowling Road (Campbell Creek Greenbelt Conversion)
Land and Water Conservation Fund Grant Program

Jerry O. Ruehle
Environmental Coordinator
DOT&PF Central Region
Preliminary Design and Environmental Section
PO Box 196900
Anchorage, AK 99519-6900

Dear Mr. Ruehle,

Thank you for your correspondence regarding a Land and Water Conservation Fund (LWCF) Section 6(f)(3) determination for the **West Dowling Road Connection Project**. As you are aware, the actual conversion and replacement cannot be formally approved by the LWCF State Liaison Officer (SLO) or the National Park Service (NPS) until a complete request for conversion package has been submitted and approved.

The proposed process in your correspondence by which we can accomplish the conversion/replacement issues associated with the referenced project appears to be reasonable and workable. We understand that, given the nature of this project, it may take up to one (1) year to complete the appraisal and appraisal review process. This is an important element of the complete request for conversion package. We also understand that your agency cannot wait a year or more to proceed with the environmental document and Section 4(f) evaluation required for this project.

Therefore, for purposes of Section 6(f)(3) of the Land and Water Conservation Fund Act, the process proposed in your August 30, 2007 letter by which we can accomplish the LWCF 6(f)(3) conversion/replacement associated is preliminarily approved. Specifically:

1. Approximately 0.21 acres of parkland currently under 6(f)(3) protection in the Campbell Creek Greenbelt will be converted to other than outdoor recreation use and management authority and title will transfer to DOT&PF.
2. Approximately 0.49 acres of private land will be purchased by DOT&PF and management authority and title will transfer to the Municipality of Anchorage (MOA). The MOA must agree to accept this replacement property prior to SLO and NPS approval of the conversion request.

Date: 9/25/07
Proj. #: 55012

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Preliminary Design & Environmental		
Section Chief		
Project Manager		
Env. Coordinator		
Env. Team Leader		X
Env. Analyst		
Project File		2

3. Appraisals will be completed on the aforementioned parcels. Review appraisals will also be completed. Appraisals and appraisal reviews will be carried out by different entities. Appraisal and appraisal reviews will meet current Uniform Appraisal Standards for Federal Land Acquisition. If the conversion/replacement process takes longer than one (1) year, appraisals must be updated. The cost of appraisals, appraisal reviews and any updates required will be borne by DOT&PF. The values determined at the conclusion of the conversion/replacement process will be the final guide in determining replacement value.

In addition, the following must be submitted to Alaska State Parks as part of the formal conversion request package:

1. An analysis describing all practical alternatives and detailing why this particular approach was determined to be the preferred alternative.
2. A comparative analysis regarding the recreational usefulness of the replacement parcel/s vs. the converted property.
3. An environmental assessment for the converted property and the replacement property.
4. A map of the existing project site and 6(f)(3) boundary indicating the property to be converted out the boundary.
5. A map of the revised project site and the 6(f)(3) boundary indicating the replacement property.
6. A site plan and development schedule for the substitute property, if applicable.
7. Evidence of a public meeting regarding this proposal and a report of the consensus of public opinion at the meeting.

Please note that on any construction project adjacent to a 6(f)(3) protected area, all work must occur within the right-of-way. Any use of land outside the right-of-way and in the 6(f)(3) boundary requires a use permit from the SLO.

We encourage your agency to work closely with Alaska State Parks to identify mutually acceptable areas outside the right-of-way for material sites and construction boundaries. This will significantly expedite SLO permitting.

Should you have any questions regarding this letter, please contact me at carole.gray@alaska.gov or 269-8694.

Sincerely,



Kristy Gray
Grants Administrator

Cc: Jeff Dillon, Director, MOA Parks and Recreation
Miriam McCulloch, Preliminary Design and Environmental Project Manager