



PARK LAND PROTECTIONS

Anchorage Parks and Recreation presents to the
Federation of Community Councils

January 21, 2026

TOPICS

1. Dedicated v. Designated
2. Dedicating Parkland
3. Removing Dedicated Status
4. Finding the Status of Parkland
5. Summary



**DEDICATED OR
DESIGNATED?**



DESIGNATED PARKLAND

Definition: Land owned by another agency that is permitted for recreational use on an interim basis. Authority (AMC 25.10.080A): Allows agencies to let the public use land for parks without locking it in permanently.

Key Limitation: This status does not trigger Charter protections. No voter approval is required if the landowner or city decides to use the land for another purpose later.

Example: Davis Park is an example of land that is “designated” as a park.



DEDICATED PARKLAND

Dedicated Land is formally set aside by Assembly Ordinance for permanent or long-term recreational use.

Voter Protection: Under Charter § 10.02(8), the city cannot sell or convey this land without a majority vote from the public.

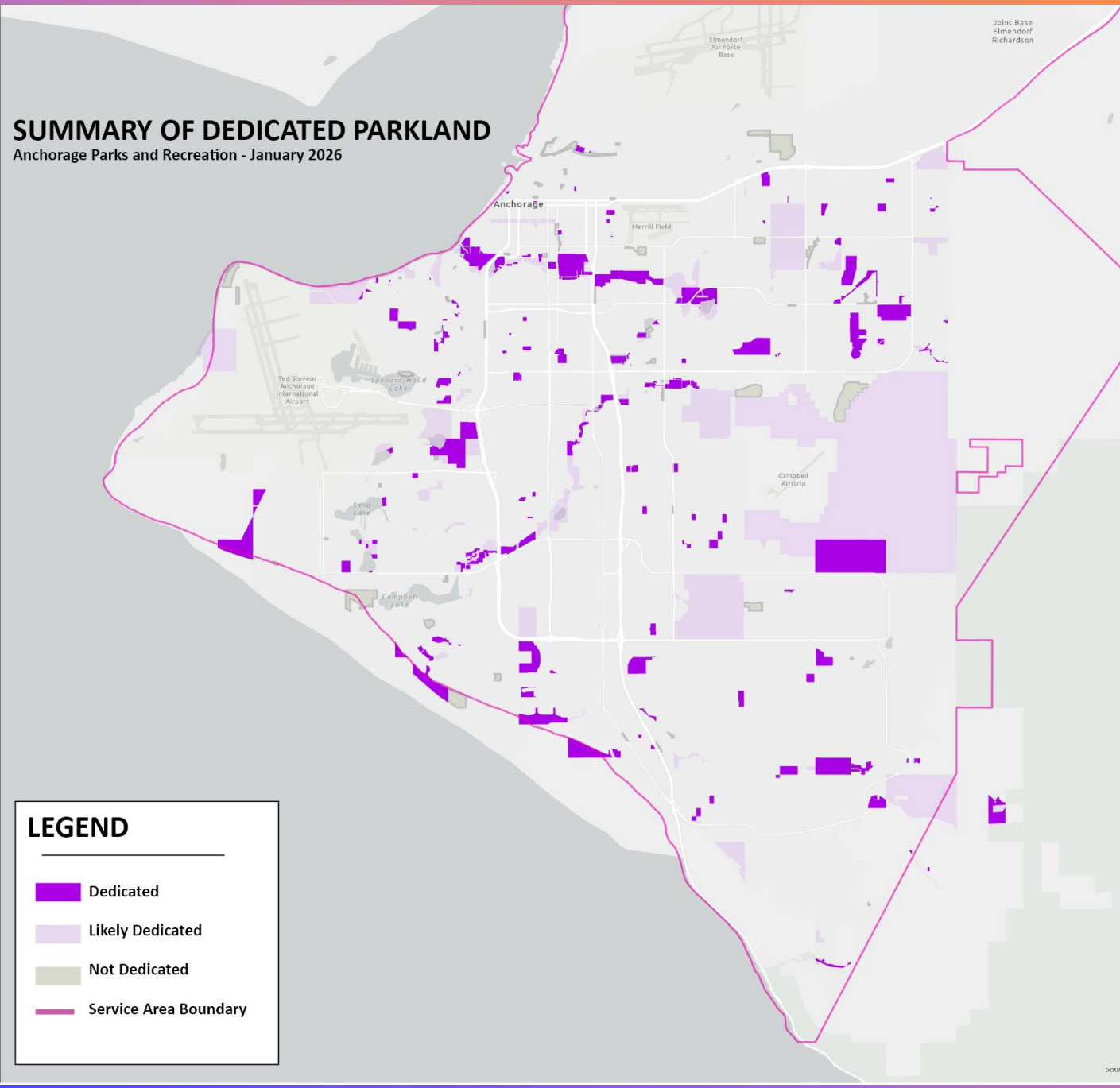
Legal Weight: This is a constitutional-level protection within the Anchorage Charter, not just a management decision.

Example: Multiple parcels in the Chester Creek Greenbelt have been “dedicated” as parkland to protect their use for ecological and recreational purposes.



SUMMARY OF DEDICATED PARKLAND

Anchorage Parks and Recreation - January 2026



LEGEND

- Dedicated
- Likely Dedicated
- Not Dedicated
- Service Area Boundary



WHAT PARKLAND IS AND IS NOT DEDICATED?

Anchorage Parks and Recreation is currently undergoing an administrative process to determine what is dedicated and what is not.

- Checking by parcel number (~1200 parcels)
- Checking ~37 Assembly Ordinances dating back to 1965.
- Historical dedications vary by boundary and parcel ID, requiring a detailed case-by-case review.
- ~600 Parcels are dedicated, ~700 Being checked
- ~200 parcels with no history of dedication

Numbers include ER-C and Girdwood





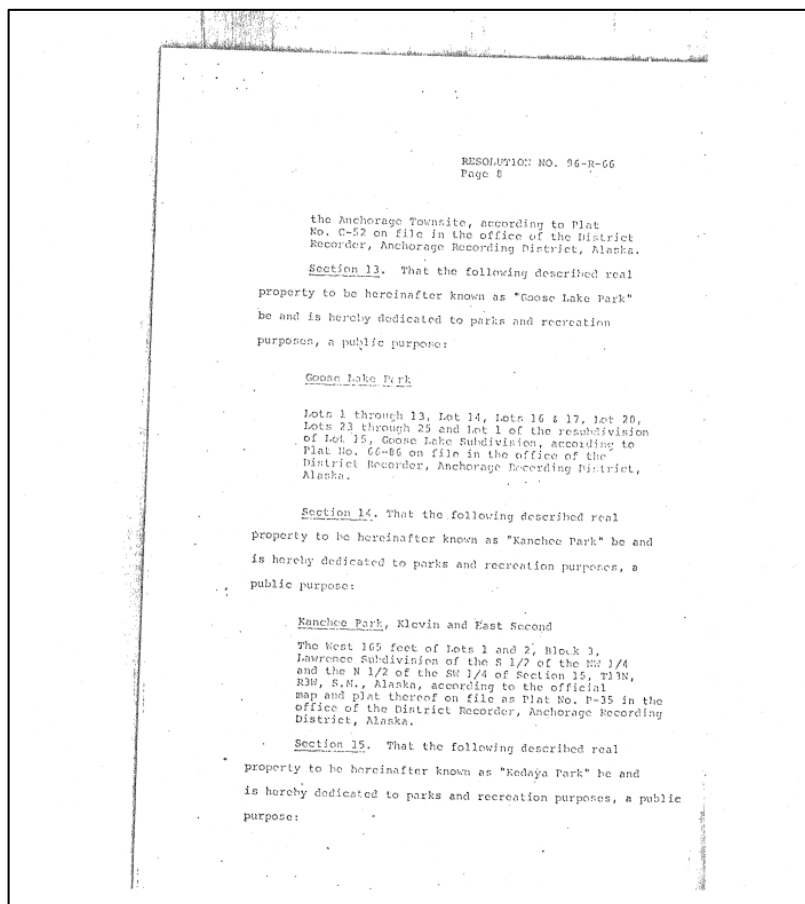
EXAMPLE: GOOSE LAKE

“Park File” indicates:

- AOs 84-199, 96-R-66, 90-71(S) all dedicated parcels

Review indicates:

- AO 90-71(S) seems to list old tax codes.
- Also listed under 96-R-66 as property description not with parcel IDs.
- The descriptions IDs but they do not match modern day boundaries or IDs
- Digging into platting information and other historic data to find the actual boundary of the parcels dedicated at the time of the AO.



<u>Parcel 46</u>
Gosling Circle, Tax Code 004-161-04.
Lot 6A of the Goose Lake Area, filed under Plat 66-86, records of the Anchorage Recording District, Third Judicial District, State of Alaska.
<u>Parcel 47</u>
Northern Lights Blvd. and Providence Drive, Tax Code 004-161-01.
Well Site, Goose Lake Area, filed under Plat 66-86, records of the Anchorage Recording District, Third Judicial District, State of Alaska.
<u>Parcel 48</u>
Mallard Drive, Tax Code 004-171-01.
Lot 2A, Goose Lake Area, filed under Plat 66-86, records of the Anchorage Recording District, Third Judicial District, State of Alaska.
<u>Parcel 49</u>
Mallard Lane and Providence Avenue, Tax Code 004-181-07.
Lot 20A, Goose Lake Area filed under Plat 66-86, records of the Anchorage Recording District, Third Judicial District, State of Alaska.
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AO NO. 90-71
PAGE 3
1. 11. <u>Fairview Recreation Center Park</u>
2. Location: E. 9th Avenue & Karluk Street
3. Legal: Tract 1A Blk 3A, Third Addition, Plat No.
4. 80-214
5. Tax Code #: 003-116-51
6. Total Acres: 2.07
7.
8. 12. <u>Fish Creek Greenbelt (add to)</u>
9. Location: A.R.R. & Jefferson Avenue
10. Legal: Lot 13, Blk 7, Lincoln Park Subd
11. Tax Code #: 010-207-01
12. Total Acres: .25
13.
14. 13. <u>Folker Park (Bob Williams Park)</u>
15. Location: E. 42nd Avenue & Folker Street
16. Legal: Government Lot 17 located within SE4 SW4
17. Section 28, T13N, R3W S.M.
18. Tax Code #: 008-032-28
19. Total Acres: 2.02
20.
21. 14. <u>Furrow Creek Greenbelt</u>
22. Location: Johns Rd & Mariner Drive
23. Legal: Tract A-2, Oceanview North Subd. Unit 3; Plat
24. No. 78-179, & Tracts A-4 & A-5, Oceanview North
25. Subd. Unit 4; Plat No. 979-100, excluding 10' on
26. both the east and west sides of Johns Road
27. Tax Code #'s: 018-03 1-75; 018-033-49 & 36
28. Total Acres: 4.53
29.
30. 15. <u>Goose Lak</u>
31. Location: E. Northern Lights & U.A.A. Drive
32. Legal: Lots 1, 15A, 36A, Goose Lake Subd.
33. Tax Codes: 004-182-07, 004-181-09, 004-182-20
34. Total Acres: 12.74
35.
36. 16. <u>V. B. Gottstein Park</u>
37. Location: E. Northern Lts. adjacent to Carr's Muldoon
38. Store
39. Legal: Tract 2, Arnold L. Muldoon Subd., excluding the
40. south 10' of the parcel
41. Tax Code #: 006-363-05
42. Total Acres: 3.41
43.
44. 17. <u>Javier Dela Vega Park</u>
45. Location: South of International Airport Rd on Taft
46. Street
47. Legal: Tract 3, International East Subd. excluding the
48. westerly 629 feet.. Plat No. 83-492
49. Tax Code #: 010-362-17
50. Total Acres: 55.66
51.
52.
53.
54.
55.

HOW DOES PARKLAND BECOME DEDICATED?

What can I do as a community member?



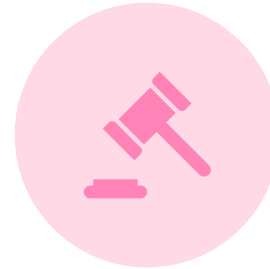
PROCESS SUMMARY



**RECOMMENDATION
AND EVALUATION
OF SUITABILITY**



**PUBLIC PROCESS
(CC/PRC/PZC)**



**ASSEMBLY
ORDINANCE**



**PROTECTION IN
CHARTER**

PHASE 1: EVALUATION & SUITABILITY

If a community is interested in having parkland is brought to the Assembly for dedication, it must undergo a technical evaluation.

The Municipality uses a Rating System (1–5) based on the Anchorage Bowl Parks, Natural Resource and Recreation Facility Plan.

PHASE 2: PUBLIC PROCESS

Prior to going to any commission the community council in which the park falls should provide a recommendation to the Assembly.

PRC and PZC: Under AMC 25.10.080C, the proposed dedication is sent to the Parks and Recreation Commission and the Planning and Zoning Commission.

Public Input: These commissions hold public hearings where the evaluation scores and any relevant park plan is reviewed.

Recommendation: Both bodies must provide formal recommendations to the Assembly regarding the long-term use of the land.

EVALUATION AND APPROVALS



PHASE THREE: ASSEMBLY ORDINANCE

Under AMC 25.10.080B, land can only be dedicated via a formal ordinance passed by the Assembly.

The ordinance must include a "specifically described property" (usually a legal parcel description or plat).

The intent is that the ordinance formally declares the land is intended for permanent or long-term park and recreational purposes.

PHASE FOUR: PROTECTED BY CHARTER

Once the Assembly passes the ordinance, the land achieves its final legal status under Anchorage Charter § 10.02(8).

The land is now "Dedicated." It cannot be sold, gifted, or conveyed to a third party without a majority vote of the public.

Unlike "Designated" land, which can be reassigned by a simple administrative move, "Dedicated" land requires a rigorous public process to ever change its status.

LEGISLATIVE ACTION



HOW DOES PARKLAND BECOME UN-DEDICATED?

Well, it depends.





CHANGING THE USE

Dedicated Land:

- The Assembly can authorize a different municipal use (e.g., a utility) via ordinance. Recommendations from the Planning & Zoning and Parks & Recreation Commissions are best practice.
- The Assembly can also undedicated land, but not for the purpose of conveyance (Norene v. MOA)
- The community has the final say on conveyance of dedicate parkland through majority vote.

Designated Land:

- The managing agency can terminate the "interim" recreational use at any time to return the land to its original intended use. This is typically tied to the terms of an agreement such as a lease or Memorandum of Understanding.



**HOW DO I KNOW IF A
PARK IS DEDICATED OR
NOT?**

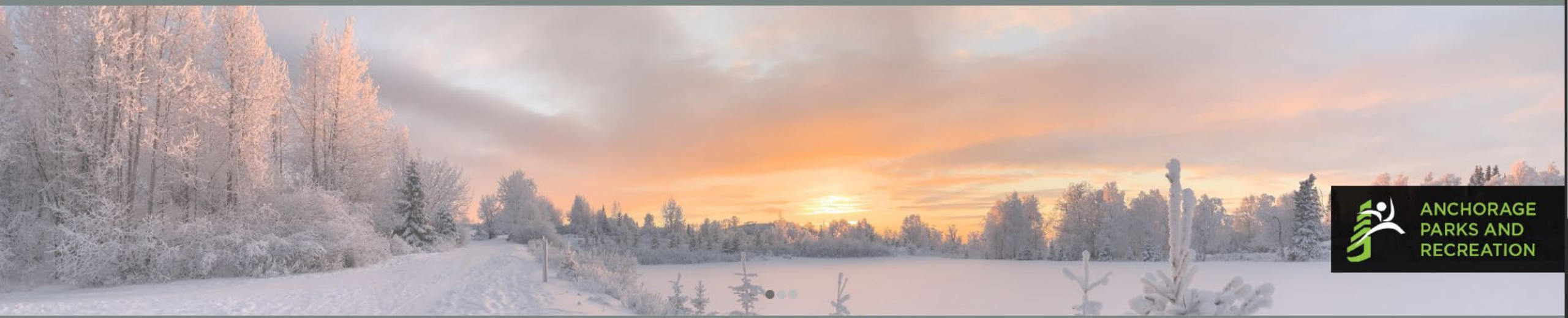
START HERE



Check our homepage and our maps and apps gallery for more information.



www.muni.org/parks



Search Parks and Recreation

Anchorage Parks and Recreation

Anchorage Parks and Recreation is responsible for beautifying parks, natural areas, and recreation facilities. The department operate year-round recreation programs for all ages and abilities, and oversees Anchorage's horticulture, park maintenance, and provides support for community gardens, dog parks and a Youth Employment in Parks (YEP) program that offers teens a gateway into the natural resources workforce. Anchorage Parks and Recreation also supports hundreds of volunteers through special events, park adoptions, and program instruction at locations throughout the city.



What we have:

The Anchorage Parks and Recreation Department proudly maintains 10,946 acres of municipal parkland; 224 parks with 82 playgrounds; 250 miles of trails and greenbelts linking neighborhoods with surrounding natural open spaces and wildlife habitat (135 miles of paved trails); 110 athletic fields; five pools; 11 recreation facilities; and a dedicated team of year-round and seasonal department employees.







Enter search terms

Grid Title


Items: 13




2025 Mayor's Marathon
Web Mapping Application




Anchorage Community Gardens and Farmers Markets
Web Mapping Application



Anchorage Off-Leash Dog Parks
Web Mapping Application




Anchorage Parks and Recreation Master Plans
Web Mapping Application




Areas Closed to Trapping
Web Experience




Indigenous Place Names
StoryMap




MOA Nordic Trails
Web Mapping Application



Park and Facility Information
Web Mapping Application



Parks and Recreation Bond Map Gallery
Instant App



Rental Facilities
Web Experience



Report Homeless Camp or Trash Concern
Web Mapping Application

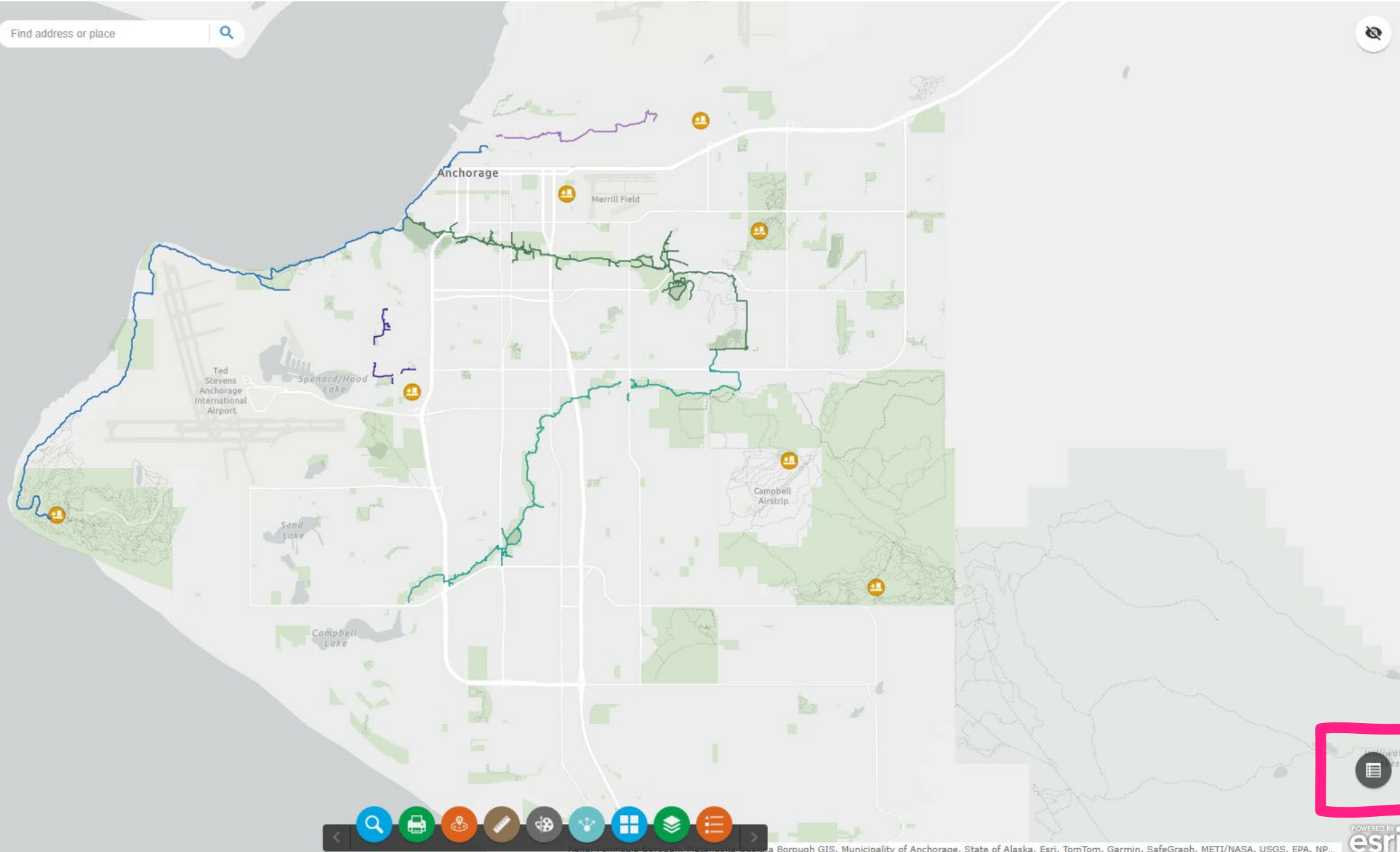


The State of Play
Web Mapping Application



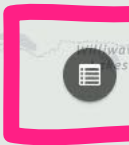
Park and Facility Information

Find address or place



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Park and Facility Information

Find address or place

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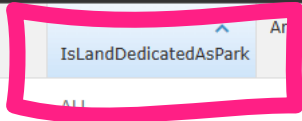


Alaska Borough GIS, Municipality of Anchorage, State of Alaska, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NP...

- g Lots
- Pickleball Courts
- Picnic Areas/Shelters
- Play Fields or Ball Fields
- Playgrounds
- Pools
- Rec Center
- Soccer
- Tennis Courts
- Volleyball Courts
- Anchorage Secondary or Unpaved Trails
- Off Leash Dog Park Areas
- Park Land**

Options Filter by map extent Zoom to Clear selection Refresh

Agency	Facility To Rent	Name	Park Area	Park Classification	PUBDATE	Shape__Area	Shape__Length	OBJECTID	Comments	IsLandDedicatedAsPark	Area_Acres
		Al Miller Memorial Park		Natural Resource Use	January 18, 2026	16,945.41	541.00	3		ALL	
		Alderwood Park		Neighborhood Use	January 18, 2026	42,948.81	1,015.73	5		ALL	2.47
		Arctic Circle Park		Natural Resource Use	January 18, 2026	4,906.94	301.92	10		ALL	0.28
		Arctic/Benson Park		Neighborhood Use	January 18, 2026	35,056.73	749.35	11		ALL	2.02
		Arnold L Muldoon Park		Natural Resource Use	January 18, 2026	1,169,982.95	4,743.62	12		ALL	67.35
	Shelter - Covered Pavillion	Balto Seppala Park		Community Use	January 18, 2026	311,390.25	2,424.62	14		ALL	17.93
		Baxter Bog Park		Natural Resource Use	January 18, 2026	1,044,386.22	7,398.36	17		ALL	60.14
		Bayshore Park North	Bayshore Park	Natural Resource Use	January 18, 2026	187,667.52	2,557.68	18		ALL	10.85
		Bayshore Park South	Bayshore Park	Natural Resource Use	January 18, 2026	183,281.09	2,794.28	19		ALL	10.60
		Ben Crawford Memorial Park		Special Use	January 18, 2026	17,520.66	584.44	21	Historic School and Cabins	ALL	1.01
		Bentzen Lake Park		Natural Resource Use	January 18, 2026	182,162.84	2,168.64	22		ALL	10.50
		Bob and Arlene Cross Park		Special Use	January 18, 2026	158,922.72	1,596.14	25		ALL	9.19
		Carl Park	Little Rabbit Creek Greenbelt	Natural Resource Use	January 18, 2026	12,922.52	591.71	29		ALL	0.75
		Carlson Park		Neighborhood Use	January 18, 2026	40,955.25	1,063.45	30		ALL	2.36
		Carr-Gottstein Park	Coastal Wildlife Refuge Area	Community Use	January 18, 2026	223,086.11	2,637.40	31		ALL	12.91
		Castle Heights Park		Natural Resource Use	January 18, 2026	24,015.13	898.33	32		ALL	1.38
	Campsites	Centennial Park		Special Use	January 18, 2026	1,276,209.19	4,943.71	33	Shelter on this land?	ALL	73.32
		Clay Park		Natural Resource Use	January 18, 2026	22,954.88	742.60	36		ALL	1.32
		Coffey Park		Natural Resource Use	January 18, 2026	1,491.09	177.70	37		ALL	0.09
		Cope Street Park		Neighborhood Use	January 18, 2026	11,526.06	434.69	39		ALL	0.66





ONE MORE THING...

LAND WATER CONSERVATION FUND (LWCF)



LWCF federal grant program that provides matching funds for the acquisition and development of public outdoor recreation areas.

Section 6(f) Protection: Under the LWCF Act, any land improved or bought with these federal dollars cannot be converted to non-recreational use without approval from the Secretary of the Interior.

The "Whole Park" Rule: If even a small portion of a park receives LWCF funding, the entire park is typically protected under Section 6(f).

Unlike "designated" land which can be easily repurposed, LWCF-protected land can only be converted if the city provides replacement land that is:

- Of at least equal fair market value.
- Of reasonably equivalent recreational usefulness and location.

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What did we learn?

SUMMARY

CHEAT SHEET

Feature	Dedicated Parkland	Designated Parkland	LWCF Protected
Legal Authority	Anchorage Charter § 10.02(8) & AMC 25.10.080B	AMC 25.10.080A	Section 6(f)(3) of the LWCF Act (54 U.S.C. § 200305) & 36 CFR Part 59
How it's Created	Requires an ordinance by the Assembly specifically describing the property for permanent use.	Created by an administrative action or agency decision to manage land for parks.	The MOA receives a matching funds grant to make improvements to land for recreational purposes.
Duration/Intent	Intended for permanent or long-term park and recreational use.	Often used as an interim or temporary use until the land is needed for another purpose.	Mandated for public outdoor recreation use in perpetuity (forever).
Change in Use	If only un-dedicating, but not conveying the land, can be done by assembly action. If conveying the land, voter approval needed.	Administrative action or agency decision	Mandated for public outdoor recreation use in perpetuity (forever).
Voter Approval	Required for any sale or "conveyance" of the land to a third party.	Not Required for sale or disposal.	Not Required by federal law, but requires land-for-land replacement; a vote may still be required if the land is also Dedicated.
Easements or Short-term Uses	Utility Easements, temporary or short-term uses are allowable through Assembly approval and without a public vote; long-term or high-value interests may still require voter approval.	Typically no impact, but would need coordination with original landowner or manager.	Strictly regulated; any permanent non-recreational use or temporary use over 6 months may trigger a conversion requiring replacement land.
Skip To The Good Stuff	Dedication ensures transparency, long-term park protection, and a public voice in decisions.	Can influence the level of investment or the types of money used for improvements because the land may not be parkland forever.	Provides the strongest "forever" protection; it guarantees no net loss of park acreage even if land is taken for state or federal projects.



THANK YOU

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[Muni.org/parks](https://muni.org/parks)

WHO DECIDES? NORENE V. MOA

The Case Summary:

- In 1974, the Municipal Sanitary Landfill Master Plan dedicated a parcel of land as a park (Merrill Field)
- In 1978, a new Master Plan changed that dedication for airport expansion. The Alaska Supreme Court ruled the city could revoke the park dedication by adopting a new ordinance or plan, or the land is being used for municipal purposes.
- The Assembly can repeal a park dedication by ordinance to allow for a different municipal purpose (e.g., changing a park designation to an airport expansion).

The "Workaround" Rule:

- The Court clarified that while the city can change land use (e.g., from a park to an airport), it cannot use this process to avoid the Charter.
- If the city un-dedicates a park just to sell the land without a public vote, the Court is likely to strike it down.

