



# LEGISLATIVE SERVICES

## HOLTAN HILLS FACT SHEET

### Project Overview

In April 2021, the Municipality of Anchorage’s Heritage Land Bank (HLB) issued a Request for Proposals to develop a portion of three parcels currently in the HLB inventory located in Girdwood Alaska “in a manner that is consistent with the goals of the Girdwood Area Plan and the Crow Creek Neighborhood Land Use Study (Plans) and which provides the highest and best use of the site.” The Anchorage Assembly authorized the HLB land disposal ([AO 2023-137](#)) in January 2024 to convey the area known as “Holtan Hills” to the developer, CY Investments.

The project is structured as a Development Agreement where HLB is a partner with the developer, as a result, HLB provides the land and the developer is financially responsible for on-site infrastructure including: roads, water, sewer, gas, electric, and trails. Proceeds from the lot sales will be split 50/50 by HLB and the developer.

### Project Plan

- The project is divided into three phases totaling 60.4 acres – Phase 1) 16.1 acres, Phase 2) 17.1 acres, and Phase 3) 27.2 acres.
- The development is being planned for mixed density – will contain single family, multi-family, townhouses, and potentially condos and Accessory Dwelling Units (ADUs).
- The project will prepare the land and infrastructure but will not go so far as to build housing – lots will be sold for the owners to build the housing.



Schematic only, lot widths and number of lots may vary based on topography, soil conditions, wetlands and drainage.



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### Provisions Added to Improve Housing Affordability in Girdwood

The authorizing legislation requires HLB and the developer to engage with the Girdwood Board of Supervisors throughout the project and funding (half from HLB fund and half from Assembly budget) has been committed to hire a third party to liaise between HLB and the Girdwood Board of Supervisors.

- As a Planned Unit Development (PUD), Holtan Hills will have greater density than current zoning allows.
- AWWU has sought a grant to cover the infrastructure costs of sewer to the parcels, which will reduce the development costs for offsite improvements – HLB is coordinating with AWWU for the timing of the infrastructure based on execution of the grant agreement.
- Prioritization in the development of housing for at least 50% occupied as primary residences, whether owner occupied or leased on a five-month to yearly basis
- The Homeowner’s Association that will be set up for Holtan Hills will prohibit short-term rentals (less than 30 days in duration) except for rental of an Accessory Dwelling Unit (ADU) on the property for all single-family and 50% of the multi-family properties.
- At least one multi-family lot for the development of at least 8 units per lot, and at least one other multi-family or single-family lot to be drawn from HLB’s portion of profits from the total Phases of the project will be designated for future disposal to a qualified Girdwood non-profit.

The Municipality’s intent for this development in all phases, is to provide community housing opportunities attainable for year-round residents of Girdwood and to ensure diversified housing types, sizes, ownership models, and price points consistent with the Assembly’s approved Housing Action Plan.

### What’s Next?

- Per [AO 2023-137](#), the Development Agreement Phase 1 and 2 will be conveyed to the Developer. Phase 3 will be conveyed at a later date as specified in the Development Agreement.
- Process begins for Conditional Use for a Residential Planned Unit Development (CUP/PUD) per MOA Code Title 21.07.110 (G) (anticipated 2024-25):
  - Developer refines and completes items for the CUP/PUD, including site plan drafting, development plan, lot configurations, architectural concepts (single



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family, duplex, fourplex, 8-plex and ADU), wetland permits (if necessary), on-site utility design, etc.

- Although not required by Municipal code, the developer will attend several meetings of the Girdwood Land Use Committee to present plans, gather feedback, incorporate feedback, and present a project update
- After second Land Use Committee presentation, the developer will schedule the required public meeting with Girdwood Board of Supervisors to present the CUP/PUD application, and may incorporate feedback into the CUP/PUD before submitting the application (comments from GBOS meeting will be submitted with CUP/PUD application)
- Once preliminary concept for CUP is completed, the developer schedules a pre-application meeting with MOA to discuss the upcoming submittal and initial issues/challenges identified
- Developer makes requested changes and submits final CUP application to MOA Planning
- MOA Planning submits CUP application to relevant departments, such as Planning, Fire, Traffic, utilities, etc. for review and sign-offs
- Once all reviews and sign-offs are completed, MOA Planning submits application and department comments to Planning and Zoning Commission for public hearing and final approval (anticipated 2024-25)
- Phase I groundbreaking (anticipated 2025-26)
- Lot sales are open to the public, could include individuals, builders, or nonprofits (anticipated 2026)
- New owners plan and build (anticipated 2027)
- Phase II groundbreaking (date TBD)
- AWWU installation of sewer (\$2.5M Congressional Earmark) – pending executed grant agreement.