

## REAL ESTATE

### Department Goal/Program

The capital improvement goals of the Real Estate Department fall within the following categories:

- Acquire, manage, sell or otherwise dispose of municipally owned land for the benefit of the current and future residents of Anchorage; and
- Make improvements to municipal land and property that enhance its value or utility, adapts it for further purposes, extends its useful life or increases its income potential.

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**MUNICIPALITY OF ANCHORAGE**  
**Capital Improvement Program**  
**PROJECT LIST BY DEPARTMENT**

22-Nov-05

**REAL ESTATE**

YEAR	PROJECT TITLE	(000's)	GO BOND	FEDERAL GRANT	STATE GRANT	OTHER SOURCE	TOTAL REQUEST
<b>CATEGORY: Real Estate</b>							
2006	CALIFORNIA CREEK DEVELOPMENT & REPAIR		0	0	0	25	25
2006	CROW CREEK ROAD PARCELS-PLANNING/PREP		0	0	0	35	35
2006	DOWLING EXTENSION STUDY		0	0	0	35	35
2006	GIRDWOOD INDUSTRIAL PARK		0	0	0	25	25
2006	GIRDWOOD PARCEL LAND USE STUDY 40-ACRE HLB PARCEL #6-040		0	0	0	25	25
2006	GIRDWOOD-ALTERNATE ACCESS OPTIONS STUDY		0	0	0	100	100
2006	GIRDWOOD-NEW TOWNSITE PARKING DEVELOPMENT		0	0	0	25	25
2006	GLACIER/WINNER CREEK PRE-DEVELOPMENT		0	0	0	100	100
2006	MT VIEW ARTS DISTRICT SOILS REMEDIATION		0	0	0	50	50
2006	NORTH MT VIEW PARCEL LANDSCAPING SITE PREPARATION		0	0	0	50	50
2006	OLD GIRDWOOD TOWNSITE INFRASTRUCTURE DESIGN		0	0	0	12	12
2006	POTTER VALLEY PARCEL CO-DEVELOPMENT PROJECT FOR HLB #2-144		0	0	0	0	0
2006	SECTION 36-ACCESS ROAD		0	0	0	25	25
2006	SITES PREPARATION		0	0	0	50	50
2006	SNOW DUMP GIRDWOOD AREA		0	0	0	8	8
2006	'SQUIRREL CAGE' AREA DEVELOPMENT- GIRDWOOD		0	0	0	25	25
2006	TRAIL SYSTEM DESIGN/DEV. IN S ANCHORAGE		0	0	0	25	25
2006	TRAIL SYSTEM-GIRDWOOD		0	0	0	5	5
<b>Real Estate TOTAL</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>620</b>	<b>620</b>
<b>TOTAL FOR 2006</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>620</b>	<b>620</b>

<b>CATEGORY: Real Estate</b>							
2007	CALIFORNIA CREEK DEVELOPMENT & REPAIR		0	0	0	25	25
2007	CROW CREEK ROAD PARCELS-PLANNING/PREP		0	0	0	75	75
2007	GIRDWOOD INDUSTRIAL PARK		0	0	0	25	25
2007	GIRDWOOD PARCEL LAND USE STUDY 40-ACRE HLB PARCEL #6-040		0	0	0	25	25
2007	GIRDWOOD RV/CAMPGROUND PROPOSED DESIGN/DEVELOPMENT ASSISTANCE		0	0	0	10	10
2007	GLACIER/WINNER CREEK PRE-DEVELOPMENT		0	0	0	100	100
2007	OLD GIRDWOOD TOWNSITE INFRASTRUCTURE DESIGN		0	0	0	12	12
2007	POTTER VALLEY PARCEL CO-DEVELOPMENT PROJECT FOR HLB #2-144		0	0	0	25	25
2007	SITES PREPARATION		0	0	0	50	50
2007	'SQUIRREL CAGE' AREA DEVELOPMENT- GIRDWOOD		0	0	0	25	25
<b>Real Estate TOTAL</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>372</b>	<b>372</b>
<b>TOTAL FOR 2007</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>372</b>	<b>372</b>

<b>CATEGORY: Real Estate</b>							
2008	CROW CREEK ROAD PARCELS-PLANNING/PREP		0	0	0	75	75
2008	GIRDWOOD RV/CAMPGROUND PROPOSED DESIGN/DEVELOPMENT ASSISTANCE		0	0	0	10	10
2008	GLACIER/WINNER CREEK PRE-DEVELOPMENT		0	0	0	100	100
2008	OLD GIRDWOOD TOWNSITE INFRASTRUCTURE DESIGN		0	0	0	12	12
2008	SITES PREPARATION		0	0	0	50	50
2008	'SQUIRREL CAGE' AREA DEVELOPMENT- GIRDWOOD		0	0	0	25	25
<b>Real Estate TOTAL</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>272</b>	<b>272</b>
<b>TOTAL FOR 2008</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>272</b>	<b>272</b>

<b>CATEGORY: Real Estate</b>							
2009	CROW CREEK ROAD PARCELS-PLANNING/PREP		0	0	0	75	75
2009	OLD GIRDWOOD TOWNSITE INFRASTRUCTURE DESIGN		0	0	0	12	12
2009	SITES PREPARATION		0	0	0	50	50
2009	'SQUIRREL CAGE' AREA DEVELOPMENT- GIRDWOOD		0	0	0	25	25
<b>Real Estate TOTAL</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>162</b>	<b>162</b>
<b>TOTAL FOR 2009</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>162</b>	<b>162</b>

**MUNICIPALITY OF ANCHORAGE**  
**Capital Improvement Program**  
**PROJECT LIST BY DEPARTMENT**

22-Nov-05

***REAL ESTATE***

YEAR	PROJECT TITLE	(000's)	GO BOND	FEDERAL GRANT	STATE GRANT	OTHER SOURCE	TOTAL REQUEST
<b>CATEGORY: Real Estate</b>							
2010	CROW CREEK ROAD PARCELS-PLANNING/PREP		0	0	0	75	75
2010	OLD GIRWOOD TOWNSITE INFRASTRUCTURE DESIGN		0	0	0	12	12
2010	SITES PREPARATION		0	0	0	50	50
2010	'SQUIRREL CAGE' AREA DEVELOPMENT- GIRWOOD		0	0	0	25	25
<b>Real Estate TOTAL</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>162</b>	<b>162</b>
<b>TOTAL FOR 2010</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>162</b>	<b>162</b>
<b>CATEGORY: Real Estate</b>							
2011	CROW CREEK ROAD PARCELS-PLANNING/PREP		0	0	0	75	75
2011	OLD GIRWOOD TOWNSITE INFRASTRUCTURE DESIGN		0	0	0	12	12
2011	SITES PREPARATION		0	0	0	50	50
2011	'SQUIRREL CAGE' AREA DEVELOPMENT- GIRWOOD		0	0	0	25	25
<b>Real Estate TOTAL</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>162</b>	<b>162</b>
<b>TOTAL FOR 2011</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>162</b>	<b>162</b>
<b>TOTAL:</b>		<b><i>REAL ESTATE</i></b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,750</b>	<b>1,750</b>

**MUNICIPALITY OF ANCHORAGE  
2006 CAPITAL IMPROVEMENT BUDGET**

Department Heritage Land Bank	2006 PROJECT COST (000's)	Category Real Estate	
PROJECT TITLE AND DESCRIPTION	S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank M-Matching State Grant	O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY
		DEBT SERVICE (000's)	1-Essential 2-Necessary 3-Desireable
CALIFORNIA CREEK DEVELOPMENT & REPAIR Property improvement and repair. Construction of creek banking.	H= 25		Girdwood Valley
CROW CREEK ROAD PARCELS-PLANNING/PREP Follow-up planning and preparation of HLB parcels along Crow Creek Road in Girdwood.	H= 35		Girdwood Valley
DOWLING EXTENSION STUDY Land Use Study for proposed Dowling Extension through HLB properties.	H= 35		Abbott Loop
GLACIER/WINNER CREEK PRE-DEVELOPMENT Pre-development, site design and planning.	H= 100		Girdwood Valley
TRAIL SYSTEM-GIRDWOOD Hiking/mountain biking trail connecting townsite to upper and lower Girdwood Valley.	H= 5		Girdwood Valley
GIRDWOOD INDUSTRIAL PARK Infrastructure improvements required prior to property disposal.	H= 25		Girdwood Valley
<i>For specific funding needed in later years, please review the same project name/description included in the Capital Improvement Program section.</i>			<b>2006</b>

**MUNICIPALITY OF ANCHORAGE  
2006 CAPITAL IMPROVEMENT BUDGET**

Department Heritage Land Bank	2006 PROJECT COST (000's)	Category Real Estate	
PROJECT TITLE AND DESCRIPTION	S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank M-Matching State Grant	O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY
		DEBT SERVICE (000's)	1-Essential 2-Necessary 3-Desireable
GIRDWOOD PARCEL LAND USE STUDY 40-ACRE HLB PARCEL #6-040 Forty acre parcel in Girdwood: 2006-land use study 2007-pre-development/design	H= 25		Girdwood Valley
GIRDWOOD-ALTERNATE ACCESS OPTIONS STUDY Study of alternate ingress/egress options to/from Girdwood Valley for local residents.	H= 100		Girdwood Valley
SECTION 36-ACCESS ROAD Resolve/improve access road issues.	H= 25		Bear Valley
SITES PREPARATION Preparation of HLB parcels for disposal, to include: design/development surveys studies platting engineering other improvements costs	H= 50		Community-wide
<i>For specific funding needed in later years, please review the same project name/description included in the Capital Improvement Program section.</i>			<b>2006</b>

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2006 CAPITAL IMPROVEMENT BUDGET**

Department Heritage Land Bank	2006 PROJECT COST (000's)	Category Real Estate	
PROJECT TITLE AND DESCRIPTION	S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank M-Matching State Grant	O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY
		DEBT SERVICE (000's)	1-Essential 2-Necessary 3-Desireable
MT VIEW ARTS DISTRICT SOILS REMEDIATION Improvement of contaminated property for future use/disposal.	H= 50		Mountain View
OLD GIRWOOD TOWNSITE INFRASTRUCTURE DESIGN Dike reconstruction, redevelopment planning, road access, and pre-construction.	H= 12		Girdwood Valley
SNOW DUMP GIRDWOOD AREA Selection and preparation of snow dump site on HLB property in Girdwood.	H= 8		Girdwood Valley
TRAIL SYSTEM DESIGN/DEV. IN S ANCHORAGE Design/development of single-track and hiking trail system from Brewster Road to Chugach State Park.	H= 25		Bear Valley
'SQUIRREL CAGE' AREA DEVELOPMENT- GIRDWOOD Phased design and development of 'Squirrel Cage' area in lower Girdwood Valley.	H= 25		Girdwood Valley
<i>For specific funding needed in later years, please review the same project name/description included in the Capital Improvement Program section.</i>			<b>2006</b>

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2006 CAPITAL IMPROVEMENT BUDGET**

Department Heritage Land Bank	2006 PROJECT COST (000's)	Category Real Estate	
PROJECT TITLE AND DESCRIPTION	S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank M-Matching State Grant	O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY
		DEBT SERVICE (000's)	1-Essential 2-Necessary 3-Desireable
<p>NORTH MT VIEW PARCEL LANDSCAPING SITE PREPARATION Land improvement/landscaping of HLB parcel in N. Mountain View area (HLB #3-004).</p> <p>GIRDWOOD-NEW TOWNSITE PARKING DEVELOPMENT Development of parking area in Girdwood Townsite.</p> <p>POTTER VALLEY PARCEL CO-DEVEVELOPMENT PROJECT FOR HLB #2-144 Preparation and development of HLB parcel in Potter Valley area.</p>	<p>H= 50</p> <p>H= 25</p>		<p>Mountain View</p> <p>Girdwood Valley</p> <p>Bear Valley</p>
<p><i>For specific funding needed in later years, please review the same project name/description included in the Capital Improvement Program section.</i></p>			<b>2006</b>



**MUNICIPALITY OF ANCHORAGE  
2006 CAPITAL IMPROVEMENT BUDGET**

Department	2006 PROJECT COST (000's)	Category	
Heritage Land Bank		Real Estate	
PROJECT TITLE AND DESCRIPTION	S-State    B-Bond A-Asmt    D-D.O.T. F-Federal   O-Other H-Heritage Land Bank M-Matching State Grant	O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY
		DEBT SERVICE (000's)	1-Essential 2-Necessary 3-Desireable
Sub-Total(s)	H=    620		
Category Total	620	0.0 0.0	
*****	*****	*****	*****
Department Total(s)	H=    620		
Grand Total of Heritage Land Bank	620	0.0 0.0	
<i>For specific funding needed in later years, please review the same project name/description included in the Capital Improvement Program section.</i>			<b>2006</b>

**MUNICIPALITY OF ANCHORAGE  
2006 - 2011 CAPITAL IMPROVEMENT PROGRAM**

Department Heritage Land Bank	Category Real Estate					
<b>PROJECT TITLE AND DESCRIPTION</b>	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank M-Matching State					
	2006	2007	2008	2009	2010	2011
CALIFORNIA CREEK DEVELOPMENT & REPAIR Property improvement and repair. Construction of creek banking.	H= 25	H= 25				
CROW CREEK ROAD PARCELS-PLANNING/PREP Follow-up planning and preparation of HLB parcels along Crow Creek Road in Girdwood.	H= 35	H= 75	H= 75	H= 75	H= 75	H= 75
DOWLING EXTENSION STUDY Land Use Study for proposed Dowling Extension through HLB properties.	H= 35					
GLACIER/WINNER CREEK PRE-DEVELOPMENT Pre-development, site design and planning.	H= 100	H= 100	H= 100			
TRAIL SYSTEM-GIRDWOOD Hiking/mountain biking trail connecting townsite to upper and lower Girdwood Valley.	H= 5					
GIRDWOOD INDUSTRIAL PARK Infrastructure improvements required prior to property disposal.	H= 25	H= 25				
				<b>2006 - 2011</b>		

**MUNICIPALITY OF ANCHORAGE  
2006 - 2011 CAPITAL IMPROVEMENT PROGRAM**

Department	Category					
Heritage Land Bank	Real Estate					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank M-Matching State					
	2006	2007	2008	2009	2010	2011
<p>GIRDWOOD PARCEL LAND USE STUDY 40-ACRE HLB PARCEL #6-040 Forty acre parcel in Girdwood: 2006-land use study 2007-pre-development/design</p>	H= 25	H= 25				
<p>GIRDWOOD-ALTERNATE ACCESS OPTIONS STUDY Study of alternate ingress/egress options to/from Girdwood Valley for local residents.</p>	H= 100					
<p>SECTION 36-ACCESS ROAD Resolve/improve access road issues.</p>	H= 25					
<p>SITES PREPARATION Preparation of HLB parcels for disposal, to include: design/development surveys studies platting engineering other improvements costs</p>	H= 50	H= 50	H= 50	H= 50	H= 50	H= 50
				<b>2006 - 2011</b>		

**MUNICIPALITY OF ANCHORAGE  
2006 - 2011 CAPITAL IMPROVEMENT PROGRAM**

Department	Category					
Heritage Land Bank	Real Estate					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank M-Matching State					
	2006	2007	2008	2009	2010	2011
<p>MT VIEW ARTS DISTRICT SOILS REMEDIATION Improvement of contaminated property for future use/disposal.</p>	H= 50					
<p>OLD GIRWOOD TOWNSITE INFRASTRUCTURE DESIGN Dike reconstruction, redevelopment planning, road access, and pre-construction.</p>	H= 12	H= 12	H= 12	H= 12	H= 12	H= 12
<p>SNOW DUMP GIRDWOOD AREA Selection and preparation of snow dump site on HLB property in Girdwood.</p>	H= 8					
<p>TRAIL SYSTEM DESIGN/DEV. IN S ANCHORAGE Design/development of single-track and hiking trail system from Brewster Road to Chugach State Park.</p>	H= 25					
<p>'SQUIRREL CAGE' AREA DEVELOPMENT- GIRDWOOD Phased design and development of 'Squirrel Cage' area in lower Girdwood Valley.</p>	H= 25	H= 25	H= 25	H= 25	H= 25	H= 25
				<b>2006 - 2011</b>		

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2006 - 2011 CAPITAL IMPROVEMENT PROGRAM**

Department Heritage Land Bank	Category Real Estate					
<b>PROJECT TITLE AND DESCRIPTION</b>	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank M-Matching State					
	2006	2007	2008	2009	2010	2011
<p>NORTH MT VIEW PARCEL LANDSCAPING SITE PREPARATION Land improvement/landscaping of HLB parcel in N. Mountain View area (HLB #3-004).</p> <p>GIRDWOOD-NEW TOWNSITE PARKING DEVELOPMENT Development of parking area in Girdwood Townsite.</p> <p>GIRDWOOD RV/CAMPGROUND PROPOSED DESIGN/DEVELOPMENT ASSISTANCE Assistance with local effort to select a site and develop into Girdwood area RV and camp- ground facility.</p> <p>POTTER VALLEY PARCEL CO-DEVELOPMENT PROJECT FOR HLB #2-144 Preparation and development of HLB parcel in Potter Valley area.</p>	<p>H= 50</p> <p>H= 25</p>	<p>H= 10</p> <p>H= 25</p>	<p>H= 10</p>			
				<b>2006 - 2011</b>		

**MUNICIPALITY OF ANCHORAGE  
2006 - 2011 CAPITAL IMPROVEMENT PROGRAM**

Department	Category					
Heritage Land Bank	Real Estate					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank M-Matching State					
	2006	2007	2008	2009	2010	2011
Sub-Total(s)	H= 620	H= 372	H= 272	H= 162	H= 162	H= 162
Category Total	620	372	272	162	162	162
*****	*****	*****	*****	*****	*****	*****
Department Total(s)	H= 620	H= 372	H= 272	H= 162	H= 162	H= 162
Grand Total of Heritage Land Bank	620	372	272	162	162	162
			<b>2006 - 2011</b>			