

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.

MUNICIPALITY OF ANCHORAGE
Capital Improvement Program
PROJECT LIST BY DEPARTMENT

30-Sep-05

REAL ESTATE

| YEAR | PROJECT TITLE | (000's) | GO BOND | FEDERAL GRANT | STATE GRANT | OTHER SOURCE | TOTAL REQUEST |
|------------------------------|--|---------|----------|---------------|-------------|--------------|---------------|
| CATEGORY: Real Estate | | | | | | | |
| 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 |
| Real Estate TOTAL | | | 0 | 0 | 0 | 620 | 620 |
| TOTAL FOR 2006 | | | 0 | 0 | 0 | 620 | 620 |

| | | | | | | | |
|------------------------------|---|--|----------|----------|----------|------------|------------|
| CATEGORY: Real Estate | | | | | | | |
| 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 |
| Real Estate TOTAL | | | 0 | 0 | 0 | 372 | 372 |
| TOTAL FOR 2007 | | | 0 | 0 | 0 | 372 | 372 |

| | | | | | | | |
|------------------------------|---|--|----------|----------|----------|------------|------------|
| CATEGORY: Real Estate | | | | | | | |
| 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 |
| Real Estate TOTAL | | | 0 | 0 | 0 | 272 | 272 |
| TOTAL FOR 2008 | | | 0 | 0 | 0 | 272 | 272 |

| | | | | | | | |
|------------------------------|---|--|----------|----------|----------|------------|------------|
| CATEGORY: Real Estate | | | | | | | |
| 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 |
| Real Estate TOTAL | | | 0 | 0 | 0 | 162 | 162 |
| TOTAL FOR 2009 | | | 0 | 0 | 0 | 162 | 162 |

MUNICIPALITY OF ANCHORAGE
Capital Improvement Program
PROJECT LIST BY DEPARTMENT

30-Sep-05

REAL ESTATE

| YEAR | PROJECT TITLE | (000's) | GO BOND | FEDERAL GRANT | STATE GRANT | OTHER SOURCE | TOTAL REQUEST |
|------------------------------|--|---------------------------|----------|---------------|-------------|--------------|---------------|
| CATEGORY: Real Estate | | | | | | | |
| 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 |
| Real Estate TOTAL | | | 0 | 0 | 0 | 162 | 162 |
| TOTAL FOR 2010 | | | 0 | 0 | 0 | 162 | 162 |
| CATEGORY: Real Estate | | | | | | | |
| 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 |
| Real Estate TOTAL | | | 0 | 0 | 0 | 162 | 162 |
| TOTAL FOR 2011 | | | 0 | 0 | 0 | 162 | 162 |
| TOTAL: | | <i>REAL ESTATE</i> | 0 | 0 | 0 | 1,750 | 1,750 |

**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> | | | 2006 |

**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> | | | 2006 |

**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 1-Essential 2-Necessary 3-Desireable |
| | | DEBT SERVICE (000's) | |
| 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> | | | 2006 |

**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 1-Essential 2-Necessary 3-Desireable |
| | | DEBT SERVICE (000's) | |
| <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> | | | <p align="center">2006</p> |

**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-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 |
| 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> | | | 2006 |

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

| Department Heritage Land Bank | Category 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 |
| 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 | | | | |
| | | | | 2006 - 2011 | | |

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

| Department Heritage Land Bank | Category 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 |
| 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 | H= 25 | | | | |
| GIRDWOOD-ALTERNATE ACCESS OPTIONS STUDY Study of alternate ingress/egress options to/from Girdwood Valley for local residents. | H= 100 | | | | | |
| SECTION 36-ACCESS ROAD Resolve/improve access road issues. | H= 25 | | | | | |
| SITES PREPARATION Preparation of HLB parcels for disposal, to include: design/development surveys studies platting engineering other improvements costs | H= 50 | H= 50 | H= 50 | H= 50 | H= 50 | H= 50 |
| | | | | 2006 - 2011 | | |

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

| Department Heritage Land Bank | Category 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 |
| MT VIEW ARTS DISTRICT SOILS REMEDIATION Improvement of contaminated property for future use/disposal. | H= 50 | | | | | |
| OLD GIRWOOD TOWNSITE INFRASTRUCTURE DESIGN Dike reconstruction, redevelopment planning, road access, and pre-construction. | H= 12 | H= 12 | H= 12 | H= 12 | H= 12 | H= 12 |
| SNOW DUMP GIRDWOOD AREA Selection and preparation of snow dump site on HLB property in Girdwood. | H= 8 | | | | | |
| 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 | | | | | |
| 'SQUIRREL CAGE' AREA DEVELOPMENT- GIRDWOOD Phased design and development of 'Squirrel Cage' area in lower Girdwood Valley. | H= 25 | H= 25 | H= 25 | H= 25 | H= 25 | H= 25 |
| | | | | 2006 - 2011 | | |

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

| Department Heritage Land Bank | Category 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>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-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>H= 10</p> <p>H= 25</p> | <p>H= 10</p> | | | |
| | | | | 2006 - 2011 | | |

**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 |
| | | | 2006 - 2011 | | | |