



MUNICIPALITY OF ANCHORAGE

REAL ESTATE DEPARTMENT



HERITAGE LAND BANK

2023 ANNUAL WORK PROGRAM & 2024-2028 FIVE-YEAR MANAGEMENT PLAN

Approved by the Anchorage Assembly on August 8, 2023 (AR 2023-235, As Amended)

Municipality of Anchorage

Dave Bronson, Mayor

Real Estate Department

Lance Wilber, Director, Office of Economic and Community Development

Heritage Land Bank Division

Emma Giboney, Land Management Officer

Jonathan Taylor, Land Management Officer

Nicole Jones-Vogel, Consultant, Rise Up Coaching Solutions, LLC

Real Estate Services Division

Tiffany Briggs, Program & Policy Director

John Bruns, Foreclosure Specialist

HLB Advisory Commission

Brett Wilbanks, Chair

Dean Marshall, Vice Chair, Eagle River Representative

Ryan Hansen

Carmilla Warfield

Brian Flynn

Tammy Oswald

Ron Tenny, Girdwood Representative

Front Cover Photo: HLB Parcel 6-251

<https://www.muni.org/HLB>



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Chapter 1. Heritage Land Bank Overview

Heritage Land Bank (HLB) is a self-supporting, non-tax based agency of the Municipality of Anchorage (MOA), with its own fund and advisory commission. Title 25 of the Anchorage Municipal Code (AMC), “Public Lands,” contains the statutes under which the HLB operates (AMC § 25.40).

It is the mission of the Heritage Land Bank to manage uncommitted municipal land and the Heritage Land Bank Fund in a manner designed to benefit present and future residents of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan (AMC § 25.40.010).

HLB achieves its mission by managing an inventory of HLB land and resources to benefit a wide variety of municipal objectives. The HLB manages many types of land in its inventory, over 12,000 acres, which are divided into approximately 250 parcels zoned residential, industrial, commercial, recreational, public use and open space. About half of the HLB inventory is forested lands in the Girdwood Valley, with a small percentage of HLB inventory developed or improved.

All proceeds from HLB land sales, leases, and other sources are deposited into the HLB Fund. With approval from the Mayor and Assembly, the Fund is used to: manage and/or improve HLB property; conduct land use planning and feasibility studies; carry out wetlands mitigation monitoring; acquire property for municipal use; and support the annual operating expenses of HLB. Since its inception in 1983, the HLB has operated without any direct taxpayer support but has contributed millions of dollars in support to the general municipal government in ways that benefit our growing community.

More than 60 HLB parcels are subject to leases or permits held by government agencies or the private sector, with some used or managed by municipal agencies under special permit or management authorizations. A spreadsheet of leases and permits currently held is available online.

Municipal properties deemed surplus to current and future needs are generally disposed of through competitive bid, in accordance with AMC. In order to carry out the HLB mission, some parcels may be sold directly to other municipal agencies for continued use by the MOA.

With Assembly approval, the mayor may also designate any municipal land or interest in land for placement in the HLB inventory. However, land placed in the HLB inventory is generally:

1. Land reserved for unspecified purposes, or needed for specific or future public purposes;
2. Land determined excess to municipal needs but unsuitable for disposal and development; or
3. Other land determined excess to present or future municipal needs that may be suitable for disposal or development in the future.

A Brief History of the Heritage Land Bank

In 1972, the Greater Anchorage Borough established a Land Trust Fund. Amended in 1976, the trust fund was created to acquire and manage property for the Municipality. The Land Trust Fund Council maintained oversight over the fund and its properties.

The Municipal Entitlement Act of 1978 granted Anchorage a total land entitlement of 44,893 acres from the State of Alaska (SOA). The Heritage Land Bank was formed to acquire and manage land that was transferred to the Municipality from the State as a result of the Municipal Entitlement Act for the benefit of present and future residents of Anchorage.

The ordinance that created HLB also established the HLB Advisory Commission (HLBAC), which consists of seven members appointed by the Mayor, to advise the Mayor and Assembly regarding the management of land and funds in the HLB portfolio. The commission solicits public comments when it holds public hearings in order to make informed recommendations. Staff handles the ongoing land management responsibilities of the HLB.

Inventory Mapping

In 1984, HLB completed its first land inventory. The HLB inventory is updated and is online for public and municipal access at www.muni.org/hlb. The inventory identifies all lands by HLB parcel number, municipal tax identification number, zoning classification, and acreage. Interactive mapping can be found on the MOA GIS webpage.

State Entitlements

The continuing conveyance of title to the Municipality's outstanding land entitlements is a priority. While the State has conveyed substantial acreage, and some monetary compensation to the MOA in fulfillment of the municipal entitlement mandate, other parcels await conveyance.

Accomplishments

Following are several significant land uses and facilities in the Municipality of Anchorage developed over the years through contributions from the HLB inventory or fund:

- Cuddy Family Mid-Town Park Acquisition
- Botanical Gardens lease on HLB lands
- Girdwood Library site, trails partnerships, and Industrial Park development
- Sale of three downtown lots for mixed-use development by Cook Inlet Housing Authority
- Long-term ground lease for Chugiak Fire Station #35

The Heritage Land Bank Fund

Upon formation of the HLB, the MOA Land Management Fund was renamed the HLB Fund. According to AMC § 25.40.035, the HLB Fund can be used for three main purposes: supporting the annual HLB operating budget; acquiring land for municipal use; and managing and improving HLB land. HLB's objective has been to responsibly manage the Fund in order to achieve our mission, with additional focus on increasing our asset value and fund strength.

Land Management Objectives

HLB manages land to maximize benefits to the Municipality and the public, seeking to preserve and enhance the value of its land assets. Management activities and decisions take into consideration the regulatory environment and adopted comprehensive plans, special site and area land use studies, environmental plans and studies, and intra-governmental agreements.

Our management objectives include:

- Ensuring that all HLB lands and real property interests are reasonably protected from adverse impacts, including fire, insect damage, plant disease, invasive species, illegal dumping, hazardous or contaminated materials, timber theft, vandalism, and other threats.
- Assisting with implementation of municipal plans where HLB inventory is involved in accordance with HLB policy and fund guidelines.
- Transfer of HLB properties to other departments as appropriate and the disposal of properties excess to municipal need.
- Holding land use contracts to prevailing market rates except where otherwise provided by AMC § 25.40.
- Providing opportunities for partnership in the creation of conservation easements, through permittee-responsible mitigation to protect area wetlands, promote orderly development consistent with the goals of the Comprehensive Plan & the Anchorage Wetlands Plan, and generate revenue through the preservation of high-value HLB wetlands, while working to establish a wetlands mitigation bank.
- Continuing to enforce trespass violations, by posting signs and considering the installation of fences in areas of known campsites, removal of illegal structures and vehicles, and mitigation or prevention of impacts of unpermitted use on HLB land.
- Ensuring that open space, conservation and preservation opportunities are considered in HLB development projects where those opportunities are in the best interest of the citizens of the Municipality of Anchorage.

Overview of Land Acquisition

Acquiring Municipal Entitlement Lands

Under AS § 29.65.010, the Municipal Entitlements Act and the subsequent *Agreement for the Conveyance of Lands of the State of Alaska to the Municipality of Anchorage, and Settlement of Land-Related Issues with the State of Alaska*, signed November 25, 1986, the Municipality was entitled to conveyance of 44,893 acres of land within the boundaries of the Municipality.

The MOA will continue to work closely with the Alaska Department of Natural Resources (DNR) to resolve any remaining land entitlement issues. The State has issued decision documents for several parcels but not patent. The State notified HLB that for management purposes the decision documents issued for conveyance of lands is equivalent to patent and considered equitable title.

North Anchorage Land Agreement

The MOA was granted rights to receive substantial acreage under the *1982 North Anchorage Land Agreement* (NALA), a federally approved agreement resolving several longstanding land ownership disputes between Eklutna, Inc., the State, and MOA. NALA provides for the future allocation of existing military land in Anchorage, in the event it is declared excess to the Department of Defense (DOD). To date, the MOA has received title to just under 300 acres of NALA land under its public interest land entitlement; no lands have been declared as excess by the DOD to date.

Table 1.1 HLB Inventory by Area

Acreage (Estimate)	Anchorage Bowl	Chugiak/ Eagle River	Turnagain Arm	HLB Total Acreage:
HLB Wetlands (A & B)	1,076	44	560	1,679
HLB Uplands	1,769	1,136	8,145	11,051
Estimated Total HLB Acreage:	2,881	1,182	8,715	12,779

Table 1.2 Development Limitations

Limiting Factor	Quantity
Wetlands - Class A&B	1,679 acres
Easements	490 acres
4Avalanche Zone - Very High Hazard	431 acres
Special Flood Hazard Area	1,083 acres
Patent restrictions prohibiting disposal	846 acres
Leases and Permits	1,653 acres
Managed by State Parks	2,240 acres
ADEC Contaminated Sites	11
Parcels under other MOA Agency Management	40

Annual Work Program

The HLB Work Program is an annually approved guide for allocating and managing HLB land and resources. The program functions and activities must be consistent with Municipal Code, HLB policies, and pertinent comprehensive or area plans.

Parcels in the HLB inventory can be disposed of through trade, sale, or lease. HLB land disposals are based upon a minimum of fair market value of the land, except as otherwise provided in AMC § 25.40. HLB may exchange excess municipal land in the HLB inventory for other non-municipal land which has greater potential value or attributes for municipal use.

Per AMC § 25.40.020B, major HLB work items anticipated during each calendar year will be reviewed in advance by the public and be approved after public hearings before the HLBAC and the Assembly. The code states that public notice for the HLBAC public hearing on the annual work program is provided no less than forty-five (45) days prior to the hearing. The public will have the opportunity to comment on each item when a public hearing is scheduled.

All other HLB public hearings require that the public notice precede the hearing by no less than fourteen (14) days. HLB notification procedures shall include direct email notification to affected community councils, residents and list of email subscribers, as well as posting notice online, at least fourteen (14) days prior to public hearings. AMC requires that the HLBAC provide public notice and hold a public hearing prior to taking action on land disposals (sales, leases, exchanges, easements) and withdrawals from the HLB inventory. Any additions to the proposed list of disposals through sale, exchange, or lease require an amendment to the Work Program approved by the HLBAC and Assembly. The Program may be amended as needed.

Five-Year Management Plan

Predicting future municipal need and market demand is difficult. The success of land transactions often depends upon economic conditions, financing, and creative marketing strategies. Consequently, the Five-Year Management Plan is best viewed as a queue of items that may be acted upon in the next five years based on community input, various municipal goals and needs, and changing market demands. The Administration expects that the HLB be prepared to seek out and respond to unforeseen opportunities as they arise that promote the goals of the comprehensive plans. Long range forecasting can be difficult, therefore the assumptions, objectives and projections that follow in this document are an attempt at planning our future given current information.

Land management decisions will be consistent with the AMC, all adopted comprehensive plans and area plans, and implementation measures. If it is unclear whether a proposed management or disposal action is consistent with adopted plans, HLB shall complete a site-specific land use study prior to a final management or disposal decision. Public comments on consistency with adopted plans will be given due consideration.

Chapter 2. 2022 Progress Report

The HLB worked towards and accomplished a number of projects in 2022. Sale of Phase I of the Girdwood Industrial Park has been the major accomplishment of HLB in 2022, all lots are under contract or have closed. Efforts to engage with landowners in Laurel Acres to seek donations of undeveloped wetland parcels was effective. HLB Staff and Commission spent significant time considering, evaluating, and recommending a path forward for the development of Holtan Hills, which ultimately was postponed indefinitely by the Assembly.

Disposals, Exchanges & Transfers

Disposals of HLB inventory can include; sales, exchanges, leases, easements, intra-governmental agreements to both the public or private sector, and transfers of parcels to other municipal agencies. The HLB consults with other municipal agencies to determine whether HLB land is needed to fulfill various municipal purposes and the impact of disposal.

The following are approved disposal-related activities that were executed in 2022:

HLB Parcel 6-057A & D – Two parcels in Phase I Girdwood Industrial Park were executed. The remaining three are under contract expected to close in 2023.

HLB Parcel 1-074A – Execution of disposal was completed in 2022 for senior housing project.

HLB Parcel 1-074B – Execution of disposal was completed in 2022

HLB Parcels 1-093, 1-094, 1-095, 1-096, 1-097 – These residentially zoned parcels in Chugiak, in the Chugach Park Estates, were sold for residential development.

HLB Parcel 3-073 – The Porcupine Building, and property, was disposed of for a non-profit work center.

HLB Parcel 5-003 – Parcel was disposed of for residential development.

HLB Parcel 6-011, 6-016, 6-017 – The Assembly postponed the Holtan Hills disposal indefinitely at the regular Assembly meeting on February 7, 2023.

Acquisitions

Laurel Acres - In 2022 there were efforts to acquire parcels in Laurel Acres, which received HLBAC approval finalizing land transactions are expected in 2023.

Lot 5 Block 3 Stolle Subdivision - Was acquired and became HLB Parcel 2-158 with the intent to provide access to Chugach State Park through HLB Parcel 2-152.

Land Management

Contaminated Sites

Certain HLB parcels have been found to contain contamination in several different forms. In the past few years, several sites have been in various stages of remediation, including but not limited to the following:

HLB Parcels 3-078E – HLB continued to conduct environmental testing and monitoring as required by ADEC.

Wetland Mitigation

As the municipal agency solely responsible for management of conservation easements, the HLB has ongoing monitoring and management requirements as outlined in the conservation easement and long-term management plans. The HLB must oversee funds generated from the sale of mitigation credits or acceptance of properties, subject to a conservation easement, to allow for care in perpetuity. This year, HLB accepted conservation easements on the following properties held in Real Estate Services inventory:

HLB CE Parcel 4-048 – Located between Old and New Seward Highways on 56th Street, north of the MOA Solid Waste Services Central Transfer Site. This conservation easement will likely be vacated with mitigation for this portion of the Solid Waste Services Central Transfer Site (CTS) project to be provided within HLB Parcel 3-037 (Reflection Lake Creek).

HLB CE Parcel 3-079 – Eighteen residential lots (Worst Subdivision, Plat 70-374) off Lore Road. Vacation of the ROW through the subdivision occurred in order for this conservation easement to be accepted as mitigation for the CTS permit. The CE will be modified and recorded in 2023.

Table 2.1 Conservation Easements Managed by HLB

Parcel	Conservation Easement Established	Acreage
5-024; Blueberry Lake	2005	7.5 acres
3-049; Campbell Tract	2007	15.5 acres
Portions of 3-075; 3-076; 3-077; 3-065; Tudor Municipal Campus	2009	40 acres
3-035; Chester Creek Headwaters	2009	9.75 acres
3-029; Campbell Tract	2009	27.5 acres
3-064; Dowling Substation	2010	24 acres
6-251; Arlberg Extension	2015	5.5 acres
CE 5-041; 100 th Avenue Extension	2016	23.9 acres
CE 3-079; Worst/Best Bog Subdivision	2019/2023	4.0 acres
CE 3-037 Reflection Lake Creek	2020-2021	2.3 acres
		Total: 160.0 acres

HLB Umbrella Mitigation Bank Instrument – HLB continues to work with the Corps to develop the Umbrella Mitigation Bank Instrument. The USACE acceptance of an instrument will permit HLB to operate a Bank and provide wetland credits to meet the needs of developers, private individuals, and public projects when not available through private mitigation banks.

Other Projects

HLB Parcels 6-057F (Girdwood Industrial Park Subdivision) – Phase II & III improvements have been ongoing. Additional permit areas were identified, and several permits were issued in Phase II and III.

Geographic Information – HLB and the Geographic Data & Information Center (GDIC) continue to maintain an accurate mapping application for HLB parcels. Field application development, project website (Hub) development and spatial analysis of HLB lands and projects is ongoing.

EPA Brownfields Grant – HLB passed management of the EPA Brownfields Grant to Long-Range Planning, which is nearly wrapped up and another grant has been sought. HLB anticipates utilizing grant funds, if awarded, to pursue additional testing on certain HLB properties.

Table 2.2 2022 HLBAC Resolutions

Resolution	Subject	Date	Action
2022-01	Approval of the draft Heritage Land Bank Annual Work Program	5/26/22	<i>Postponed Indefinitely</i>
2022-02	The continuation of a lease of Heritage Land Bank Parcel 1-090, legally described as the NW portion, Lot 17, Township 15 North, Range 1 West, Seward Meridian, Alaska, and a portion of HLB Parcel 1-091, described a portion of Tract B, Spring Creek Subdivision, according to the official plat thereof, filed under Plat No. 73-7, Records of the Anchorage Recording District, at less than fair market value, to the State of Alaska Department of Natural Resources Division of Parks and Outdoor Recreation, a public-purpose agency, for the operations of the Ptarmigan Valley Trailhead Parking Lot (PIDs 051-191-01 and 051-211-02) (map on reverse page); and amendment of the 2021 Heritage Land Bank Annual Work Program and 2022-2026 Five-Year Management Plan.	6/23/22	<i>Pulled from Agenda</i>
2022-03, as amended	The disposal by non-competitive sale at fair market value of HLB Parcel 3-027A (PID 008-081-18-001), LEGALLY DESCRIBED as a portion of the south half of the southeast quarter of the southeast quarter of the southeast quarter of section 33, township 13 north, range 3 west, Seward meridian, records of the Anchorage Recording District, to Chugach Electric Association for the continued operation of an electric substation and amend the 2021 Heritage Land Bank Annual Work Program and 2022-2026 Five-Year Management Plan.	6/23/22	Approved
2022-04	The disposal by competitive bid of HLB Parcel 3-010 legally described as Lot 12 of Tract 1A-1 Fragment of the Mountain View Development (Plat 16-99) (PID 004-051-42), and amendment of the 2021 Heritage Land Bank Annual Work Program.	5/26/22	<i>Pulled from Agenda</i>
2022-05	The disposal by competitive bid of HLB Parcel 6-003B, legally described as Block 2 Lot 6 of the Indian Subdivision (Plat 64-131) (PID 090-031-44), and amendment of the 2021 Heritage Land Bank Annual Work Program.	5/26/22	<i>Pulled from Agenda</i>
2022-06	The acquisition of real property, legally described as Lot 15 Block 11 Laurel Acres Subdivision (Plat 71-44) (PID 012-491-51-000), placement into the Heritage Land Bank inventory, and amend the Heritage Land Bank 2021 Annual Work Program & 2022-2026 5-Year Management Plan.	8/25/22	Approved

2022-07	The acquisition of real property, legally described as Lot 29 Block 8 Laurel Acres Subdivision (Plat 71-44) (PID 012-492-70-000), placement into the Heritage Land Bank inventory, and amend the Heritage Land Bank 2021 Annual Work Program & 2022-2026 5-Year Management Plan.	8/25/22	Approved
2022-08	Withdrawal of Heritage Land Bank (HLB) Parcel 3-074 (PID 008-101-16-000) from the HLB Inventory and transfer to the Anchorage Community Development Authority for the purpose of a land trade with the State of Alaska for Block 102 of the Original Townsite, and amend the HLB 2021 Annual Work Program.	9/22/22	<i>Pulled from Agenda</i>
2022-09(S)	The competitive disposal of portions of HLB Parcels 6-011, 6-016, and 6-017, legally described as Tract I Prince Addition Alyeska Subdivision (Plat 87-131)(PID 075-311-04-000), Tract B Girdwood Elementary School Subdivision (Plat 85-38) (PID 075-031-32-000), and Tract 9A Section 9 Township 10 North Range 2 East (Plat 73-220)(PID 075-041-31-000), to CY Investments as described in the Development Agreement between the developer and the Municipality of Anchorage dated April 29, 2022, and amend the HLB 2021 Annual Work Program.	11/17/22	Approved with Conditions
2022-10	The lease of Heritage Land Bank Parcel 2-156 (PID 020-181-68-000), legally described as Tract B-2 of the Legacy Pointe Subdivision (Plat 2013-18), for less than fair market value for the purposes of a non-profit natural burial cemetery, and amend the 2021 Heritage Land Bank Annual Work Program and 2022-2026 Five-Year Management Plan.	11/17/22	<i>Pulled from Agenda</i>
2022-11	The acquisition of real properties, legally described as Lot 30, Block 5 (Parcel ID 012-492-03-000), Lot 31, Block 5 (Parcel ID 012-492-02-000), Lot 29, Block 11 (Parcel ID 012-491-65-000), And Lot 30, Block 11 (Parcel ID 012-491-66-000) of the Laurel Acres Subdivision (Plat 71-44), placement into the Heritage Land Bank inventory, and amend the Heritage Land Bank 2021 Annual Work Program & 2022-2026 5-Year Management Plan.	11/17/22	Approved

Chapter 3. 2023 Work Program

There are many projects in the Municipality that will be affecting the Heritage Land Bank over the next year. The Real Estate Department has been tasked with assisting many of these development initiatives. HLB also has several multi-year projects underway. Staff expectation is that HLBAC will have action items on nearly every regularly scheduled meeting.

2023 Potential Disposals, Exchanges & Transfers

HLB Parcel 1-111 – Work with Eagle River-Chugiak Parks & Recreation to identify funding and complete disposal to them at fair market value or open to public for sale through competitive bid.

HLB Parcel 2-125 – Rabbit Creek Community Council is evaluating a connector trail from the elementary school to Bear Valley through HLB Parcel 2-125. An agreement or other proposal is anticipated for trail location, development, and management.

HLB Parcel 2-156 – Disposal to a non-profit for the purpose of developing a natural burial cemetery.

HLB Parcel 3-011 – Intergovernmental Permit to AWWU for the purpose of water main vault.

HLB Parcel 3-027A – Complete transaction and dispose of property to Chugach Electric Association

HLB Parcel 3-042 – Potential disposal by ground lease to CEA for the purpose of a substation. Construction permit and trail easement for a Northeast Connector Trail to be considered for Parks & Recreation. Intergovernmental Permit for old Army access road used as a utility access road.

HLB Parcel 3-064 – Issue a Construction permit, and subsequent easement, for the purpose of ACS utility installation.

HLB Parcel 3-074 – Parcel to be used as a trade with the State of Alaska, Alaska Housing Finance Corporation (AHFC) for a portion of Block 102 of the Original Townsite Subdivision in downtown.

HLB Parcels 3-078A-D – HLBAC and Assembly have approved disposal to Contour RE, LLC and the transaction is expected to be completed in 2023.

HLB Parcels 3-078E – Continue to evaluate environmental contamination and ways that the site can be redeveloped by a private developer.

HLB Parcel 4-010, 4-011, 4-012 – Execute a use agreement with Anchorage Health Department for the continued use of the properties as a parking lot.

HLB Parcel 4-013 – Execute a lease with the current lessee for the continued use as a parking lot.

HLB Parcel 4-043D – Review request from Joint Base Elmendorf-Richardson for a non-development easement.

HLB Parcel 4-045 – Resolve trespass issue and withdrawal property out of HLB Inventory to Real Estate Services with management by Parks & Recreation.

HLB Parcels 5-010, 5-011, 5-012 – Application for peat removal has been submitted to the US Army Corps of Engineers. Complete permitting process and evaluate lease or sale of the sites.

HLB Parcels 6-002, 6-004, 6-005, 6-060, 6-073, BC-4, BC-6 – Evaluate Chugach Electric Association easement request for portions of these parcels where existing transmission line is located.

HLB Parcel 6-003B – Continue to reserve for Turnagain Arm Community Council use.

*HLB Parcels 6-011, 6-016, 6-017** – The Anchorage Assembly voted to indefinitely postpone the Holtan Hills disposal. The Request for Proposals, Development Agreement, and Bifurcation are guiding documents in next steps related to any action moving forward.

HLB Parcel 6-014 – Evaluate process for disposal, with direct sale, to owners of Alyeska Resort.

*HLB Parcel 6-039** – Replat the parcel into residential lots for disposal.

HLB Parcel 6-043 – HLBAC and Assembly have approved disposal of this parcel to the US Forest Service, it is anticipated that this transaction will be completed in 2023.

HLB Parcels 6-053, 6-054, 6-055, 6-056 – Pursue disposal to ADOT&PF in support of future Alyeska Highway intersection redesign.

HLB Parcels 6-057B, 6-057C, 6-057E – HLBAC and Assembly have approved disposal to Geo Contracting, LLC and the transaction is expected to be completed in 2023.

*HLB Parcel 6-057F** – Staff to evaluate options and present feasibility of the following options to the HLBAC for guidance:

1. Disposal of this property as-is; and
2. Disposal with platting and improvements completed by MOA

HLB Parcels 6-074A, 6-074B – HLBAC has recommended a disposal by lease. It is anticipated that this lease will be executed in 2023.

*HLB Parcel 6-076** – Girdwood Community Land Trust has submitted an application requesting a short-term land use permit for site development work and a long-term ground lease request. More details on the development potential will be shared as it becomes available and it will be presented to the HLBAC. Development of the site consistent with the Girdwood South Townsite is supported.

HLB Parcels 6-011, 6-251, 6-295, 6-296 – When located on HLB land, HLB’s involvement in the establishment of new trails generally begins in the conceptual phase, as proposals require the support of the landowner, and continues beyond approval with permitting and easements. HLB continues to work with trail groups and Staff has participated in the drafting of the new Girdwood Trails Plan.

HLB Parcel 6-039 – Phase II of the Iditarod National Historic Trail (INHT) began in 2020. Until the Girdwood Trails Plan and Girdwood Area Plan are completed and the previous alignment reconfirmed or a new one prescribed, the remainder of the INHT in the Lower Valley will be placed on hold. A permit was issued for improvement of an existing social trail that connects the prescribed INHT alignment to Karolius Drive through South Townsite.

Portions of HLB Parcels 6-039, 6-058, 6-061, and 6-036 – Portions of these parcels may be needed for a utility easement.

**Per AR2023-40, as amended, the Anchorage Assembly has directed HLB to evaluate feasibility of all Girdwood properties for residential and commercial development. Based on the outcome of that report and any additional Assembly direction, the proposed actions may be modified.*

2023 Potential Acquisitions

Municipal Entitlement Lands – HLB will continue to work for the conveyance of lands identified in the 1986 Agreement for the Conveyance of Land of the SOA to the MOA.

Laurel Acres Properties – HLB will continue to accept donations and key purchases of parcels located within the Laurel Acres subdivision. The inclusion of these parcels in the HLB Inventory will be for future conservation easement and wetland preservation credits to facilitate development in other areas of the MOA.

2023 Potential Projects

HLB Parcel 3-080 – Staff will begin to evaluate parcel for land use entitlements including replating and rezoning for future disposal.

HLB Parcel 6-018 – Continued collaboration with Girdwood Board of Supervisors and the Cemetery Committee will occur in 2023 as they formulate a cemetery design.

Portions of HLB Parcels 6-011, 6-016 and 6-017 - Approval of the disposal of portions of these parcels by public-private partnership development agreement with CY Investments, LLC, and land subordination in support of mixed density residential development in Girdwood.

Heritage Land Bank Umbrella Mitigation Banking Instrument – HLB is working to develop a program that will allow the sale of compensatory mitigation credits for the preservation of wetlands and streams throughout the municipality. This program will utilize strategies available through the USACE permitting process, establishing a mitigation banking agreement with the USACE to protect our waterways and watersheds. Stewardship fees paid by permittees will provide care in perpetuity for the conserved wetlands. In response to USACE and agency comments, HLB developed the MOA Wetlands Prioritization Project to be used as a tool for selection of highest value municipally owned wetlands for preservation in the HLB Mitigation Bank. Additions to the Bank will also be subject to public review and comment. Upon USACE approval of the Heritage Land Bank Umbrella Mitigation Bank, HLB plans to place conservation easements on those sites approved as Bank sites. Staff will continue to evaluate bank sites and use the MOA Wetlands Prioritization Project as a guide.

Potential Heritage Land Bank Umbrella Mitigation Bank Sites

Girdwood Valley Parcels – Create a site plan for a Bank site in the Girdwood Valley.

HLB Parcel 5-023 – Tract C Mike Bierne Subdivision is a parcel adjacent to Sand Lake in west Anchorage primarily made up of wetlands. The *West Anchorage District Plan (2012)* recommends the parcel be transferred to the Parks. This site will be considered for a wetland bank site prior to management authority transferring to Parks & Recreation. Any conservation easement placed on the property will be managed by HLB.

2023 Land Management

Ongoing HLB land management activities will include, but are not limited to:

HLB Parcel 6-002 - One remaining party claims an interest in a mining claim on the parcel. HLB and DNR assert that the claim is invalid. The Municipal Attorney's Office will determine whether a court action is necessary to remove the trespasser and HLB will take actions to clear the land of the trespass and encumbrances. HLB will then work towards remediation of the property and obtain patent.

Bird Creek Homeowners' Exchange – A group of homeowners have been working with the State and MOA to resolve long term trespass on municipal lands in Bird Creek Regional Park. This ongoing project will clear up property descriptions for the members of the Bird Creek community and add two additional parcels to the park.

Fire Fuels Reduction – HLB will work with the Anchorage Fire Department to address high priority HLB parcels at the wildland-urban interface.

Conservation Easement Management – HLB staff shall continue management and required annual site monitoring of conservation easements. HLB performs annual site inspections and monitoring of ten Conservation Easements (Table 2.1). HLB is responsible for approximately 160 acres of

conservation wetlands that were preserved through permittee-mitigation with approval as part of the Corps regulatory process.

This management consists of annual site monitoring and reporting. Site monitoring for conservation easements is specific for each site and thresholds for wetland functions need to be assessed; these types of things include surface water mapping, plant identification and percent cover, water quality checks, the presence of fish and other wildlife, etc. Due to the remoteness and pristine state of the sites, considerable time is necessary to evaluate the wetland functions and overall health of the sites. While most of the sites are required to be visited once per year, it is often necessary to visit in the winter, as well. More area can be accessed on these sites in the winter frozen conditions.

Trespass and Encroachment Issues

Illegal uses of vacant municipal land are increasingly recognized as an ongoing, widespread problem for HLB and other landholding agencies. Addressing illegal activities with remediation and taking enforcement measures is an important part of managing HLB lands.

HLB Parcel 1-008 – Ptarmigan Valley Trail Easement, approved but never executed (AO 96-01).

HLB Parcel 1-034 – May need to be surveyed prior to patent issuance and subsequent disposal.

HLB Parcel 1-069 – Small lot near Glenn Highway currently zoned PLI.

HLB Parcel 1-084 – Lack of physical access to an adjacent parcel has caused a potential encroachment. There appear to be improvements on HLB land, as well.

HLB Parcel 4-001 – This lot is located along the slope of Christensen Drive, south of 2nd Avenue. HLB may grant an Intra-governmental permit to Street Maintenance for easements not finalized in a 1950-60's street project.

HLB Parcels 4-033A-D and 4-034 – HLB may review an additional easement or other contract to allow the continued maintenance of the Tesoro Nikiski Pipeline.

HLB Parcel 4-045 – A shed has been documented by survey to be encroaching on HLB land. Staff will attempt to resolve this long-standing issue with the adjacent property owner. Dumping of yard waste is also an issue on this parcel.

HLB Parcels 4-046 & 4-047 – Camp abatements will continue periodically in accordance with code and availability of shelter.

HLB Parcel 6-002 - One remaining trespass issue related to an expired mining claim prevents MOA from accepting final patent following survey.

HLB Parcels 6-010 and 6-036 – Multiple adjoining owners have created extensions of their yards onto HLB property (gardens, greenhouses, gathering areas, parking, tree clearing, etc.).

HLB Parcel 6-029 – A resolution to overnight parking/camping during Girdwood Forest Fair and other large events will be sought for this parcel and others as the issue arises.

HLB Parcels (Multiple) – Encroachment issues may potentially be resolved through easements.

Plans, Studies & Surveys

Chugiak-Eagle River Cemetery – A Preliminary Site Selection Study was completed in July of 2021. The conceptual site plans were circulated among the Chugiak-Eagle River Cemetery Committee and the Community Councils of: Chugiak, Birchwood, Eagle River, and Eagle River Valley. It was the general consensus of these groups that HLB Parcel 1-111 has the best development potential for a community cemetery based on the established selection criteria. HLB Staff will continue to work with the Chugiak-Eagle River Cemetery Committee and Chugiak-Eagle River Parks & Recreation as they work towards next steps.

Girdwood Area Plan Update – In April 2021 the Anchorage Assembly formally authorized Imagine! Girdwood, a non-profit organization, to develop an update of the Girdwood Area Plan (GAP), an element of the Municipality of Anchorage's Comprehensive Plan. HLB is a large land holder in the Girdwood valley and will continue to be involved in the GAP update process.

AR 2023-40 Report – On February 7, 2023, the Anchorage Assembly approved AR 2023-40, as amended, requesting HLB to evaluate the feasibility of HLB properties in Girdwood for residential and commercial development and to explore financial mechanisms to support the development of attainable housing. A geospatial analysis was completed by HLB staff which identified 11 potentially developable HLB parcels in Girdwood. The report was presented to the Enterprise and Utility Oversight Committee on April 20, 2023. HLB Staff and leadership will continue to research financial mechanisms. AR2023-40, as amended, is included in this document as Appendix F.

Chapter 4. Five Year Management Plan: 2024-2028

The HLB will review several of its holdings for disposal during this five-(5) year planning period. The following pages represent HLB parcels that will be considered for sale, lease or exchange, provided such disposals are consistent with the MOA Comprehensive Plan, land use studies, wetlands mitigation policies, and market conditions. As recommendations for any disposals are made, the public hearing process will be initiated through the HLBAC and recommended to the Mayor, with subsequent approval required by the Assembly, also following a public hearing. Several of these parcels will need to be reviewed more carefully or land use studies undertaken before determining final disposition or use. Housing is a municipal-wide need. HLB will continue to evaluate parcels for housing development potential as community planning documents are updated. Exploring non-profit entities for partnership is an avenue that will be considered to provide varied housing options.

Potential Disposals, Exchanges & Transfers: 2024-2028

HLB Parcels 1-081 & 1-082 – Staff may explore feasibility of residential development for an eventual disposal for that purpose.

HLB Parcel 1-108 – Proposed competitive sale for disposal.

HLB Parcel 1-084 – Adjacent property owner has a long-standing encroachment, HLB will work with the property owner to resolve trespass issues while also proposing an access easement, at fair market value, to the landlocked parcel.

HLB Parcels 2-116 through 2-122 – These parcels may be more appropriate to be withdrawn out of HLB inventory and into Real Estate Services with Management Authority provided to Parks & Recreation.

HLB Parcel 2-127 – Per the adopted 1999 *Potter Valley Land Use Analysis (PVLUA)*, this parcel will be retained for public space. Any future actions on these parcels will be consistent with the 2010 *Hillside District Plan (HDP)*, *PVLUA*, and other adopted plans.

HLB Parcels 2-128 through 2-135 – HLB is currently managing these properties as open space for the protection of water quality, and habitat, consistent with the adopted *PVLUA*. Any future actions on these parcels will be consistent with the *HDP*, *PVLUA*, and other adopted plans. Key considerations will include an evaluation of appropriate land uses, access, and watershed management. HLB will meet with Rabbit Creek Community Council, Alaska Department of Fish and Game, and other interested parties to ensure that future actions involving these parcels supports the adjoining Anchorage Coastal Wildlife Refuge and long-term public values.

HLB Parcels 2-136 – HLB is currently managing these properties as open space for the protection of water quality, and habitat, consistent with the *PVLUA*. Any future actions on these parcels will be consistent with the *HDP*, *PVLUA*, and other adopted plans. As per the *PVLUA* the south end of

the parcel could be used for future residential and access development, but internal analyses have determined this would most likely be economically infeasible.

HLB Parcel 2-139 – Access needs to be established through a private parcel.

HLB Parcels 2-144A - D – Per the *PVLUA*, these parcels are designated for residential and open space recreational use. 2-144C was rezoned to R-6 in 2018 (AO 2017-163) and may be considered for disposal in a future work plan.

HLB Parcel 2-146 – Although the *PVLUA* recommends a rezone for this parcel from PLI to R6-SL, the *HDP* suggests that due to slopes in the area, R-10 may be more appropriate in this general area. Staff may consult with the Planning Department to assess appropriate zoning for this parcel.

HLB Parcel 2-158 – Grant an Intergovernmental Permit to Project, Management & Engineering (PM&E) for the purpose of increasing access to HLB parcel 2-152, with construction at a later date.

HLB Parcel 3-010 – Disposal by competitive bid or leasing of part or all of the parcel may be considered.

HLB Parcel 4-013 – Disposal may be considered.

HLB Parcels 4-032, 4-033A-F & 4-034 – The *2040 Land Use Plan Map* identifies community facility uses for a portion of these areas and HLB will consider a long-term lease consistent with that approved planning document. TSAIA has a Right-of-Way easement and a Land Use Permit in the area, which would be taken into account in any future actions.

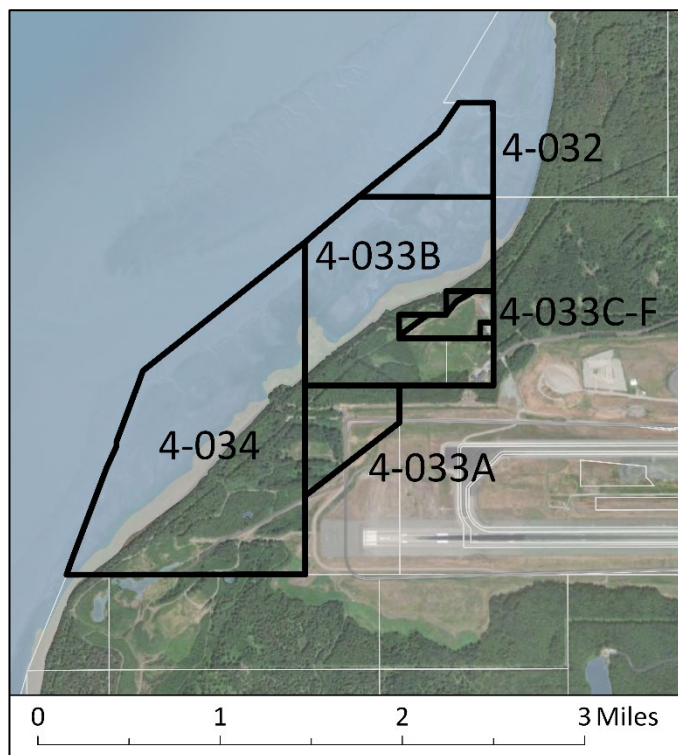


Figure 1: HLB Parcels 4-032, 4-033A-F & 4-034

Public Access to the Tony Knowles Coastal Trail through HLB land may be considered if/when development of the parcel(s) are proposed. Additionally, HLB will work with the Turnagain Community Council, the Parks and Recreation Department, and other interested parties to determine appropriate boundaries for a trail and natural space buffer within the areas designated as Park or Natural Area, and, as funding is available, will survey the trail and natural space buffer portions for transfer of management authority to Parks and Recreation. HLB will retain all management responsibilities pertaining to existing contracts affecting these parcels. HLB will work with the Turnagain Community Council, the Parks and Recreation Department, and other interested parties to discuss possible park dedication or other permanent protection status for the trail and natural space buffer (Figure 1).

HLB Parcel 4-046, 4-047 – Discussions anticipated to occur with any users of the site and other interested parties for development of the cultural aspects identified in the Former Native Hospital Site Master Plan. A Request for Interest (RFI) will be made to developers for Mixed Use/Residential development consistent with the Former Native Hospital Site Master Plan.

HLB Parcels 6-003B – This parcel, located near the Indian Valley Bible Chalet, may be considered for disposal.

HLB Parcel 6-003C – The Turnagain Arm Community Council has expressed interest in siting a community center on this parcel and passed a resolution in support in 2016. The TACC will notify HLB when able to move forward on their effort.

HLB Parcels 6-075 – Withdraw from HLB inventory and transfer to Girdwood Parks and Recreation.

Potential Acquisitions: 2024- 2028

Municipal Entitlement Lands – HLB will continue to work for the conveyance of lands identified in the 1986 Agreement for the Conveyance of Land of the State of Alaska to the Municipality.

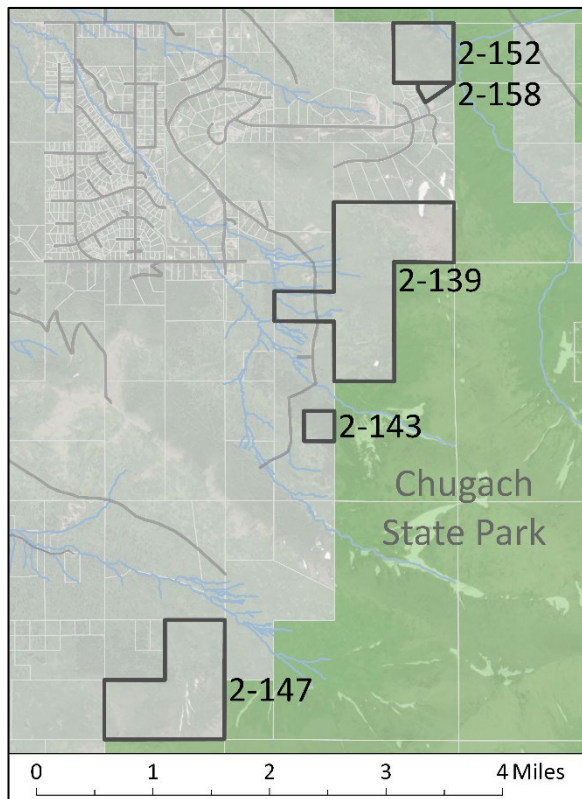


Figure 2: HLB Parcels adjacent to Chugach State Park

Potential Projects: 2024-2028

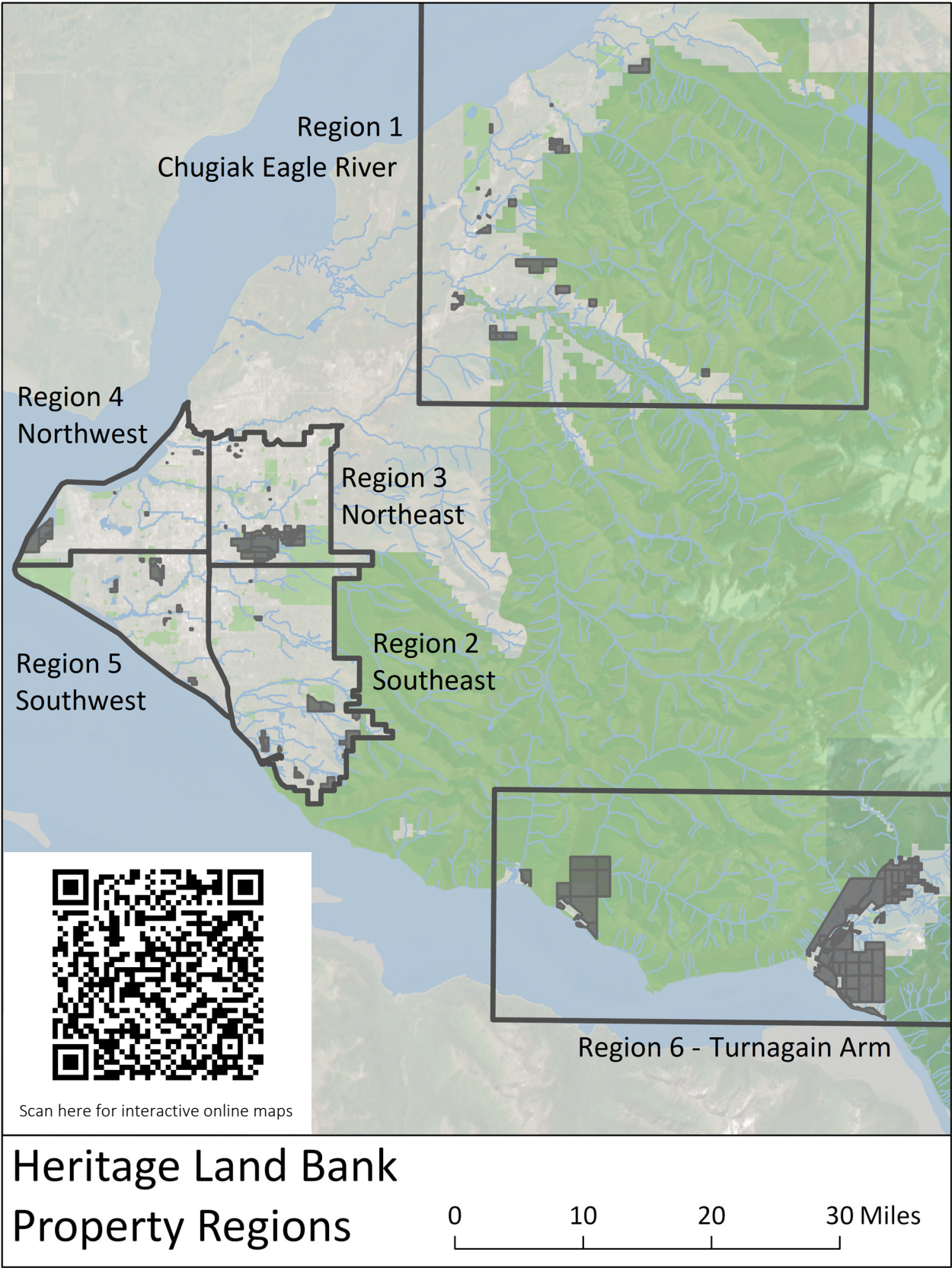
Revolving HLB Fund – HLB staff will draft a revolving fund account policy and procedure instrument, for review and approval by the HLBAC, to allow proactive acquisition of key parcels to achieve the mission of the HLB.

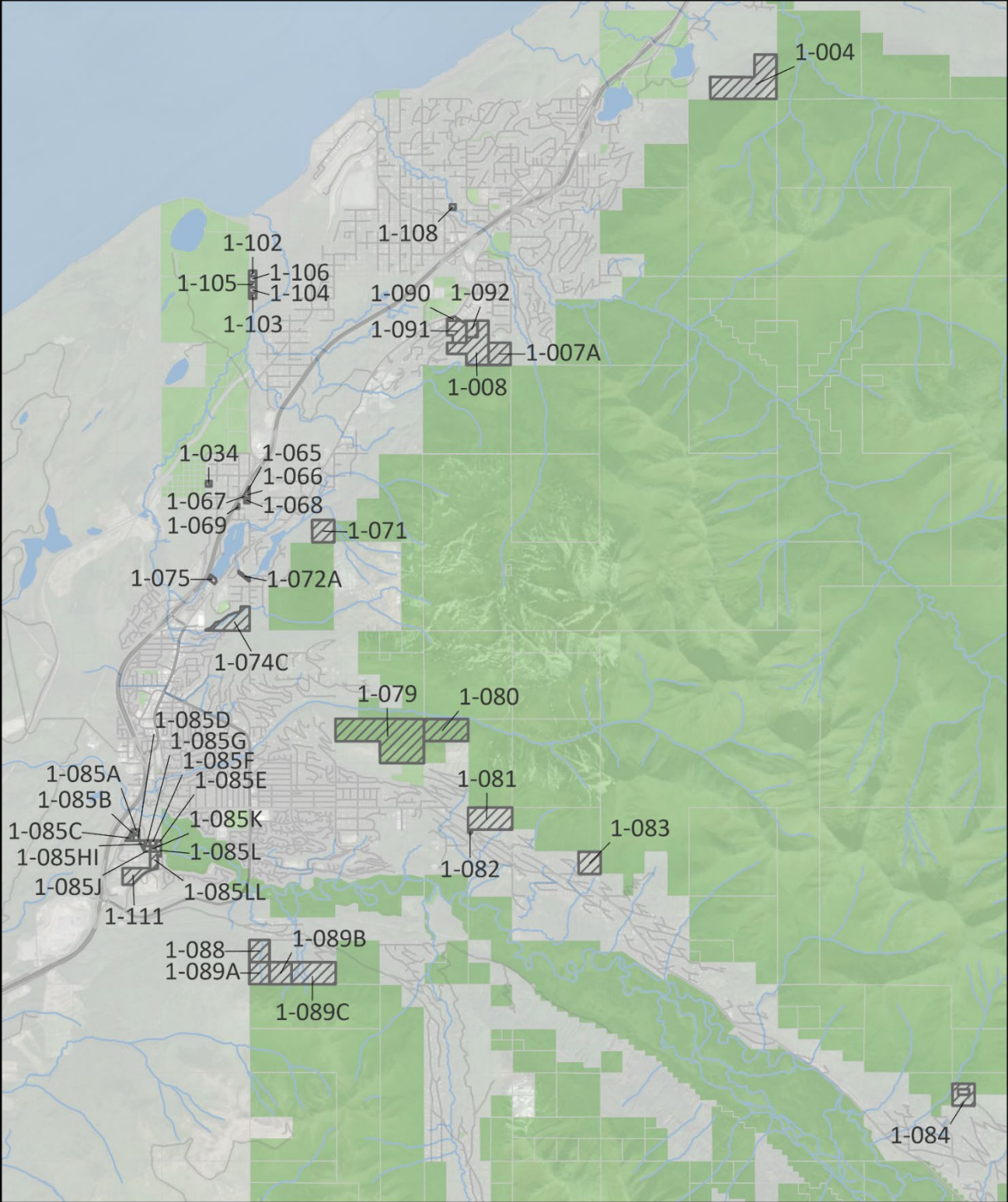
Chugach State Park Access – In order to improve access to Chugach State Park (CSP) as the *Anchorage 2020 Comprehensive Plan (2001)* encourages, HLB will continue exploring the feasibility of exchanging parcels or allowing development of access to CSP from certain HLB parcels, such as HLB Parcels 2-139 and 2-152 in upper Bear Valley. CSP has produced an access inventory and trails and access plans. HLB will work with the State and the public to accommodate some of these desired access areas and evaluate these parcels for issuance of access easement across HLB land to provide CSP access (Figure 2).

HLB Parcels 6-251, 6-295 & 6-296 – A survey of the approximately 1,200 acres comprising the study area will be required prior to final conveyance of the land by the State to the Municipality. The BLM needs to issue final patent to the State prior to conveyance to the MOA. *Glacier-Winner Creek Access Corridor Study (1996)* and the *Girdwood Area Plan (1995)* identified several thousand acres of HLB and state land near the confluence of Glacier and Winner Creeks in the upper Girdwood Valley for development, constrained at this time by market demand and infrastructure costs.

Guide to Abbreviations and Acronyms

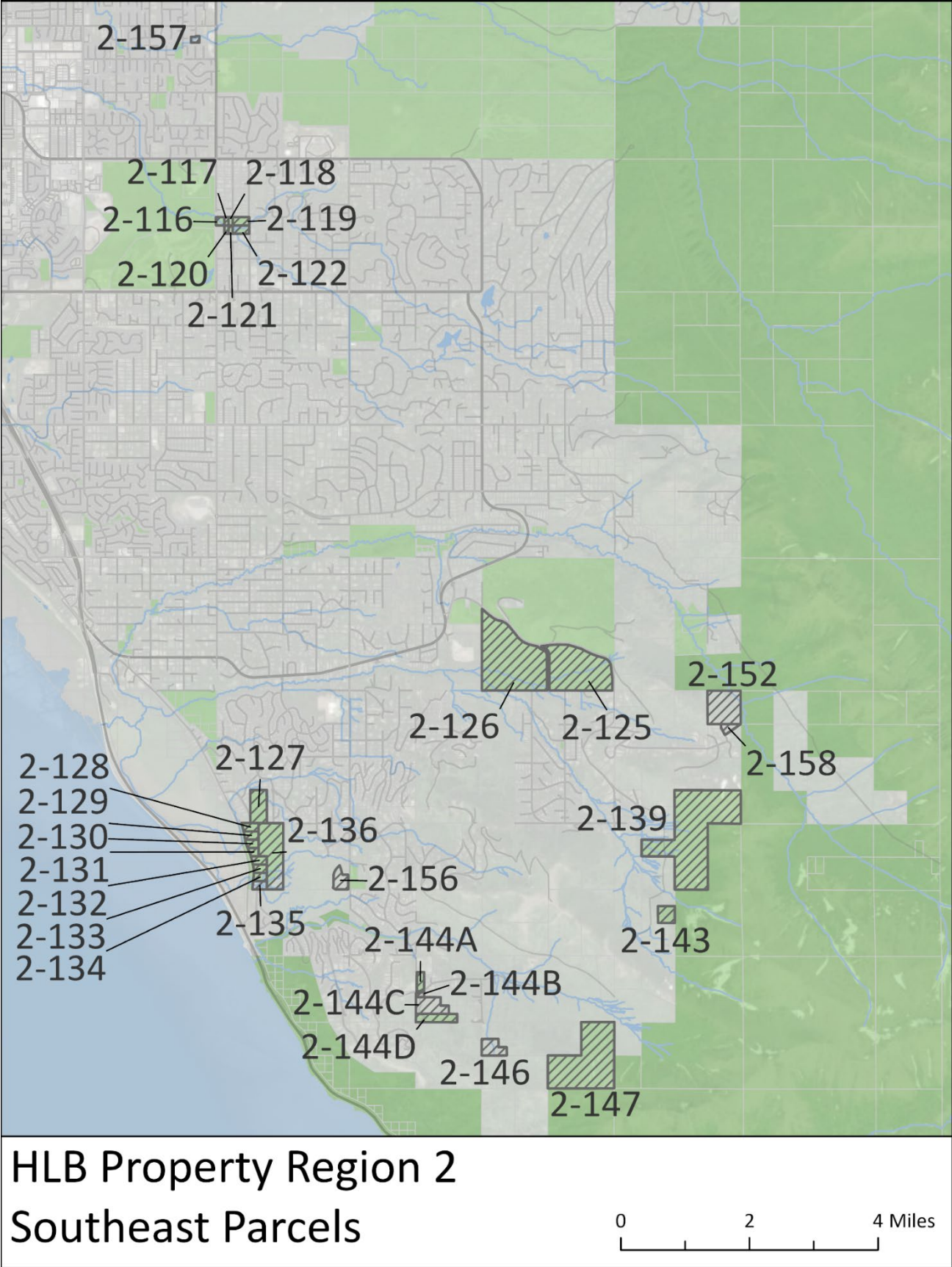
ACDA – Anchorage Community Development Authority
ADEC – Alaska Department of Environmental Conservation
AMC – Anchorage Municipal Code
ASD – Anchorage School District
AWWU – Anchorage Water & Wastewater Utility
BLM – U.S. Bureau of Land Management
CEA – Chugach Electric Association
CSP – Chugach State Park
DNR – Alaska Department of Natural Resources
DOD – U.S. Department of Defense
DOT&PF – Alaska Department of Transportation & Public Facilities
GAP – Girdwood Area Plan
GDIC – Geographic Data and Information Center
GIS – Geographic Information Systems
HDP – Hillside District Plan (AO 2010-22)
HLB – Heritage Land Bank
HLBAC – Heritage Land Bank Advisory Commission
INHT – Iditarod National Historic Trail
MOA – Municipality of Anchorage
NALA – North Anchorage Land Agreement
OECD – Office of Economic & Community Development
PM&E – Project Management & Engineering
PVLUA – Potter Valley Land Use Analysis (AO 99-144)
RED – Real Estate Department
RES – Real Estate Services
ROW – Right of Way
SOA – State of Alaska
TSAIA – Ted Stevens Anchorage International Airport
USACE – U.S. Army Corps of Engineers
USFS – U.S. Forest Service

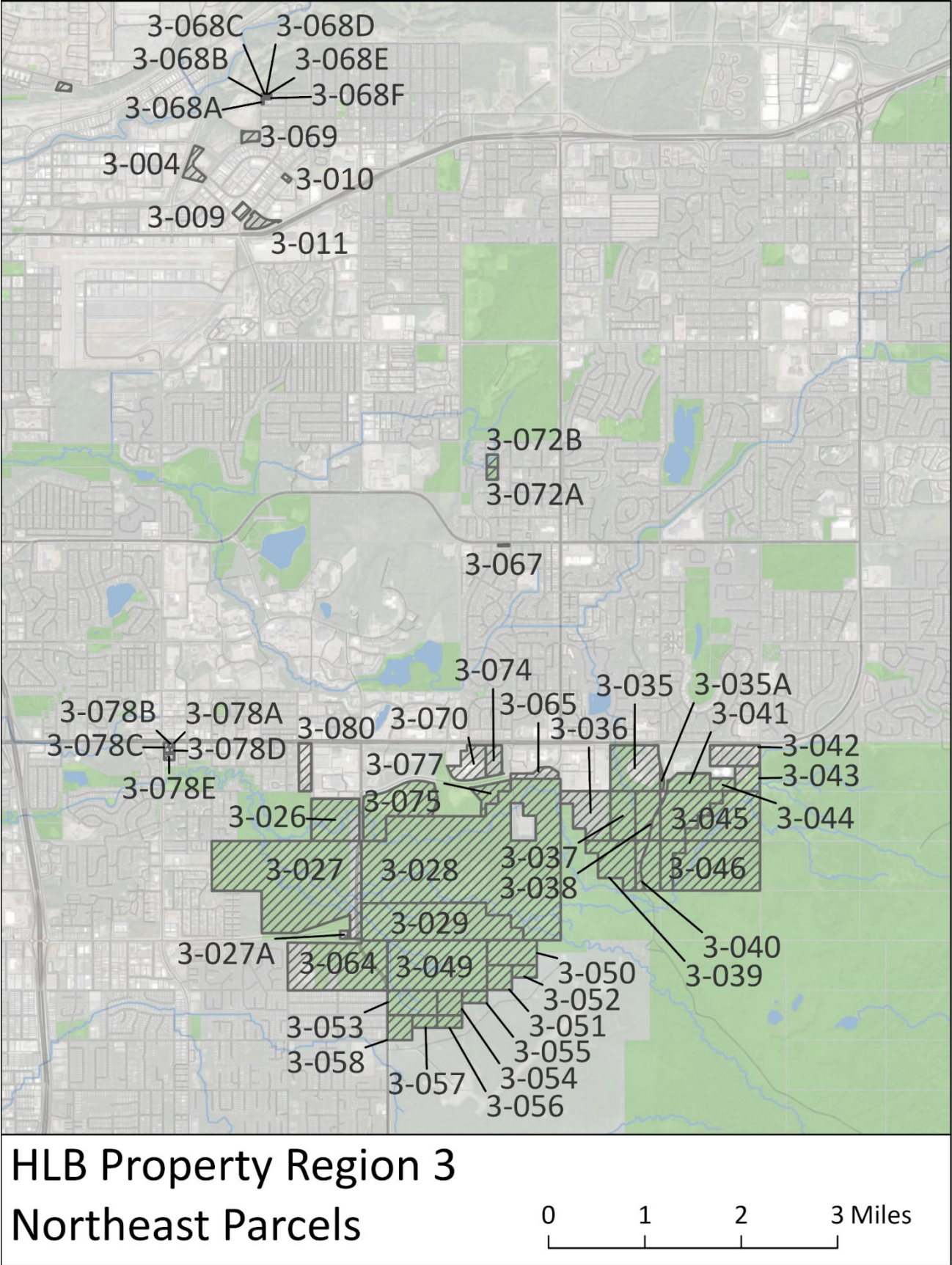


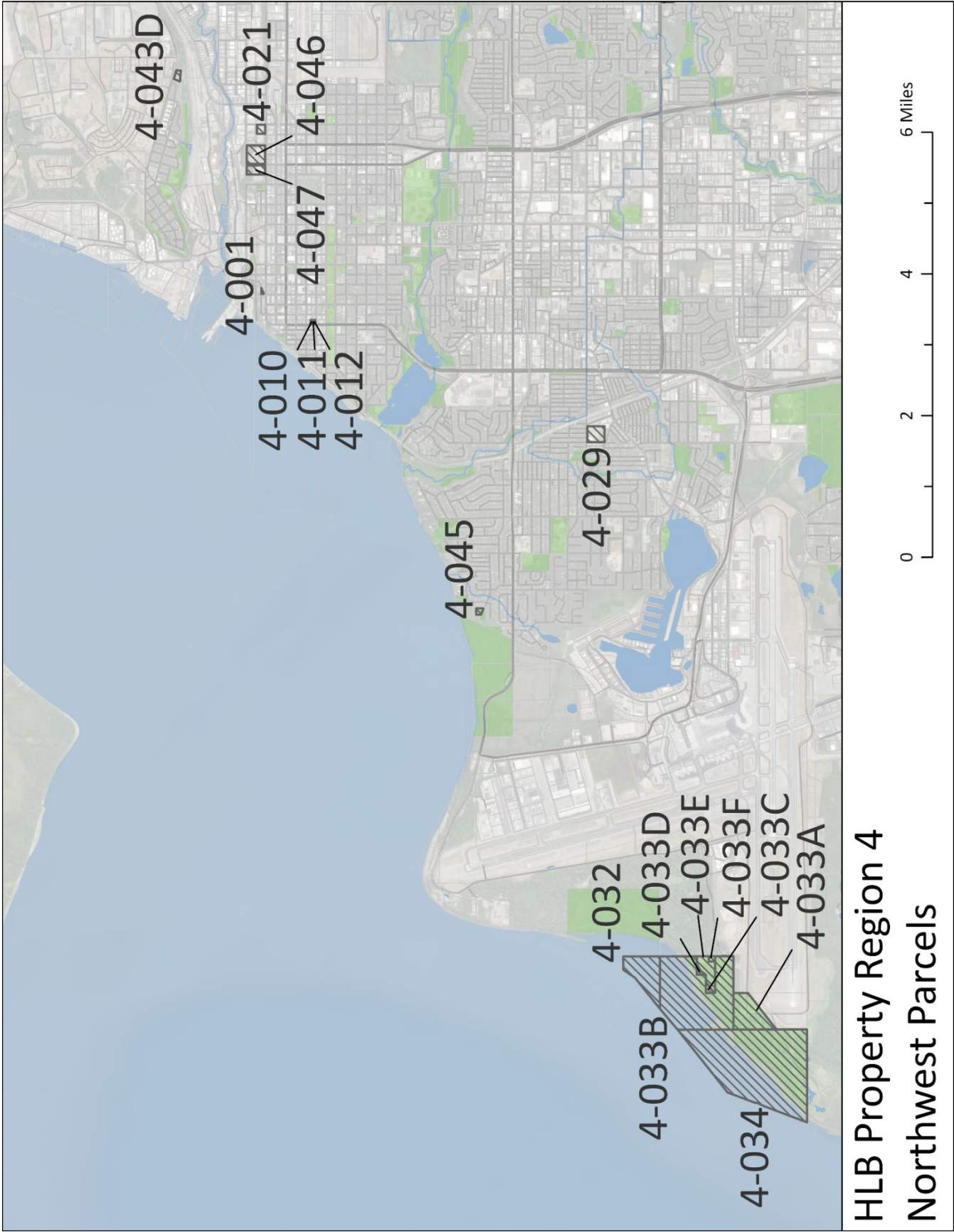


HLB Property Region 1
Chugiak Eagle River Parcels

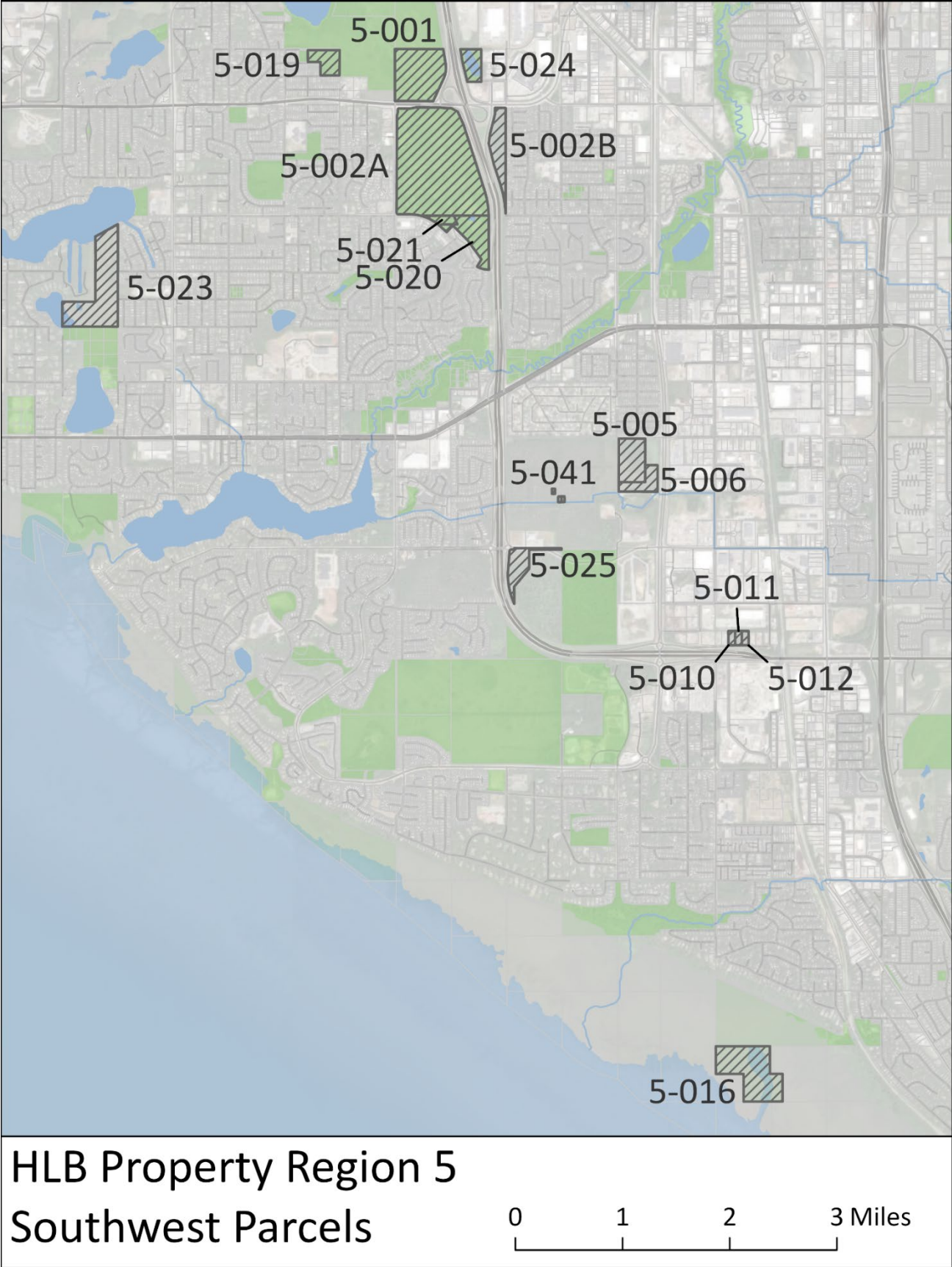
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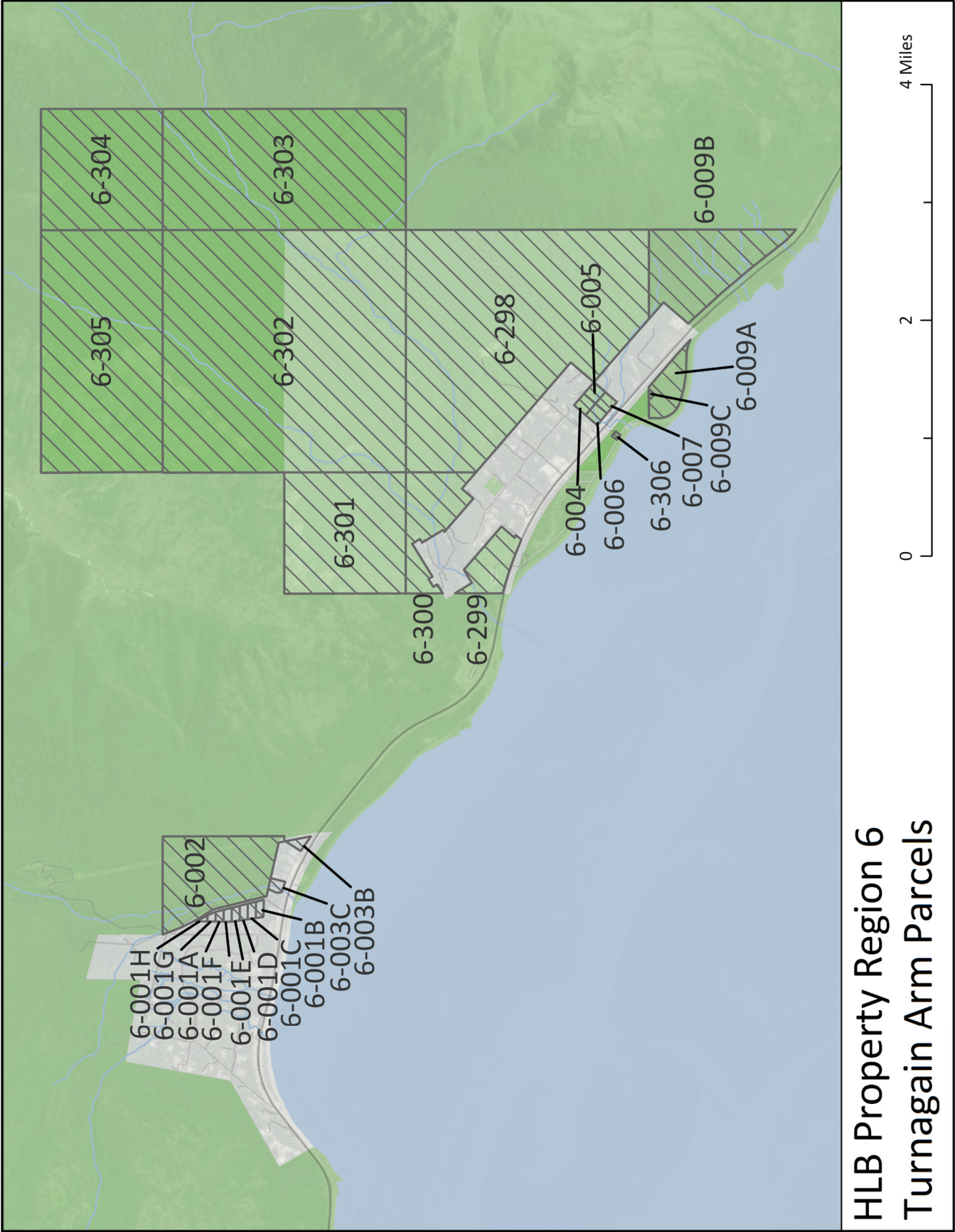


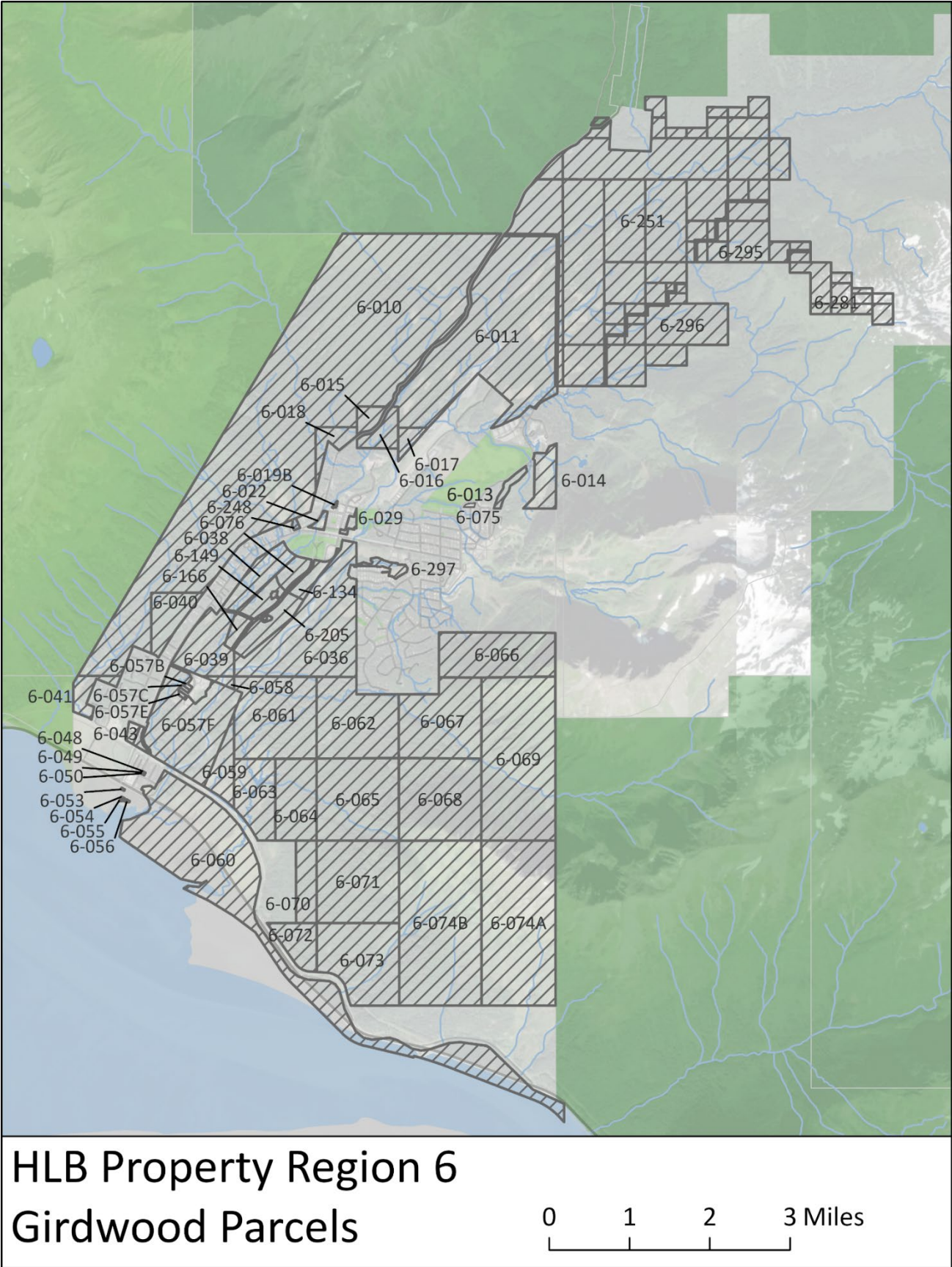




HLB Property Region 4
Northwest Parcels









Municipality of Anchorage Heritage Land Bank Policies

I. Overview

The Municipality of Anchorage Heritage Land Bank (HLB) is responsible for managing the majority of the municipality's uncommitted land base, currently consisting of over 12,000 acres. This acreage is distributed from Chugiak to Girdwood and classified as residential, commercial, industrial, open space, and recreational areas. The HLB manages this land in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan (AMC § 25.40.010).

All land and resources subject to HLB management should be included in the HLB Inventory. Land transferred to the Municipality from the State of Alaska under separate agreement or as part of the Municipal Entitlement Act is added to the inventory. Land may be withdrawn from the inventory and management transferred to other municipal agencies if such land is needed for the location of public facilities or purposes, including schools and dedicated or designated parks and open space. In addition, if HLB land is determined excess to municipal need, such land may be disposed of through land sales, exchanges, or leases. HLB staff also issues land use permits for a variety of temporary uses on HLB land.

The HLB Fund exists to receive income generated by the HLB land. The HLB Fund is used for HLB operating expenses, to acquire new land needed for municipal use, and for improvements to HLB land. All monies held in the HLB Fund are managed in a public fiduciary capacity in an account separate from other municipal funds. HLB is not tax supported and therefore has no impact on property tax revenues.

The HLB Policies and the Anchorage Municipal Charter and Code provide the general principles and guidelines necessary to govern the HLB functions related to the management of HLB land and the HLB Fund.

Any issues not explicitly covered by these policies shall be reviewed and decisions made on a case-by-case basis by the Director of Community Development or their designee after consultation with the Municipal Attorney and a determination of conformance with AMC § 25.40.

II. Heritage Land Bank Advisory Commission

A seven member HLB Advisory Commission (HLBAC) from a diversity of geographic residence, occupations, and civic involvement is appointed by the Mayor and confirmed by the Assembly. The HLBAC generally makes advisory recommendations on proposed HLB actions to the Mayor and Assembly. HLBAC members serve a maximum of two consecutive three-year terms. The commission holds regular monthly meetings to consider proposed actions, except when there is no action pending.

III. Public Notice and Hearing Procedures

HLB staff provides public notice and holds a public hearing prior to making a recommendation to the Mayor and Assembly regarding actions affecting HLB land or the HLB Fund. Public notice must be postmarked 14 days prior to the public hearing. Public noticing is accomplished by:

- a. posting a sign on the land proposed for the action; and
- b. providing individual notice to all property owners within 500 feet of the outer boundary of the affected HLB parcel (or the 50 parcels nearest the outer boundary of the HLB parcel, whichever is greater); and
- c. email notification to the Community Council where the affected HLB land is located, per AMC § 25.40.030D.1, as well as posts the agendas on the HLBAC Information web page at <http://www.muni.org/HLB>

IV. HLB Land Disposals

The HLB periodically makes determinations regarding disposal of land or interests in land, consistent with the Municipal Charter, Municipal Code, the HLB Annual Work Program and Five-Year Management Plan, and HLB Policies. All land disposals must also be consistent with the Comprehensive Plan and implementing measures as well as long-term municipal and community development needs. After a public hearing on a proposal, the HLBAC submits a written finding and recommendation to the Mayor and Assembly, stating whether or not a proposed land disposal is in the best interest of the Municipality and consistent with the HLB mission and purpose. Any disposal utilizing AMC § 25.40.025H shall include additional requirements and conditions to ensure the proper development and completion of the project in the public interest, these types of disposals shall be solicited through requests for proposals or through invitations to bid.

A. Land Sales

All proposed HLB land sales occur by a competitive bid process as described in AMC § 25.40.025D for at least the appraised fair market value of the land. An application to purchase HLB land grants the applicant no right of preference or other priority.

B. Land Exchanges

The HLB may exchange HLB land for other land on at least an equal value basis, as determined by a fair market value appraisal by a certified real estate appraiser.

C. Leases

Per AMC § 25.40.025F, leases are awarded by open competitive bid process based upon one of three forms of compensation:

1. for at least appraised fair market rental rates as determined by a certified real estate appraiser; or
2. a percentage of gross receipts; or
3. a user fee. Lease rates are adjusted at intervals of not more than every five years, except as otherwise approved by the Mayor and Assembly, to reflect current market conditions. HLB land may also be leased non-competitively to a non-profit agency for less than the appraised fair market value if the municipal benefits projected to accrue are found by the Mayor and Assembly to be in the best interest of the Municipality. An application to lease HLB land grants the applicant no right of preference or other priority.

D. Easements

Easements are a disposal of an interest in land, granted non-competitively for a one-time fee based upon appraised fair market or use value, with approval of the Mayor and Assembly.

E. Rights-of-Way

Rights-of-Way (ROW) are another form of land disposal where an area may be awarded non-competitively to a specific utility or government body requesting the ROW. As with easements, the HLB allows the disposal for a one-time fee or payment based on fair market or use value of the area to be disposed of as ROW.

F. Anchorage School District

AO 2007-124(S), passed 9/25/07, covers specific procedures for site selection and acquisition of properties for school lands, amending AMC § 25.40 to include a new section (AMC § 25.40.015D), detailing selection, acquisition, and compensation to HLB for land selected as a school site.

V. Permits

HLB staff administratively issues a variety of land use permits for HLB land and resources. These permits are not a disposal of HLB land; rather a permit is a temporary grant to an individual, corporation or agency of the right to use HLB land for a particular purpose for one year or less in duration. These authorizations include Land Use and Special Event Permits. The HLB Fee Schedule specifies the fees appropriate to various permits and use authorizations (see Section X).

VI. Intra-Governmental Authorizations and Intra-Governmental Permits

Generally Intra-Governmental Authorizations and Intra-Governmental Permits are granted to another municipal department or agency for the duration of a construction/utility project; where necessary to complete a specific project, the timeframe may exceed one year. Intra-Governmental Permits may be public use easements that are recorded and convert to full easements if the property is ever conveyed.

VII. Withdrawals from the HLB Inventory

Some HLB lands are needed by other municipal agencies for specific municipal purposes. If the need is permanent or long-term in duration, the Mayor and Assembly may withdraw the land from the HLB Inventory and transfer it to Real Estate Services. Withdrawals requested by the Mayor with Assembly approval become effective only after at least 30 days prior written notice to the HLB Advisory Commission and at least one HLBAC public hearing, per AMC § 25.40.015B. If land is withdrawn from the HLB Inventory for the use and management of a public agency not supported by municipal taxes, compensation must be paid to the HLB for at least the fair market value of the land as well as administrative and associated costs. Withdrawals of HLB land for other municipal agencies may include a date certain reversionary clause, as determined by the Director of Community Development or their designee. If the agency does not use the parcel for the requested municipal purpose by the date certain, the Mayor may designate the land for return to the HLB inventory. The requesting agency may resubmit a second request for withdrawal at a later date, if necessary.

VIII. HLB Land Management

HLB land management practices are governed by AMC § 25.40. The code requires the HLBAC to submit for Assembly approval an Annual HLB Work Program that conforms to the Five-Year Management Plan, Policies covering the management of the HLB land, and the HLB Fund. The Five-Year HLB Management Plan is often included with the annual work program, but is required by code to be updated at least once every five years. The Five-Year Management Plan generally identifies the land acquisition, inventory, management, transfer, and disposal objectives anticipated during this timeframe. The Annual HLB Work Program includes more detailed descriptions of the proposed activities for the coming calendar year and related revenue and expenditure projections.

IX. HLB Policies

A. Land Management Policies

1. HLB staff shall manage land in the HLB inventory with the objective of maximizing municipal purposes and benefits. Its present responsibility is to provide sites for public facilities and uses for the present and future citizens of the Municipality of Anchorage. HLB staff shall consult regularly with other municipal agencies and the Assembly to determine whether HLB land is needed to fulfill various municipal purposes. If an

agency has identified a municipal need for HLB land (present or future), and provides sufficient justification in support of the need, HLB staff may either (a) initiate a process to remove the land from the HLB inventory and transfer to Real Estate Services for transfer of management authority to the requesting municipal agency, or (b) create an Intra-governmental Authorization, and retain the land in the HLB Inventory.

2. All HLB land management decisions shall be based upon a finding of compatibility with municipal interests and the overall mission of the HLB. It is anticipated the majority of the land in the HLB inventory shall continue to be held for future municipal use. Where retained, HLB land shall be managed in a manner to protect and enhance its present and future economic and other municipal values. The HLB shall ensure all HLB lands are reasonably protected from adverse impacts, including fire, insect damage, plant disease, illegal dumping, Off-Road Vehicle damage, hazardous or contaminated materials, trespass, vandalism, theft, etc.
3. HLB staff may allow temporary use permits on HLB land, provided such permits do not exceed one year (12 months), any contract longer than one year requires Assembly approval. Such temporary use includes short-term Land Use Permits (LUP), Temporary Construction Permits (TCP), and such other specific use authorizations as approved in advance by HLB staff. Where there are agreements for another MOA Agency to do maintenance or land management activities on a parcel HLB is considering a LUP, HLB will provide an opportunity for that agency to review and concur on any issued LUP. Revenue sharing will be at the discretion of the HLB Executive Director.
4. All land use permits shall be based upon prevailing market rates, unless otherwise provided by AMC § 25.40 or the HLB Fee Schedule. All payments due to the HLB and all terms of the permit shall remain current, or the HLB shall take appropriate action to ensure payment or terminate the permit.
5. HLB staff shall regularly update and maintain complete and accurate land records in the HLB Inventory. HLB staff shall continue integrating its land records with the municipal Geographic Information System (GIS) to enhance the ability of the HLB to make land use decisions based upon the best available information, including geospatial data.
6. The use of HLB land for wetlands mitigation approved by the U.S. Army Corps of Engineers (USACE) is allowed, provided the mitigation is consistent with the mission of the HLB and is approved by the HLBAC and Assembly.
 - a. HLB staff may execute an In-Lieu Fee Agreement with the USACE allowing the sale of credits to public or private developers. The funds received pursuant to an In-Lieu Fee Agreement shall be used for subsequent wetland and/or riparian acquisition, restoration, creation, enhancement, and preservation in accordance with plans authorized by the USACE.
 - b. HLB may create a mitigation bank by placing conservation easements on lands owned by the MOA. HLB staff may then sell the mitigation credits to developers needing credits to satisfy USACE permit requirements.

- c. HLB staff may enter into permit-specific agreements with developers to provide mitigation credits on an ad hoc basis, when approved by the USACE.
- d. When HLB land has a recorded Conservation Easement, that property would be withdrawn from the HLB inventory into RES for land management. HLB staff would be responsible for the management of the Conservation Easement.

B. Land Use Planning Policies

1. HLB staff shall manage land and resources consistent with approved Comprehensive Plans and implementing measures. If it cannot be determined whether a proposed land management or disposal action is consistent with the appropriate comprehensive plan or implementing measures, HLB staff shall complete a site-specific land use study prior to taking action on the proposal; the land use study and process may be coordinated with the Planning Department. A site-specific land use study shall address, at a minimum, the following information:
 - a. The need for community facilities such as roads, parks, trails, schools, satellite municipal offices, etc.
 - b. Identify historical and natural landmarks, natural hazards, and environmentally sensitive areas.
 - c. Public utility needs.
 - d. Potential residential, commercial and industrial uses.
 - e. Land use compatibility with adjacent areas.
 - f. Consistency with land uses identified in the Comprehensive Plan, adopted area plans, and with zoning in the area.
 - g. Potential municipal, public and community development needs.

Site specific land use studies shall be adopted through a public process, including public notice, opportunity for public comment, public hearing, and review by appropriate community council(s), HLBAC, Planning and Zoning Commission, and Assembly adoption.

2. The HLB shall initiate prudent predevelopment activities as appropriate in order to increase the value of an HLB parcel including, but not limited to, rezoning, re-platting, master planning, environmental assessment and/or remediation, and geotechnical investigations.
3. To the extent possible, the HLB shall strive to acquire and assemble additional HLB land to achieve more efficient and cost-effective land management. The HLB shall explore land exchange opportunities with other landowners where doing so benefits municipal interests.

C. Land Disposal Policies

1. HLB staff regularly reviews land in the HLB Inventory to identify parcels that are potentially excess to municipal needs as part of drafting the annual HLB Work Program

and Five-year Management Plan. If market conditions warrant, the HLB may take advantage of unforeseen opportunities not identified in the work program or five-year management plan. If a proposed disposal is included, HLB staff may initiate the disposal process.

2. The HLB may dispose of land when it is determined there is no current or considered municipal use for the land and market conditions are determined to be favorable. A decision to dispose of HLB land shall be based upon written findings addressing how the disposal is in the best interest of the Municipality and consistent with the purpose and mission of the HLB. The written finding shall also identify the details associated with the disposal, including method, timing, terms, projected effects on the neighborhood and public facilities, and other relevant information. HLB, will consider adding a reverter clause stating that if the buyer does not initiate progress on a development project, the land will revert back to the MOA Heritage Land Bank inventory after five (5) years of inactivity.
3. All land sales shall occur by a competitive bid process for at least the appraised fair market value of the land. HLB staff shall provide at least a 14-day period for accepting qualified bids to purchase land. The successful bidder shall be the applicant submitting the highest qualified bid. Unless otherwise authorized, sealed bid offerings shall be the preferred method of disposal. An application to purchase HLB land shall grant the applicant no right of preference or priority.
4. HLB land may also be leased non-competitively to a non-profit agency for less than the appraised fair market value, if the municipal benefits projected to accrue are found by the Mayor and Assembly to be in the best interest of the Municipality. **HLB land may be leased to other than non-profit agencies only through an open competitive bid process.** The method of compensation to the HLB shall be one of the following:
 - a. At least appraised fair market value;
 - b. A percentage of the annual gross receipts as determined by the HLB;
 - c. A user fee as determined by the HLB; or
 - d. Any combination of the above.

Lease rates shall be adjusted at intervals of no more than five years, except as otherwise authorized by the Assembly, to reflect current market conditions. An application to lease HLB land grants the applicant no right of preference or priority. Lease terms shall generally be commensurate with the length of the proposed uses, although no lease shall be longer than 55 years.

5. Prior to issuing an RFP for a specific project, the Executive Director will inform the HLBAC of the pending action during the Director's Report at a regular meeting. After the RFP is issued, HLB will provide periodic updates on the progress through written monthly updates provided in the HLBAC meeting packet.
6. HLB will deliver an executed Development Agreement along with a pro forma to the HLBAC prior to any resolution seeking a recommendation for disposal.

7. Lessees shall be consulted on proposed activities affecting their authorized uses or any proposed changes in lease terms and conditions. HLB staff shall encourage lessees to make improvements to HLB land consistent with lease purposes. However, any lessee proposing such improvements must obtain HLB staff authorization, or as instructed in lease agreement, prior to making the improvement, and must agree in writing to maintain the improvement in good working order over the term of the lease.
8. If there is reason to believe HLB land proposed for disposal may contain hazardous or contaminated waste or other materials, HLB staff shall complete an environmental assessment of the property prior to offering the land for disposal. If the assessment reveals the potential presence of hazardous or contaminated waste or materials, HLB staff may exclude the land from the proposed disposal and remediate the site in accordance with applicable law. Contamination and indemnity clauses on all contracts shall be reviewed during annual contract summaries and upon amendments or renewals.
9. HLB land may be exchanged for other land of equal or greater fair market appraised value with greater potential value or attributes for municipal use. HLB staff may accept or pay cash to another party in order to equalize land values.
10. The HLB shall authorize easements at the current fair market rate, although another public agency may obtain an easement at less than fair market value if determined to be in the best interest of the municipality, including Intra-Governmental Permits.
11. Any entity acquiring HLB property shall indemnify or hold the HLB/MOA harmless from any third-party liability, damages, or claims arising from the disposal.

D. Land Acquisition Policies

1. HLB staff shall seek to obtain the highest quality land available when acquiring new land by exchange or by selection from the state under the Municipal Entitlement Act. Particular priority and emphasis shall be placed upon obtaining lands to satisfy present or future municipal needs and purposes.
2. HLB staff shall ensure all prior land agreements, court settlements, and legislative acts are fulfilled as intended to result in the conveyance of land to the Municipality.
3. The HLB may accept donations of land, consistent with the mission of the HLB.
4. If there is reason to believe land proposed for acquisition by the HLB may contain hazardous or contaminated waste or other materials, HLB staff shall ensure an environmental assessment of the property is conducted prior to making a recommendation to acquire the land.

E. HLB Fund Management

1. The HLB Fund shall be used only for HLB operating expenses, acquisition of land for municipal purposes, and for maintenance and improvements to HLB land.

2. HLB staff shall manage the HLB Fund in a fiduciary manner seeking to increase the value of the Fund corpus over the long-term.
3. The HLB Fund may be used to acquire land for municipal purposes if alternative means of acquisition have been explored and determined to be untimely, impractical, or infeasible.
4. HLB staff may invest HLB capital in land improvements on HLB land, or other lands with community benefit consistent with the Comprehensive Plan, Assembly approval, in such direct capital investments and value enhancement activities including but not limited to site planning, rezoning, platting, access and utility acquisition, pursuant to AMC § 25.40.035F.

X. HLB Fee Schedule

The HLB shall establish administrative and other fees associated with processing land disposals and permits. Please refer to Section IV for an overview of the types of land disposals and general procedures. **All fees may be modified at the discretion of the Director of Community and Economic Development or their designee.**

A. Application Review Fee

Applicants seeking to acquire HLB land are required to pay the HLB a non-refundable \$500 fee to initiate the application review process. The application fee must be submitted with the application. An additional \$500 fee may be charged by HLB for acquisitions or disposals where an expedited review, to be completed within ten business days, is requested. NOTE: An application to purchase HLB land grants the applicant no right of preference or other priority (AMC § 25.40.025A).

B. Disposal Fees

1. Land Sales - All HLB land sales shall be awarded competitively for no less than the fair market appraised value of the land plus costs and a \$500 administration fee. Land sales shall be awarded to the highest qualified bidder through a procedure determined by HLB to be the most appropriate for a given sale. Details for this process shall be provided in advance in the bidding instructions. In the case of identical highest qualified bids, the HLB shall obtain a best and final offer from among the highest identical qualified bids (AMC § 25.40.025D).
2. Leases – Leases shall be awarded by an open competitive bid process, unless issued under Section IX.C.4., and HLB shall determine the most appropriate compensation method for the particular property, with details described in the bidding instructions, and may include one or more of the following:
 - a. At least the fair market appraised value of the land; or
 - b. A percentage of the gross receipts anticipated to be received by the bidder and attributed to the leasehold; or
 - c. A user fee attributed to the leasehold; or

- d. Any combination of the above.

An administrative fee of \$500 shall also be paid by the successful bidder upon completion of the lease award. The successful bidder shall be the applicant proposing the method of compensation providing both the greatest monetary return to the HLB and the most consistent with the HLB mission and the best interests of the municipality.

Lease rates shall be adjusted by the HLB at intervals of not less than every five years to reflect current market conditions, except as otherwise specifically authorized by the Assembly.

C. Disposals to Non-Profit Agencies

The HLB may lease or sell HLB land non-competitively, where the lessee or purchaser is a non-profit or governmental agency, for less than its appraised fair market value, if the projected municipal benefits are found by the Mayor and the Assembly to be in the best interest of the Municipality.

A \$500 administrative fee shall apply for processing non-competitive or less than fair market value disposals to non-profit agencies or groups.

Other non-competitive disposals include:

1. Exchanges – HLB may conduct an equal value land exchange for other land on at least an equal value basis plus \$500 administrative fee (AMC § 25.40.025E).
2. Easements – Easements are awarded non-competitively for a one-time fee equal to the fair market value of the easement interest to be conveyed; a \$500 administrative fee shall be paid by the requestor.

D. Permit Fees

1. Applicants seeking to acquire a Permit are required to pay HLB a non-refundable \$250 fee to initiate the application review process. An additional administration fee of \$250 may be charged by HLB for issuance of permits on an expedited basis, i.e., within 10 working days.
2. Intra-Governmental Authorizations requested by non-tax based municipal agencies, including but not limited to AWWU, Port of Anchorage and ACDA, shall pay a minimum \$500 administration fee or 10% of the property's assessed value, whichever is greater.
3. Renewals, amendments, subleases, assignments or extensions of existing HLB leases and permits may require a minimum administrative fee of \$250 for each action (includes subleases and assignments). A security deposit may be required, based on the property to be permitted and the use proposed.

Permit Type	Fee
Special Event Permit (race, tournament, etc.)	\$500/day
Land Use Permit	10% of Appraised Value per year, or minimum of \$750/week for up to four weeks; \$250/week for remaining 48 weeks.
Intra-Governmental Authorization/Permit	\$500 or 10% of the assessed value, whichever is greater

XI. Definitions

Appraised Fair Market Value. The most probable price in cash, terms equivalent to cash, or in other precisely defined terms, for which the appraised property will sell in a competitive market under all conditions requisite to fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming neither is under duress. Professional services may be obtained to coordinate an agreed upon purchase price and/or terms.

Disposals. Per AMC § 25.40.025A, HLB land disposals include land sales, land exchanges, leases and easements.

Fair Market Lease/Rental Value. The rental income a property most probably commands in the open market, indicated by the current rents paid for comparable area or space as of the effective date of agreement.

Gross Receipts. All money, income, revenue and any and all other things of value received by, paid to or transferred for the benefit of a lessee on HLB land, without offsets or deductions of any sort whatsoever, where such receipts or payment(s) are made as a result of or in connection with the lessee's interest in the leasehold.

Improvements. A valuable addition to HLB property or an amelioration in its condition, intended to enhance its value or utility or adapt it for new or further purposes, including expenditures to extend the useful life of the property asset, to improve its performance, or for off-site mitigation necessary to improve HLB land.



Municipality of Anchorage
Heritage Land Bank
Major Fund Activities by Year

1983:	1/83 Balance	\$62,172	1989:	1/89 Balance	\$2,594,701
	Revenue	2,630,922		Revenue	1,422,523
	Expenses	-901,551		Expenses	-683,699
	Op. Transfers	<u>795,170</u>		Op. Transfer	<u>- 40,000</u>
	12/83 Balance	\$2,586,713		12/89 Balance	\$3,293,525
1984:	1/84 Balance	\$2,586,713	1990:	1/90 Balance	\$3,293,525
	Revenue	3,566,449		Revenue	1,479,015
	Expenses	-2,602,775		Expenses	-1,080,059
	Op. Transfer	-13,267		Op. Transfer	<u>-67,550</u>
	Note Proceeds	<u>1,000,000</u>		12/90 Balance	\$3,624,931
	12/84 Balance	\$4,537,120			
1985:	1/85 Balance	\$4,537,120	1991:	1/91 Balance	\$3,624,931
	Revenue	2,587,762		Revenue	1,262,131
	Expenses	-2,545,766		Expenses	<u>-1,186,389</u>
	Op. Transfer.	<u>-270,146</u>		12/91 Balance	\$3,700,673
	12/85 Balance	\$4,308,970			
1986:	1/86 Balance	\$4,308,970	1992:	1/92 Balance	\$3,700,673
	Revenue	2,771,864		Revenue	1,736,002
	Expenses	-3,378,305		Expenses	<u>-1,470,189</u>
	Debt services	-583,928		12/92 Balance	\$3,966,486
	Op. Transf.	<u>-113,330</u>			
	12/86 Balance	\$3,005,271	1993:	1/93 Balance	\$3,966,486
1987:	1/87 Balance	\$3,005,271		Revenue	1,694,488
	Revenue	2,996,102		Expenses	<u>-3,254,525</u>
	Expenses	-631,297		12/93 Balance	\$2,406,449
	Op. Transfers	<u>-3,566,901</u>	1994:	1/94 Balance	\$2,406,449
	12/87 Balance	\$1,803,175		Revenue	2,219,763
1988:	1/88 Balance	\$1,803,175		Expenses	<u>-1,663,360</u>
	Revenue	1,451,700		12/94 Balance	\$2,962,852
	Expenses	<u>- 660,174</u>	1995:	1/95 Balance	\$2,962,852
	12/88 Balance	\$2,594,701		Revenue	2,347,834
				Expenses	<u>-1,764,292</u>
				12/95 Balance	\$3,546,394

Appendix C: HLB Fund Activities by Year and Fund Balance Graph

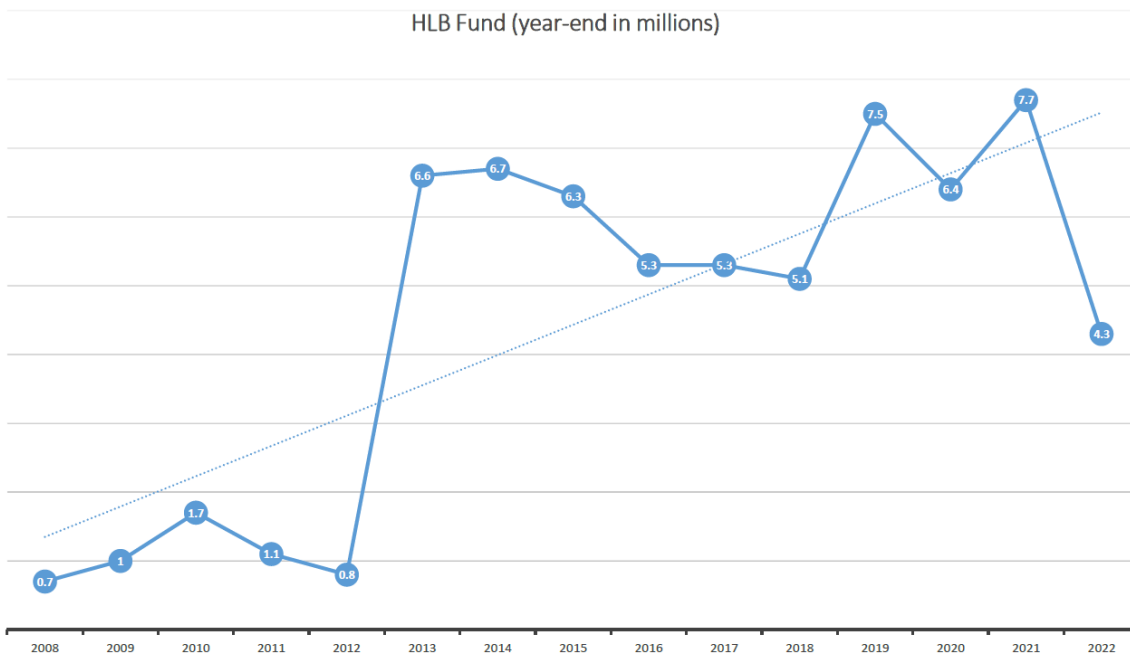
1996:	1/96 Balance	\$3,546,394	2006	1/06 Balance	\$2,971,400
	Revenue	1,742,078		Revenue	2,082,353
	Expenses	<u>-1,150,073</u>		Expenses	<u>-2,788,709</u>
	12/96 Balance	\$4,138,399		12/06 Balance	\$2,265,044
1997:	1/97 Balance	\$4,138,399	2007	1/07 Balance	\$2,265,044
	Revenue	782,382		Revenue	1,137,911
	Expenses	<u>-1,692,036</u>		Expenses	<u>-1,872,697</u>
	12/97 Balance	\$3,228,745		12/07 Balance	\$1,530,258
1998:	1/98 Balance	\$3,228,745	2008	1/08 Balance	\$1,530,258
	Revenue	2,075,660		Revenue	1,457,051
	Expenses	<u>-1,086,888</u>		Expenses	-2,273,604
	12/98 Balance	\$4,217,517		Receivables	<u>808,000</u>
				12/08 Balance	\$1,521,705
1999:	1/99 Balance	\$4,217,517	2009	1/09 Balance	\$ 713,705
	Revenue	1,607,489		Revenue	1,329,658
	Expenses	<u>-1,639,613</u>		Expenses	-1,037,915
	12/99 Balance	\$4,185,393		Receivables	<u>808,000</u>
2000:	1/00 Balance	\$4,185,393		12/09 Balance	\$1,005,448
	Revenue	728,502	2010	1/10 Balance	\$1,005,448
	Expenses	<u>-1,679,370</u>		Revenue	2,173,273
	12/00 Balance	\$3,234,525		Expenses	-1,478,872
2001:	1/01 Balance	\$3,234,525		Receivables	<u>619,368</u>
	Revenue	1,004,831		12/10 Balance	\$1,699,849
	Expenses	<u>-1,314,938</u>	2011	1/11 Balance	\$1,699,849
	12/01 Balance	\$2,924,418		Revenue	2,093,850
2002:	1/02 Balance	\$2,939,753		Expenses	<u>-2,659,502</u>
	Revenue	1,769,255		12/11 Balance	\$1,134,197
	Expenses	<u>-783,522</u>	2012	1/12 Balance	\$1,134,197
	12/02 Balance	\$3,925,486		Revenue	966,265
2003:	1/03 Balance	\$3,925,486		Expenses	<u>-1,215,467</u>
	Revenue	2,452,397		12/12 Balance	\$ 884,995
	Expenses	<u>-396,242</u>	2013	1/13 Balance	\$884,995
	12/03 Balance	\$5,981,641		Revenue	7,556,534
2004	1/04 Balance	\$5,981,641		Expenses	-1,771,356
	Revenue	2,084,506		Receivables	<u>1,615,000</u>
	Expenses	<u>-3,776,373</u>		12/13 Balance	\$6,670,173
	12/04 Balance	\$4,289,774	2014	1/14 Balance	\$6,670,173
2005	1/05 Balance	\$4,289,774		Revenue	949,376
	Revenue	1,152,290		Expenses	-827,381
	Expenses	<u>-2,470,664</u>		Receivables	<u>1,530,000</u>
	12/05 Balance	\$2,971,400		12/14 Balance	\$6,792,168

Appendix C: HLB Fund Activities by Year and Fund Balance Graph

2015	1/15 Balance	\$6,792,168
	Revenue	970,600
	Expenses	-1,434,725
	Receivables	<u>2,115,400</u>
	12/15 Balance	\$6,328,043
2016	1/16 Balance	\$6,328,043
	Revenue	1,228,906
	Expenses	2,168,689
	Receivables	<u>1,646,199</u>
	12/16 Balance	\$5,388,261
2017	1/17 Balance	\$5,388,261
	Revenue	1,210,968
	Expenses	1,206,972
	Receivables	<u>1,275,000</u>
	12/17 Balance	\$5,392,257
2018	1/18 Balance	\$5,392,257
	Revenue	775,747
	Expenses	1,004,147
	Receivables	<u>1,190,000</u>
	12/18 Balance	\$5,163,857
2019	1/19 Balance	\$5,163,857
	Revenue	2,427,234
	Expenses	1,175,725
	Receivables	<u>1,105,000</u>
	10/19 Balance	\$7,520,366
2020	1/20 Balance	\$5,338,725
	Revenue	4,677,392
	Expenses	955,754
	Receivables	<u>1,297,909</u>
	12/20 Balance	\$ 6,415,365
2021	1/21 Balance	\$6,254,161
	Revenue	3,813,856
	Expenses	947,841
	Receivables	<u>1,294,346</u>
	12/21 Balance	\$7,662,584
2022	1/22 Balance	\$3,388,146
	Revenue	1,034,930
	Expenses	2,417,628
	Receivables	<u>1,294,346</u>
	12/22 Balance	\$4,277,734*

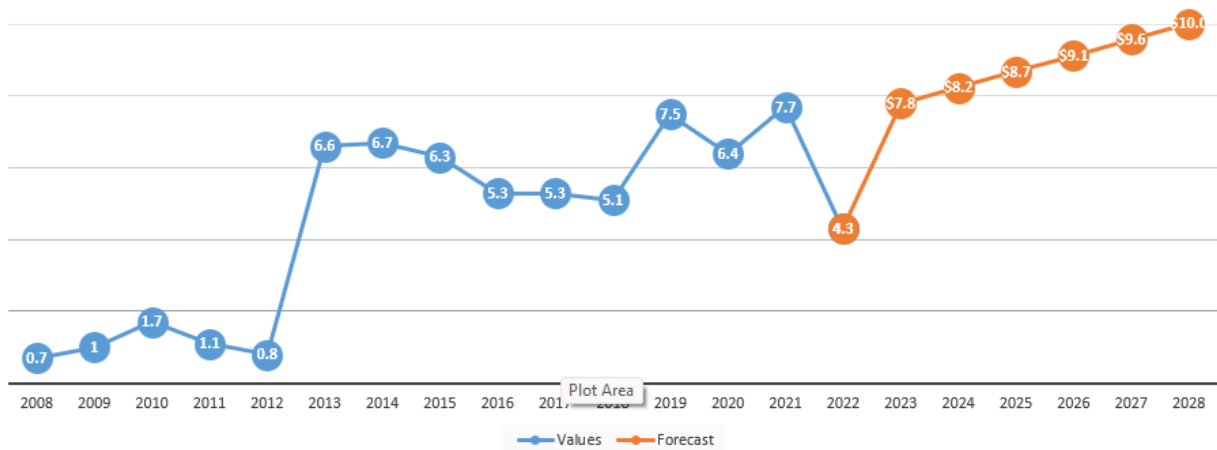
*\$3,483,137 earmarked for specific items such as redevelopment of Tozier Track facilities.

Appendix C: HLB Fund Activities by Year and Fund Balance Graph



Conversion to SAP financial software in October 2017

Five year Projection to 2028 based on trends from 2008





Municipality of Anchorage

Heritage Land Bank

Leases and Permits List (as of March 2023)

Contract Number	Permittee / Lessee	HLB Parcel Number	Use	Contract End
73-001	Chugach Electric Association	3-027A	Dowling Substation	2028-01-28
87-002	Mt. Alyeska Ski Resort, LP sublease to Alyeska Resort Operations LP	6-014	Ski Ops/Chair 7	2028-02-28 sublease (2048-03-31 lease)
88-001	US Forest Service	6-043	Forest Service facility	2023-04-30
96-004	Alascom, Inc. dba AT&T Contact: Jim Wicks (Alaska Wireless Network - surcharge)	6-048; 6-049; 6-050	Cell tower and equipment	2023-12-31
96-005	SOA DNR/DPOR	1-090 & 1-091	Ptarmigan Valley trailhead	2046-11-03
98-003	Anchorage Fueling and Service Co.	Tidelands on west side of AKRR ROW and 1 Port leased parcel	12" pipeline	2038-10-11
2003-02	Alaska Botanical Garden, Inc.	3-038, 40, 41, 44-46	Botanical garden	2058-01-31
2004-05	Catholic Social Services assigned to Cook Inlet Housing Authority	4-021	Brother Francis shelter	2043-02-02
2007-08	Girdwood Parks & Recreation	6-134, 6-076 (portion)	Frisbee Golf Course	2023-12-31
2008-23	The Salvation Army (Clitheroe Center)	4-033B (portion)	Rehabilitation Facility	2023-12-31
2008-06	ACS Easement	4-033A, 4- 033B, 4-034	non-exclusive utility easement	2028-04-29

Appendix D: HLB Leases and Permits List, as of March 15, 2023

Contract Number	Permittee / Lessee	HLB Parcel Number	Use	Contract End
2009-03	SOA/Dept. of Admin. GSA	3-070	Crime Lab	2059-02-28
2009-06	Rupinder Alaska Inc (Ramada)	4-013	Ramada parking	2024-03-31
2009-13	Girdwood Valley Service Area	6-057F (portion)	Equipment & materials storage; woodlot	2023-12-31
2011-15	Robert Wolfe dba Snow Free Snowplowing	6-057F (portion)	Equipment and sand materials storage	2023-12-31
2012-07	Chugach Electric Association Telecom	6-009C	Telecommunication Facility Lease	2032-01-31
2014-02	Backroads	6-011, 6-251	Hiking/tourism	2022-09-30
2014-07	Austin Adventures Inc.	6-011, 6-251	Hiking/tourism	2022-09-16
2014-09	Chugiak Volunteer Fire & Rescue Lease	1-075	Lease fire station #35	2069-12-31
2015-06	Boys & Girls Clubs of Southcentral Alaska; Woodland Park	4-029	Lease: Operate Boys & Girls Club; Ice Rink Mgmt Agreement	2025-05-31
2015-17	Girdwood Nordic Ski Club	6-251, 6-296	Nordic 5k ski loop	2029-07-29
2016-17	Tesoro Alaska Pipeline Co.	4-033(A-E) portions, 4-034 portions	Nikiski Pipeline	2031-01-29
2016-21	SMG One, LLC dba Silverton Mountain Guides	6-011; 64; 66; 67; 68; 69; 70; 73; 74E 251; 295; 281; 296	Heli-skiing	2023-06-30
2017-04	GEO Contracting, LLC	6-057B	Industrial	2047-03-31
2017-05	GEO Contracting, LLC	6-057C	Industrial	2047-03-31
2017-06	Glacier Creek Storage, LLC	6-057E	Storage	2047-03-31
2017-10	Alaska Railroad Corp.	6-060; 6-074-A; 6-074-B	Avalanche Mitigation	2023-12-31
2017-12	FAA	4-033A; 4-043	Runway Protection Zone	2021-09-30, holdover
2017-29	Chugach Adventure Guides, LLC dba Chugach Powder Guides	6-014, 6-251, 6-281, & 6-295	Sno-Cat, Heli-skiing	2022-10-01
2018-01	ADOT&PF/TSAIA	4-034	Access permit	2023-11-30

Appendix D: HLB Leases and Permits List, as of March 15, 2023

Contract Number	Permittee / Lessee	HLB Parcel Number	Use	Contract End
2018-10	Chugach Adventure Guides, LLC dba Chugach Powder Guides	6-281	Access Permit	2023-08-31
2018-13	Alaska Guide Collective, LLC	Girdwood Valley	Recreation	2023-06-30
2019-08	GVSA Street Maintenance	6-022 (portion)	Park & Ride	2023-12-31
2021-01	Alaska Aquaponics	6-057F (portion)	Commercial Agriculture	2023-04-30
2021-07	Turnagain Tree Care	6-057F (portion)	Contractor wood lot	2024-02-10
2021-08	AK Seeds of Change	4-046 (portion)	Urban farm and job training	2023-05-04
2021-18	Ridgetop Builders	6-057F (portion)	Wood Mill	2023-08-01
2021-19	Alaskan Sled Dog and Racing Association	3-080	Sled Dog Racing	2023-10-13
2022-01	Sundog Ski Guides LLC	Girdwood Valley	Backcountry Skiing	2023-06-30
2022-02	Girdwood Equipment Rental	6-057F (portion)	Storage	2024-05-31
2022-04	Girdwood Community Land Trust	6-057F (portion)	Storage	2024-02-10
2023-01	Ritual Bough	6-061, 6-062, 6-036, 6-067, 6-134, and the portion of 6-011 east of Glacier Creek	Ceremonies	2024-01-31
2023-02	Girdwood Community Land Trust	6-076	land and site planning, including land surveying	2024-04-06

Response to Public and Community Council Comments on the
Public Review Draft 2023 Annual Work Program
& 2024-2028 Five-Year Management Plan

Chapter 1. Heritage Land Bank Overview				
Reference No.	Commenter	Comment	Response	
1	Page 7	Julie Raymond-Yakoubian	Under Land Management Objectives: In previous versions of this document HLB has also included additional information, which I would like to see added back in - specifically: "Much of HLB's land has been deemed unsuitable for traditional forms of development through land suitability analysis studies, but many of those same lands contain sensitive or unique habitats or landscapes that warrant protection. Conservation and preservation of natural spaces should be considered a form of development and approached as such." As far as I am aware, none of that information has changed, and I would like to see it be added back into this plan. I would also like HLB to add additional discussion about the importance to the Municipality and its citizens to maintain open and natural spaces present in HLB inventory.	HLB currently has a management objective similar to the one requested (the last bullet point on page 7), however HLB will consider expanding upon the objective in future work plans.
2	Page 7	Julie Raymond-Yakoubian	Regarding Trespass: I strongly recommend that trespass actions related to the unhoused population within the Municipality be carefully handled in close conjunction with the advocacy community (such as the Anchorage Coalition to End Homelessness) and the Muni's HHAND. Encampment abatements should be avoided at all costs due to the health and well-being risks such actions pose to this vulnerable population.	HLB will follow all applicable requirements regarding encampments on HLB land.
3	Page 7	Shannon O'Brien	Thank you for your commitment to the preservation and conservation of wetlands, open space and conservation.	Noted.
4	Page 9	Julie Raymond-Yakoubian	Please clarify what "implementation items" are. Previous versions of this Plan referred to "implementation measures" – it is not clear what "items" are.	The text will be edited to use the word measures.
5	Page 9	Girdwood Board of Supervisors	GBOS requests that additional guidelines be provided about when and how amendments to the Annual Work Program are warranted.	Noted. HLB will take this into account in future work plans.
6	Page 9	Shannon O'Brien	Regarding "Land management decisions will be consistent with the AMC, all adopted comprehensive plans and area plans, and implementation items": Please allow your smaller communities who create area plans to complete their projects (within a reasonable time frame). Girdwood has heard the muni and is working towards a plan. Please allow that plan to be completed before releasing/awarding more HLB land parcels.	Noted.

Appendix E: Response to Public Comments

Chapter 2. 2022 Progress Report				
Reference No.		Commenter	Comment	Response
7	Page 10: 6-011 6-016 6-017	Brooks Chandler	<p>p. 10- HLB Parcel 6-011, 6-016, 6-017 – The Assembly postponed the Holtan Hills disposal indefinitely at this time the Request for Proposals and the Development Agreement with conditions approved by the HLBAC in Resolution 2022-09(S)_are indefinitely postponed.</p> <p>Comment: Being “guided” by something that neither HLBAC nor the Assembly approved shows disrespect to the Assembly and the HLBAC. It would make more sense to say “HLB is rethinking approaches to disposal of these parcels in light of Assembly Resolution 2023-40 and the recommended conditions approved by the HLBAC”.</p>	<p>The Request for Proposals and the executed Development Agreement are still in effect.</p> <p>Staff Recommended change: HLB Parcels 6-011, 6-016, 6-017 – The Assembly postponed the Holtan Hills disposal indefinitely at the regular Assembly meeting on February 7, 2023.</p>
8	Page 14: HLBAC Res 2022-09	Brooks Chandler	<p>p.14- In the last line of the table referencing Resolution 2022-09 change “Approved” to “Approved with Conditions”.</p> <p>Comment: Accuracy- prior action of HLBAC should be acknowledged. It is misleading to suggest the HLBAC approved this disposal. Rather, HLBAC recommended specific conditions to be met prior to approving the disposal. The conditions were NOT met. This appears to be an attempt to rewrite history and mislead the public.</p>	Noted. The change will be made.
9	Page 10: 6-011	Girdwood Board of Supervisors	Clarify the status of HLBAC resolution 2017-09 (“Forest Loop Trail”) which recommended approval of a land disposal by public use easement, and whether it conflicts with the potential “Alyeska Village” development in roughly the same area of the parcel.	Considerations are underway to implement an expiration of resolutions; therefore, HLB Staff will suggest that the project be reintroduced to HLBAC.
10	Page 12: 6-057F	Girdwood Board of Supervisors	While additional permits have been issued for GIP, we are not aware of any progress toward Phase II & III. There are ongoing significant management issues at GIP, amplified by the lack of long-term plan. Fixing existing problems and developing a plan for full development of the Girdwood Industrial Park must be a high priority within the 2023 Work Program, either by HLB doing the necessary work or by transferring management responsibility.	The Commission requested that an analysis of options was provided to them for consideration. This will be considered as part of that analysis.

Appendix E: Response to Public Comments

Chapter 3. 2023 Work Program				
Reference No.		Commenter	Comment	Response
11	Page 15/20: 1-111	Tom Looney	In 2019 we brought a request for assistance in finding land for a cemetery to be established in Chugiak-Eagle River area in a meeting with the then director of the HLB, Robin Ward. The community through the community councils had been meeting for several years prior seeking a good location, and Assembly member Crystal Kennedy provided assistance in setting up the meeting with the HLB. Although we had researched several sites Robin Ward said that without a site study, the HLB could not move forward. Crystal Kennedy was able to find funding for the Boutet Company to complete the study for the HLB. The study concluded overwhelmingly that the property near Eagle River HS (HLB 1.111) was best suited for the cemetery. The study included presentations and affirmations at the area Community Councils, and confirmation by the Chugiak-Eagle River Advisory Board which included public notice to the residents of the residents most affected (adjacent to the proposed site).	Noted; The Work Plan will be edited to reflect the completed site selection study.
12	Page 15/20: 1-111	Debbie Ossiander	Chapter 3 speaks of disposal for fair market value of HLB 1.111. Why is HLB asking for payment on property intended for municipal public use? HLB property belongs to the Municipality and is to be used to benefit its citizens. I disagree that one part of the Muni should pay another part for use of public land, particularly when it is unclear where eventual management authority for a cemetery will be centered. I also strongly disagree that this property should even be considered for sale to the public. It has been identified through a site study as the preferred cemetery site, a public use that is to benefit the citizens of the Municipality. This use is part of the adopted Comprehensive Plan. It is totally wrong to sell it.	Noted; The Work Plan will be edited to reflect the completed site selection study.
13	Page 15/20: 1-111	Birchwood Community Council	1. Please also refer to the Eagle River Parks Department when you reference the Anchorage Parks Department 2. There is no reason to redo the contracted and approved Eagle River Cemetery Plan 3. It is not appropriate to charge Eagle River parks for publicly owned property that would be put to public use	Noted; The Work Plan will be edited to reflect the completed site selection study.
14	Page 15: 2-125	Rabbit Creek Community Council	The plan lists #2-125 as part of the RCCC’s School on Trails project with a trail connecting the parcel to the Bear Valley School. The RCCC would like to work with HLB to complete that agreement in the near future.	Noted.
15	Page 15: 2-156	Rabbit Creek Community Council	The RCCC recommends that the transaction be completed as soon as possible so the non-profit can proceed with plans to develop the cemetery. After reviewing Alaska Natural Burial’s plans, RCCC submitted comments to the HLB Commission, September 29, 2022, supporting this project.	Noted.

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16	Page 15: 2-156	Rachel Bernhardt	As the founder and Board President for Alaska Natural Burial, I am writing to express my strong support for Alaska Natural Burial to establish a conservation burial (natural burial) cemetery on HLB Parcel 2-156. In addition to our Application for Disposal, I have presented to HLB and given public testimony on several occasions over the past year. I believe Alaska Natural Burial will be a tremendous asset to this community with its commitment to its residents and to environmental stewardship, as well as a fiscally responsible way for the Municipality to add the cemetery infrastructure it so desperately needs. Please make us a priority for 2023.	Noted.
17	Page 15: 2-156	Bennett Jackson	I am opposed to the natural burial proposition for the lot at the end of Goldenvue. There is no science to support whether not bodies will decay in Alaska in that soil. My understanding is you're talking about giving it to them at below market value that is not wise. Further, I understand that it's a time limited lease that they're proposing and that would then make the city liable for that property for the rest of time for as we all know once you have a cemetery it's a cemetery for life who is paying for the parking lot and road access? Who is carrying the liability insurance? There's very little science about this in the lower 48 let alone Alaska.	Noted.
18	Page 15: 2-156	Julie Raymond-Yakoubian	I am strongly in support of disposal of parcel 2-156 for the purpose of developing a natural burial cemetery. There is a great need within the Municipality for multiple additional cemetery locations, and for different burial options.	Noted.
19	Page 15: 2-156	Dave Worrell	Alaska Natural Burial's plan for HLB Parcel #2-156 provides an option to be in a nature-friendly environment in the city that is my home. I hope you'll help implement their plan by making the parcel available.	Noted.
20	Page 15: 2-156	Terry Pogi	I support the "disposal" (selling) of HLB Parcel #2-156 to Alaska Natural Burial!	Noted.
21	Page 15: 2-156	Jacqueline Summers	It is my belief that using HLB #2-156 to develop a Natural Burial Cemetery is a benefit to the community and residents of the Municipality of Anchorage. As you move forward with considering disposing of HLB Parcel #2-156 as part of the Annual Work Program in 2023.	Noted.
22	Page 15: 2-156	Christina Gamache	I am in favor of using Parcel 2-156 to become a natural burial cemetery for all Alaskans to enjoy for decades to come. With the limited options for any type of burial in our municipality, I believe that ANB will be a cherished resource for future generations.	Noted.
23	Page 15: 2-156	Dawn Morse	I fully support the disposal of HLB Parcel #2-156 to Alaska Natural Burial.	Noted.
24	Page 15: 2-156	Michele Worrell	I am writing today to show my support for the disposal of HLB Parcel #2-156 to Alaska Natural Burial. Allow Alaska Natural Burial to lead the way with a more personalized and environmentally friendly solution to our end-of-life decisions	Noted.

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25	Page 15: 2-156	Jessica Walton	I am so excited that Rachael is spearheading this. I have said for years if I die, please do not stick me in a box or burn me. I want to be placed in the earth naturally, peacefully and to return so that I can grow into something else. It's insane that this is such a taboo or difficult process to allow bodies to decompose naturally. It's great for the earth and our community! (Reference to HLB 2-156)	Noted.
26	Page 15: 2-156	Mary K Jordan	I am writing this letter to state my support for Rachel's "Alaska Natural Burial" project in Anchorage and I hope this will be a priority for HLB Parcel #2-156 in 2023! Please consider this project as it is an important one for Municipality of Anchorage.	Noted.
27	Page 15: 2-156	Paula Sayler	I am a property owner and full-time resident of Anchorage, AK and support the sale of HLB Parcel #2-156 to Alaska Natural Burial.	Noted.
28	Page 15: 2-156	Hanna McMinn	I am in favor of the disposal of HLB #2-156 to Alaska Natural Burial for multiple reasons. The Alaska Natural Burial's mission would be a huge success and wonderful contribution to the state.	Noted.
29	Page 15: 2-156	Doug Franklin	I support the disposal of HLB Parcel #2-156 to Alaska Natural Burial for reasons both personal and practical. Alaska Natural Burial is on the right track. Please support them by allowing them to use this parcel.	Noted.
30	Page 15: 2-156	Keary Warner	I would like to share my support for the disposal of HLB Parcel 2-156 to Alaska Natural Burial for the creation of a natural burial cemetery in Anchorage.	Noted.
31	Page 15: 2-156	Denise Hendrickson	I am a resident of Anchorage and would like to share my support for disposal of HLB #2-156 to Alaska Natural Burial. It's important that Anchorage have a natural burial cemetery as it serves our community in multiple ways.	Noted.
32	Page 15: 2-156	Cal Schmidt	Please count me as one who supports the Alaska Natural Burial project. With any luck, all will be settled and developed in time for my own use.	Noted.
33	Page 15: 2-156	Amy Franz	I'm emailing to express my support of the disposal of HLB Parcel #2-156 to Alaska Natural Burial. This is an inexpensive avenue for the city to provide necessary services to its citizens by partnering with a non-profit who can provide affordable burial solutions.	Noted.
34	Page 16: 6-011 6-016 6-017	Brooks Chandler	<p>HLB Parcels 6-011, 6-016, 6-017* – The Anchorage Assembly voted to indefinitely postpone the Holtan Hills disposal. The Request for Proposals, Development Agreement, with conditions approved by the HLBAC in Resolution 2022-09(S)_.</p> <p>Comment: See previous comment regarding HLB's apparent reluctance to reflect prior actions of the HLBAC on this disposal in this report. That HLBAC conditioned any future approval on specific conditions should be mentioned so the public better understands the history. I do not believe "Bifurcation" references any document that has been made available to the public. It should not be referenced as a "guiding document" unless and until it is made available to the public. It does not make sense</p>	The Request for Proposals, executed Development Agreement, and Bifurcation are still in effect.

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35	Page 16: 6-013	Girdwood Board of Supervisors	No mention of this parcel in the work program or in the AR 2023-40 report to Assembly despite its high potential for a small affordable housing project. GBOS requests that HLB determine status of this parcel since previous staff questioned if it was included in Moose Meadows parcel agreement with Girdwood Parks and Rec and whether a withdrawal from HLB inventory was completed.	HLB Staff will research the status of this parcel.
36	Page 16: 6-014	Girdwood Board of Supervisors	The GBOS requests information concerning the expected uses of the parcel, i.e. possibility of commercial development and, if applicable, the availability of housing for any employees such development would need.	Noted. See response below.
37	Page 16: 6-014	Brooks Chandler	<p>HLB Parcel 6-014 – Evaluate process for disposal, with direct sale, to owners of Alyeska Resort. Evaluation process to include;</p> <p>1) consideration of conditions imposed as part of any direct sale consistent with AR No. 2023-40 directing HLB to consider disposal of HLB parcels to qualified Girdwood non-profit in partnership with another entity for the purpose of increasing attainable housing for year-round residents of Girdwood;</p> <p>2) consideration of offering tax abatement to support development of attainable housing either on HLB Parcel 6-014 or other property owned by owners of Alyeska Resort;</p> <p>3) consideration of formation of a tax improvement district which would include HLB Parcel 6-014 to support the development of attainable housing.</p> <p>Comment: Align with intent of AR No. 2023-40 as Amended including policy goals expressed in Whereas clause of the unanimously approved Assembly Resolution.</p>	<p>HLB Parcel 6-014 is located at the base of Chair 7 and has been utilized as part of the ski resort for many years, in the 1995 Girdwood Area Plan it is designated as Commercial Recreation and is currently zoned GRST-2. The description of Commercial Recreation would support the disposal to continue the use of 6-014 as a resort-related use.</p> <p>Current code would require a competitive bid to dispose fee-simple of 6-014.</p> <p>The current lease terminates in 2028.</p>
38	Page 16: 6-039	Girdwood Board of Supervisors	Acknowledge that future residential development of public land must be consistent with the updated Girdwood Comprehensive Plan. The updated plan will include stipulations on how public land should be used for community housing.	It is the mission of HLB to implement goals of adopted comprehensive plans. Currently, the 1995 Girdwood Area Plan identifies 6-039 as single-family residential.
39	Page 16: 6-039	Brooks Chandler	<p>HLB Parcel 6-039* - Replat the parcel into residential lots for disposal. Platting process to consider imposition of covenants or deed restrictions intended to further the goal of increasing attainable residential housing stock in Girdwood for people working and living in Girdwood year-round, whose household incomes are 80 to 120 percent of the annualized Area Median Income (AMI) for Girdwood, but also for those persons whose household incomes are below 80 percent of the AMI.</p> <p>Comment: This language would be consistent with both AR No. 2023-40 policy goals as referenced in Whereas clauses of increasing supply of housing attainable to people working and living in Girdwood year-round and policy goals of AR 2022-416 to "prioritize the use of uncommitted municipal land to address the housing shortage".</p>	<p>A replat of any MOA-owned property would be completed through the long-plat process which would allow for additional community input to address any changes in community needs as expressed in the upcoming Girdwood Area Plan update.</p> <p>Currently, the 1995 Girdwood Area Plan identifies 6-039 as single-family residential.</p>

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40	Page 16: 6-039	Shannon O'Brien	All development should abide by the Girdwood Comprehensive plan.	It is the mission of HLB to implement goals of adopted comprehensive plans. Currently, the 1995 Girdwood Area Plan identifies 6-039 as single-family residential.
41	Page 16: 6-043	Shannon O'Brien	Regarding the disposal of 6-043: This is an example HLB benefiting all of the muni as well as considering local community needs.	Noted.
42	Page 16: 6-053, 54, 55, 56	Girdwood Board of Supervisors	Consider land exchange with other DOT&PF land in Girdwood Valley, e.g. land unusable for aviation at Girdwood Airport.	If a trade becomes necessary, this would be considered.
43	Page 16: 6-049 through 6-060	Christina Hendrickson	Consider wildlife impacts in disposal action. Migratory birds utilize these ecosystems and wetlands.	Noted.
44	Page 16: 6-057F	Girdwood Board of Supervisors	GBOS urges HLB to identify both the ongoing management concerns and establishment of a long-term plan for Phases II & III as high priority tasks in the 2023 Annual Work Program.	The Commission requested that an analysis of options was provided to them for consideration. This will be considered as part of that analysis.
45	Page 16: 6-057F	Nathan Haines	Therefore, I implore the committee and HLB staff to place Girdwood's industrial lot development on its 2023 project list. Specifically, I would like to see the following: 1) For the short-term (i.e., 2023) Complete the existing fill and grade operations and close out that permit to make the parcels usable. 2) For the long-term (i.e., start in 2023) review options for platting out lots that currently can be platted using "flag" lot type configurations with in the Phase II and Phase III parcels, reserving ROW as required for Phase III. 3) Disposal – if a short plat is a viable option (#2), offer up those parcels that can be re-platted for purchase.	There are pros and cons on a path forward on the remaining phases of the Girdwood Industrial Park. The Commission requested that an analysis of options was provided to them for consideration. All MOA-owned properties are subject to a long-plat process.
46	Page 16: 6-057F	Christina Hendrickson	Dispose to a qualified and experienced developer and land manager who will complete utility connections, site hardening, plat, and enforce lease and permit conditions.	The Commission requested that an analysis of options was provided to them for consideration. This will be considered as part of that analysis.
47	Page 16: 6-057F	Shannon O'Brien	Girdwood local businesses are in need of more industrial lots within the airport area. This should be a priority. I am unaware of the progress for phase 2 & 3 can HLB update GBOS on this item. A transparent management of this area should be a priority.	The Commission requested that an analysis of options was provided to them for consideration. This will be considered as part of that analysis.
48	Page 16: 6-075	Girdwood Board of Supervisors	Add to 2023 Annual Work Program: Parcel 6-075: withdrawal from HLB inventory and transfer to Girdwood Parks & Rec (GPR)	HLB and GPR are supportive of this withdrawal and transfer upon passage of the Girdwood Trails Plan. This will be added to the Five-Year Plan.

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49	Page 16: 6-076	Girdwood Community Land Trust	We are excited about our newly acquired Land Use Permit for South Townsite Tract G6 for surveying and development planning purposes. We are looking forward to obtaining a long-term lease for the tract and have a dedicated space to plan for community needs. As current citizens of Anchorage, we feel this is in alignment with HLB's purpose and mission, and we will work to meet the needs of the community on this tract as much as possible.	Noted.
50	Page 16: 6-076	Girdwood Board of Supervisors	GBOS welcomes that there is an applicant for parcel 6-076 who are prioritizing community use of the tract and have additional plans consistent with the goals of AO2023-40.	Noted.
51	Page 16: 6-076	Shannon O'Brien	I support this area for workforce housing and community amenities. All HLB land projects should be transparent and presented at the local GBOS/LUC for community input.	Noted.
52	Page 16: 6-076	Thea Ritter	I support Girdwood Community Land Trust obtaining a long-term lease on parcel 6-076 - Girdwood South Townsite Tract G6 (14.5 Acres).	Noted.
53	Page 16: 6-076	Louise Schum	I support Girdwood Community Land Trust obtaining a long-term lease on parcel 6-076 - Girdwood South Townsite Tract G6 (14.5 Acres).	Noted.
54	Page 16: 6-076	Sarah Rink	I support Girdwood Community Land Trust acquiring a long-term lease on parcel 6-076 (South Townsite Tract GG).	Noted.
55	Page 16: 6-076	Krystal Hoke	I am in support of Girdwood Community Land Trust obtaining a long-term lease on Girdwood South Townsite Tract G6 (HLB Parcel 6-076). They are committed to engaging with the community of Girdwood and have previously received a Resolution of Support for a long-term lease after passing a vote at Girdwood Land Use and Girdwood Board of Supervisors.	Noted.
56	Page 16: 6-076	Kim Van Sickle	I support Girdwood Community Land Trust acquiring a long-term lease on parcel 6-076 (South Townsite Tract GG).	Noted.
57	Page 16: 6-076	Terin & Peter Ostroski	I support Girdwood Community Land Trust obtaining a long-term lease on parcel 6-076 - Girdwood South Townsite Tract G6 (14.5 Acres). We would love nothing more than to have a percentage of Girdwood land locally managed.	Noted.
58	Page 16: 6-076	Patrick and Lynne' Doran	We support Girdwood CLT obtaining a long-term lease on parcel 6-076-Girdwood South Townsite Tract G6 (14.5 acres). We see the need for Girdwood to manage some of it's own land to realize projects we have wanted for years.	Noted.
59	Page 16: 6-076	Matt Martyn	I strongly support Girdwood Community Land Trust obtaining a long-term lease on parcel 6-076 - Girdwood South Townsite Tract G6 (14.5 Acres). This is a great local organization working to help our community grow and thrive.	Noted.
60	Page 16: 6-076	Brittney Blackledge	I support Girdwood Community Land Trust acquiring a long-term lease on parcel 6-076 (South Townsite Tract GG).	Noted.
61	Page 16: 6-076	Mauri Parks	I support Girdwood Community Land Trust acquiring a long-term lease on parcel 6-076 (South Townsite Tract GG).	Noted.

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62	Page 16: 6-076	Rev. Nico Reijns	I am a strong supporter of any plan that will utilize HLB managed lands to develop housing that is affordable and attainable to our workforce. This includes Girdwood Community Land Trust's efforts to obtain a long term lease of the Girdwood South Townsite Tract G6.	Noted.
63	Page 17: 6-011 6-251 6-295 6-296	Girdwood Board of Supervisors	GBOS requests that the goal of transfer to Girdwood Parks and Recreation should be acknowledged in the Five Year Work Plan.	HLB will continue to work towards completing the municipal entitlement process.
64	Page 17: 6-011, 6-251 6-295 6-296	Girdwood Board of Supervisors	GBOS also urges HLB to support the Girdwood Trails Plan as it moves to adoption.	HLBAC signed a letter of acknowledgement on May 25, 2023. Any future projects regarding trails will follow MOA plans, code and policy.
65	Page 17: 6-011 6-251 6-295 6-296	Julie Raymond-Yakoubian	Regarding parcels 6-011, 6-251, 6-295, 6-296 and others that may have potential trail development – all proposed trails, regardless of whether they are included in the yet-to-be-approved Girdwood Trails Plan should require specific HLB approval and involvement. The Trail Plan as currently written does not include information about specific trail alignments, clearing or trail widths, impacts to habitat or other characteristics of the natural environment, nor a variety of other details necessary to determine if a trail is appropriate or necessary on a particular parcel.	Any future projects regarding trails will follow MOA plans, code and policy.

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66	Page 17: AR 2023-40	Brooks Chandler	<p>*Per AR2023-40, as amended, the Anchorage Assembly has directed HLB to;</p> <p>1) “add as an objective to both the HLB 2024-2027 five-year management plan and the HLB 2023 annual work program, in coordination with the Girdwood Board of Supervisors, the disposal of HLB parcels to a qualified Girdwood non-profit recipient, either alone or in partnership with another entity, for the purpose of increasing attainable housing for year-round residents in Girdwood”,</p> <p>2) integrate the housing objectives of an updated Girdwood Area Plan into forthcoming HLB five-year management plans and HLB annual work programs to specifically address housing needs for the Girdwood community; and</p> <p>3) “For the purpose of increasing attainable residential housing in Girdwood” evaluate feasibility all uncommitted HLB parcels in Girdwood properties for residential and commercial development; and</p> <p>4) in conjunction with appropriate municipal departments, explore financial mechanisms, such as tax improvement districts and tax abatement, to support the development of attainable housing in Girdwood. Based on the outcome of that report and any additional Assembly direction, the proposed actions may be modified.</p> <p>Comment: The draft work plan misstates the wording and intent of AR 2023-40. Proposed changes are taken nearly word for word from AR 2023-40. Suggest amending this language rather than making similarly worded individual changes to work plan references to HLB Parcels 6-057F and 6-076.</p> <p>There is no reference in 2023 Potential Disposals of any potential to dispose via lease to Girdwood Community Land Trust of any parcel “for the purpose of increasing attainable housing for year-round residents in Girdwood”. Suggest this should be added to the list of potential disposals.</p> <p>The reference to the Girdwood Area Plan update should include more than “continue to be involved” [involvement has been minimal to date]. In light of AR 2023-40 this reference in the plan should include “with the goal of integrating the housing objectives of the updated Girdwood Area Plan into HLB annual work programs and five year management plans”.</p>	<p>AR2023-40 will be included as an appendix to the Work Plan.</p> <p>Girdwood Community Land Trust is referenced on page 16 of the Work Plan which describes proposed disposals. Staff and Leadership have standing monthly meetings with GCLT to keep communication open and work through items related to a disposal of 6-076.</p>
67	Page 17: 1-111 6-018	Tommy O’Malley	<p>I want to be sure that the proposed cemeteries in Girdwood and Eagle River are included in this next five year plan. Within the year the HLB will be called on to cooperate in preparing the lateral transfer of management of Municipal land from one department to another as bonding for establishing these two new Municipal cemeteries is proposed for the 2024 Municipal election.</p>	<p>Noted.</p>

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68	Page 17: 6-018	Julie Raymond- Yakoubian	I support use of parcel 6-018 as a Municipal cemetery.	Noted.
69	Page 17: 6-018	Girdwood Board of Supervisors	Consider transfer of management to the responsible Municipal Dept, i.e. Parks. Land that has a future identified purpose should be transferred to another Municipal Department. The Girdwood Cemetery Committee is beyond 'formulating a design' step in the current process. Once the Assembly Ordinance recognizing Areawide Cemetery power is adopted, GBOS recommends that parcel 6-018 be withdrawn from the HLB inventory and transferred to MOA Parks and Recreation who will manage the areawide cemetery power.	Noted.
70	Page 17	Julie Raymond- Yakoubian	I support the development of a plan for a wetland mitigation banking instrument and creation of a plan that identifies potential bank sites in the Girdwood Valley.	Noted.
71	Page 17	Shannon O'Brien	Thank you for keeping our wetlands in consideration for your landbank. They are prime recreation areas in the winter and surrounding woods in the summer for backwoods outdoor experiences.	Noted.
72	Page 19: 6-010	Christina Hendrickson	Review Strava data and conduct site visit and map unpermitted mountain bike trail networks, including habitat damage from construction of popular features.	HLB Staff will look further into this issue and mitigate as necessary.
73	Page 19: 6-010	Christina Hendrickson	Conduct site visit and use GDIT aerial data to identify illegal structures and trespassing from adjoining parcels	HLB Staff will look further into this issue and mitigate as necessary.
74	Page 19: 6-036	Christina Hendrickson	Conduct site visit and use GDIT aerial data to identify illegal structures and trespassing from adjoining parcels	HLB Staff will look further into this issue and mitigate as necessary.
75	Page 19: 6-040	Christina Hendrickson	Review Strava data and conduct site visit and map unpermitted mountain bike trail networks, including habitat damage from construction of popular features. Conduct site visit and use GDIT aerial data to identify illegal structures and trespassing from adjoining parcels.	HLB Staff will look further into this issue and mitigate as necessary.
76	Page 19: 6-057B	Christina Hendrickson	Conduct site visit and use GDIT aerial data to identify illegal structures and trespassing from adjoining parcels	HLB Staff will look further into this issue and mitigate as necessary.
77	Page 19: 6-069 6-074A	Christina Hendrickson	Conduct site visit to identify the additional unpermitted bike trails accessing these toe of slope spaces	HLB Staff will look further into this issue and mitigate as necessary.
78	Page 19: 6-297	Christina Hendrickson	Conduct site visit and use GDIT aerial data to identify illegal structures and trespassing from adjoining parcels	HLB Staff will look further into this issue and mitigate as necessary.

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79	Page 20: 1-111	Debbie Ossiander	Page 20, states that there will be attempts to complete a site selection study for potential CER cemetery use. This study was commissioned and has been completed. It has been approved at a meeting of the Chugiak-Eagle River Advisory Board and has been presented to ER Parks. The CER Advisory Board was specifically created to advise the Municipality on land use issues in Chugiak Eagle River and to monitor compliance with the Chugiak-Eagle River Comprehensive plan. Why is there consideration for redoing the previous site study?	Noted; this will be updated to reflect the completed site study.
80	Page 20	Julie Raymond- Yakoubian	There is no 'Girdwood Area Plan Committee' of the Girdwood Board of Supervisors – that group has transitioned to a private entity called Imagine! Girdwood	The text will be edited to refer to Imagine! Girdwood instead of the GAP Committee.
81	Page 20	Girdwood Board of Supervisors	Clarify that "GAP" is the Comprehensive Plan for Girdwood, and future HLB plans and policies need to be consistent with this Comprehensive Plan.	HLB staff will add a clarifying statement to the text. It is the mission of HLB to implement goals of adopted comprehensive plans.
82	Page 20	Girdwood Board of Supervisors	Remaining tasks in AR 2023-40 should be listed in the 2023 Annual Work Program & 5 Year Management Plan. Specifically, AR 2023-40 line 10-16 states "uncommitted developable HLB land in Girdwood to be disposed to a qualified Girdwood non-profit entity, either alone or in partnership with another entity, for the purpose of increasing attainable residential housing stock in Girdwood; and such conveyance be an objective in both the 2024(sic)-2027 5 year Management Plan and the HLB 2023 work program. See Section 1."	HLB staff will add clarifying context and a statement describing the work that is still being accomplished to meet the request from the Assembly. AR2023-40 will be included as an appendix to the Work Plan.

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Chapter 4. Five Year Management Plan: 2024-2028				
Reference No.		Commenter	Comment	Response
83	Page 21	Brooks Chandler	Potential disposal of one or more parcels in Girdwood to a qualified Girdwood non-profit recipient either alone or in partnership with another entity for the purpose of increasing attainable housing for year round residents in Girdwood should be specifically referenced in the 5 year management plan.	Proposed language at the top of page 21: Housing is a municipal-wide need. HLB will continue to evaluate parcels for housing development potential as community planning documents are updated. Exploring non-profit entities for partnership is an avenue that will be considered to provide varied housing options.
84	Page 21: 2-127	Rabbit Creek Community Council	While retention of HLB Parcel 2-127 for open space is listed in the PVLUA (p. 43) with a future, small neighborhood park as part of the plan, the HLB Five-year Plan's comment on road connectivity per the Hillside District Plan (HDP) Special Study Area D, does NOT refer to #2-127. Please correct/delete this sentence. HDP's Special Study Area D runs through Legacy Pointe and would connect to #2-136	Noted. An edit will be made to reflect the PVLUA.
85	Page 21: 2-128 through 2-136	Rabbit Creek Community Council	Parcels 2-128 through 2-136 are being managed as open space per the PVLUA; the RCCC agrees with that management, except #2-136, which is designated with a three-part land use (PVLUA p. 43-44) and should be noted as containing an eight-acre section reserved for access and/or residential.	Noted. This will be corrected in the text.
86	Page 21: 2-146	Rabbit Creek Community Council	HLB Five-Year Plan recommends rezoning #2-146 to R6-SL, per the PVLUA. However, given the slopes, the HDP should be the defining document before rezoning occurs.	HLB will consult with Planning to determine appropriate rezoning.
87	Page 22: 4-033A 4-034	TSAIA	The Airport is notifying HLB of agreements in place for parcels 4-033A and 4-034, and suggests these agreements be incorporated as referenced. 4-033A: The Airport has a Right of Way easement on this parcel for the Taxiway Kilo Tug road. This easement was executed November 22, 1974 and is recorded in the Anchorage District as number 063277, book 232, pages 583 – 586. 4-034: The Airport has a reoccurring Land Use Permit, number 2018-01 (2023 Renewal) for access through the Airport's gate and use of the track haul road for 7 months during construction season (April – October)	Noted. The Work Plan will be edited to note the ROW easement and reoccurring Land Use Permit.
88	Page 22: 6-036	Brooks Chandler	Suggest including potential relocation of Girdwood soccer field (currently managed by Parks and Recreation) to HLB 6-036 with HLB obtaining management authority over soccer field as site for potential future residential development (contingent on geotech investigation).	Further evaluation would be required before this is recommended to be included in the 5-year plan. Items such as the updated GAP and whether or not the soccer fields are dedicated parkland for instance are key elements for HLB to understand.

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89	Page 23 6-011 6-251	Deb Essex	Rezone Parcel 6-011 (east of Glacier Creek, and north of the Girdwood Airport) from Commercial to Recreation Reserve to maintain safety zone for Girdwood Airport operations, including necessary long-line operations, and create a sustainable trail system as discussed in the HLB Glacier-Winner Creek Trails Feasibility Study.	Girdwood Airport operations are outside the per view of HLB.
90	Page 23: 6-251 6-296	Deb Essex	Complete the active Easement Agreement 2017-05 with Bikewood and include in the Leases and Permits list within HLB Plan.	Noted. HLB Staff will follow-up with Bikewood.
91	Page 23 6-011	Deb Essex	Include HLBAC Resolution 2017-09 in the Potential Disposals, Exchanges, & Transfers list.	Based on the movement towards having a policy regarding the expirations of resolutions, HLB Staff suggests that the project be reintroduced to HLBAC.
92	Page 23: 6-134 6-025 6-039 6-149 6-076	Christina Hendrickson	Dispose to qualified and experienced developer, with road construction experience, using the 2021 wetlands data gathered by HDR. Extend Karolius Drive to Ruane for secondary access and future development of Girdwood Industrial Park to its fullest potential.	Noted.
93	Page 23: 6-029	Christina Hendrickson	Permit townsite snow disposal site that drains directly into the riparian area adjoining Glacier Creek.	Noted.
94	Page 23: 6-022	Christina Hendrickson	Permit townsite snow disposal site that drains directly into the riparian area adjoining California Creek.	Noted.
95	Page 23: 2-146 2-144A-D	Rabbit Creek Community Council	The statement about #2-146 and coordination with the RCCC for potential Chugach State Park (CSP) access is indeed critical (along with #2-144) for access to CSP. While Mental Health Trust land separates these two parcels, it is expected that future access will allow a connection to this high elevation location which has been described by a former CSP superintendent as an ideal route to a park area equaling that of Glen Alps. Thank you for documenting this link.	Noted.
96	Page 23	Shannon O'Brien	Thank you for looking at increasing access to Chugach State Park	Noted.
97	Page 23	Brooks Chandler	Integrating housing objectives of the updated Girdwood Area Plan into HLB five year management plans and annual work programs should be specifically referenced as a potential project. This would be consistent with AO 2023-40.	It is the mission of HLB to implement goals of adopted comprehensive plans.
98	Page 23	Brooks Chandler	In conjunction with appropriate municipal departments, explore financial mechanisms, such as tax improvement districts and tax abatement, to support the development of attainable housing in Girdwood should be specifically referenced as a potential project. This is Required by AO 2023-40 so should be included in work plan.	On page 20, HLB staff will add clarifying context and a statement describing the work that is still being accomplished to meet the request from the Assembly. AR2023-40 will be included as an appendix to the Work Plan.

Appendix E: Response to Public Comments

99	Page 23	Brooks Chandler	Update of Crow Creek Neighborhood Plan should be referenced as a potential project. HLB itself thought this plan had lapsed when it issued an RFP in 2021. It is woefully out of date. As currently written it is difficult if not impossible to dispose of HLB land in a manner "consistent with" the Crow Creek plan. This will create issues down the road unless the plan is updated.	The CCNP is in effect, and HLB is not pursuing an updated plan at this time.
100	Page 23	Douglas Schrage, AFD	<p>1. The MOA CIP has listed for several years the prospect of combining fire stations 8 (O'Malley) and 10 (Rabbit Creek) into a single combined fire facility in the vicinity of Hillside Drive east of O'Malley. The two stations could subsequently be disposed of.</p> <p>2. We expect the need for a future fire station in the vicinity of Elmore Road near Lore Road. This would be a replacement for Fire Station 12 (Homer Drive).</p> <p>3. We expect the need for a future fire station in the vicinity of Dowling Road and Potter Drive.</p>	This information will be shared with Real Estate Services. HLB will work with AFD and RES to determine if HLB parcels are preferred.
101	Page 23	Girdwood Board of Supervisors	Addition to the Five Year Management Plan: Work closely with GVSA Housing & Economic Development service to consider withdrawal of parcels from HLB inventory and transfer to GVSA	Noted. This needs further evaluation before a recommendation can be made.
102	Page 24: 6-251 6-295 6-296	Girdwood Board of Supervisors	Consider transfer of dedicated recreational use land to GPR as patent issues are resolved. Lands identified as recreational use only be transferred to the proper Municipal Department.	HLB will continue to work towards completing the municipal entitlement process.
103	Page 24: 6-251 6-295 6-296	Shannon O'Brien	This area is an important recreation area for residents of Girdwood and those who visit from the Anchorage Municipality out of state and other Alaskan communities. As you look to develop HLB areas please preserve those recreation corridors and put as much of those areas into Parks and Rec as possible.	Noted.

Appendix E: Response to Public Comments

Appendices				
Reference No.		Commenter	Comment	Response
104	Page 26	Shannon O'Brien	Please add a section in your HLB plan that shows the wetland bank and sensitive areas that will not be developed.	For future plans HLB Staff will consider including maps with wetland and other data. Please find a link to our interactive maps at our website: www.muni.org/hlb
105	Page 34	Julie Raymond-Yakoubian	I would like to know the status of the previous HLB effort to set a Time Limit on Approvals, which was included in a previous version of this plan. I support the development of a policy that sets a time limit/expiration date for approvals or recommendations of approval given by the HLBAC. Once a certain time period passes, the recommendation should be considered void, and a new application and process must be completed. Staff already applies this concept voluntarily, but codification or adding to Policies and Procedures is desirable. I would like to see this added to the 2023 (and 2024) work program as a project.	HLB Staff is supportive of this proposed policy and will further evaluate it in collaboration with HLBAC. Draft language will be included in the 2024 Plan for consideration.
106	Page 37	Girdwood Board of Supervisors	Appendix B, Section VII vs Section IX.A.1: There appears to be a contradiction between these two sections. Section VII states that a Withdrawal action is made by the Mayor and Assembly. However, Section IX suggests that HLB Staff decide if an application by another agency is sufficiently justified and can instead initiate an IGA while retaining the land.	All HLB Policies conform to AMC Title 25. Process and procedures are outlined in code.
107	Page 41	Girdwood Board of Supervisors	Appendix B, Section IX.C.6: How can the process allow HLB to make a binding contractual agreement with no oversight?	Title 7 is the guiding document for the RFP process. This is a starting point to inform process in the future.
108	Page 49	Deb Essex	Include both the Girdwood Nordic Ski Club's active Easement Agreement 2015-17 in the active Leases and Permits list.	This lease will be added to the list.
109		Girdwood Board of Supervisors	GBOS requests that HLB, with the guidance of HLBAC, develop policies to clearly prioritize the public interest when acting in multiple roles including that of a developer.	The mission of the HLB guides decision making. It is a complex process that includes public interest as described in adopted documents, codes, and plans.
110	Page 50	Girdwood Board of Supervisors	Appendix D: Add Girdwood Fire & Rescue permit at Girdwood Industrial Park to the permit list	Girdwood Fire & Rescue is not a current permittee.

Appendix E: Response to Public Comments

Other General Comments				
Reference No.	Commenter	Comment	Response	
111	Girdwood Board of Supervisors	GBOS urges that HLB acknowledge that the impact of projects is most acutely felt in the neighborhood of that development, and include impact on local community as a specific interest to be considered.	Noted.	
112	Girdwood Board of Supervisors	GBOS requests that, once approved, implementation of the Girdwood Trails Plan becomes a standing item in future Annual Work Programs.	Noted.	
113	Julie Raymond-Yakoubian	If HLB lands are used for future housing development in Girdwood, there should be a primary focus on affordable, attainable, workforce-minded housing. I would like to see HLB pursue ways to proactively protect and conserve open/natural spaces (primitive and other) across the HLB inventory.	Noted.	
114	Julie Raymond-Yakoubian	I would like to know the status of the “Virgin Creek Natural Area Plan”, which was included in a previous version of this plan. I support HLB working with conservation partners to develop a plan for conservation of the Virgin Creek watershed, which has been a priority in MOA planning documents since the Turnagain Arm Comprehensive Plan of 1985, and perhaps earlier. I would like to see this added to the 2023 (and 2024) work program as a project.	This is not a priority for 2023 but may be reevaluated in future work plans.	
115	Julie Raymond-Yakoubian	I strongly recommend that the HLB take practical steps to address/remediate problems related to the Nordic 5K loop in Girdwood. HLB has heard from members of the community multiple times regarding these problems and we encourage responsiveness to this. HLB needs to take action on this matter and it should be added to the 2023 (and 2024) work program as a project.	HLB Staff will look further into this issue and mitigate as necessary.	
116	Julie Raymond-Yakoubian	I would like to know the status of the “Girdwood Trail Accessibility and Improvements” on HLB Parcels 6-011, 6-016 & 6-017 which were discussed in a previous version of this plan. I am in favor of work which restores compromised Winner Creek Trail viewsheds, so long as they do not create additional environmental damage. I am also in favor of the creation of outdoor opportunities for people with physical, mental and emotional challenges. I would like this to be added to the 2023 (and 2024) work program as a project.	This is not a priority for 2023 but may be reevaluated in future work plans.	
117	Julie Raymond-Yakoubian	I would like to know the status of “Girdwood Primitive Trail Restoration” on HLB Parcels 6-011, 6-016 & 6-017 which was discussed in a previous version of this plan. In my experience, much of the environmental damage from trails relates to built trails, not primitive trails. I do support attempts to prevent trail-related damage of all forms. I support management of primitive trails and trail areas as primitive; any repair or restoration activities should not require trail class upgrades, but rather should focus on low impact mitigation and maintenance which preserve the existing trail character.	This is not a priority for 2023 but may be reevaluated in future work plans.	
118	Julie Raymond-Yakoubian	I recommend that HLB require that trail builders who receive trail easements be required to pay fair market value for any gravel used and trees felled from HLB lands during construction and maintenance of their trails.	Noted.	

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119		Julie Raymond-Yakoubian	I recommend that HLB take steps to ensure that trail development is done in a responsible manner and carried out in compliance with agreements. This should involve rigorous oversight, clear stop-work powers, and mandates for prompt remediation of any problems which arise. Additionally as a general rule I encourage HLB to ensure that trail development does not damage the quality of the areas where the trails are being developed (e.g. through ensuring viewsheds, soundscapes, and experiences on other trails are protected, ensuring that a diversity of trail experiences are maintained, and ensuring trails are built with the lowest possible environmental impacts).	HLB currently has a management objective similar to the one requested.
120		Julie Raymond-Yakoubian	I would like an update on the status of the “Winner Creek Natural Area Plan” and “Open Space Master Plan” – both of which were discussed in a previous version of this plan. I encourage and would like to see HLB to develop natural/open space area plans which are inclusive of protecting in- and near-community wild and primitive lands in Girdwood. Additionally, I am very concerned about the proposed Alyeska Village. That general area inclusive of the forest, meadows, and canyon ridge (e.g. the Stumpy’s Trails area) is a crown jewel of primitive/wild lands. I would like HLB to prioritize protection of its natural character and integrity. I would like the “Winner Creek Natural Area Plan” and “Open Space Master Plan” to be added to the 2023 (and 2024) work program as projects.	This is not a priority for 2023 but may be reevaluated in future work plans.
121		Julie Raymond-Yakoubian	With regard to the Girdwood Trails Plan (GTP) I would like to state that the GBOS letter that HLB will be receiving regarding this work program emphatically does not represent the views of the whole community. GBOS is either purposefully being disingenuous about the intent of the GTP, or has somehow forgotten the details of the dozens of meetings on this topic. The GTP was intended and specifically designed to serve all recreation uses, and thus the entire community. The Plan, and the GBOS, has emphatically failed in that regard. Additionally, and most relevant to GBOS’ comments – the GTP was intended to lay the groundwork such that UDC review was not necessarily needed for every proposed project. It was not, however, intended to exempt trail projects on HLB lands from HLB review, input, and consideration for approval. As the steward of HLB lands, the HLBAC is responsible for ensuring that projects on those lands are appropriate, not damaging to the environment, necessary, and consonant with other community and municipality values. The only thing the GTP was intended to do – with regard to project approvals – was to eliminate the UDC ‘portion’ of the overall process. I hope that the HLBAC will stand by your ‘acknowledgement’ letter and continue to require each project on HLB lands to go through a normal approval process, that includes opportunities for the public to weigh in on proposals.	HLBAC signed a letter of acknowledgement on May 25, 2023. Any future projects regarding trails will follow MOA plans, code and policy.

Appendix E: Response to Public Comments

Comments Received In-Person at the Public Hearing on June 22, 2023				
Reference No.		Commenter	Comment	Response
122	Page 22: 2-144	Dianne Holmes, RCCC	The rezone should be double checked, “did not receive approval” should perhaps be “was not submitted for rezoning after replatting”.	HLB Staff consulted with Planning and 2-144C was rezoned to R6 in 2018 (AO 2017-163). The work plan will be edited to reflect this.
123	Page 15: 2-156	Dianne Holmes, RCCC	I hope you do not delay these plans.	Noted.
124	Page 21: 2-127 2-136	Dianne Holmes, RCCC	Consult with PVLUA and HDP regarding open space and road connectivity in these parcels.	See Comment 84 above. An edit will be made to reflect the PVLUA.
125	Page 21: 2-128 through 2-136	Dianne Holmes, RCCC	2-136 should not be included in this grouping, consult with PVLUA. 8 acres reserved for residential and access, the rest is to be open space.	See Comment 85 above. An edit will be made to reflect the PVLUA.
126	Page 24: 2-146 2-144	Dianne Holmes, RCCC	These two parcels, along with the Mental Health Trust parcel between them are critical to access to CSP.	Noted.
127	1-111 2-156 6-018	Mike Edgington	In support of the cemetery projects, including Eagle River, Alaska Natural Burial, and Girdwood.	Noted.
128		Mike Edgington	Would like to see clarification of the relationship between HLB and other municipal entities. Land that has been identified with a purpose, for example recreational land in Girdwood, should be transferred to the appropriate municipal entities if they exist. This should be emphasized in the plan. Specifically, Recreational land in Girdwood would be managed more effectively by Girdwood Parks and Rec.	HLB will continue to work towards completing the municipal entitlement process for recreational land in Girdwood. HLB will work with GPR to identify parcels that would be considered for transfer.
129		HLBAC Commissioner Ron Tenny	Would like amendments to the plan to have a clearer policy in the 2024 plan. Projects in the 1-year plan should be prioritized.	HLB Staff will include this suggestion during the 2024 Work Plan drafting process.

Municipal Clerk's Office
Amended and Approved
Date: February 7, 2023

Submitted by: Assembly Chair LaFrance and
Assembly Member Zaletel
Reviewed by: Assembly Counsel
For reading: February 7, 2023

ANCHORAGE, ALASKA
AR No. 2023-40, As Amended

A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY REQUESTING THE ADMINISTRATION DIRECT HERITAGE LAND BANK (HLB) TO INCLUDE SPECIFIC OBJECTIVES IN THE HLB FIVE-YEAR MANAGEMENT PLAN AND THE HLB ANNUAL WORK PROGRAM AND TAKE CERTAIN ACTIONS TOWARDS INCREASING ATTAINABLE RESIDENTIAL HOUSING IN GIRDWOOD.

WHEREAS, the Assembly seeks to alleviate the ongoing housing shortage and affordability crisis in the Municipality of Anchorage; and

WHEREAS, as a resort community within the Municipality, Girdwood faces high external housing demand and has seen a drastic increase in short term rentals in the last 10 years, making it challenging for year-round residents of Girdwood to obtain housing, with the immediate need for housing estimated to be at least 150 to 300 units of year-round permanent housing; and

WHEREAS, Girdwood community meetings and Assembly worksessions on the proposed Holtan Hills development have generated high public interest among Girdwood residents, resulting in robust conversations about the need for a broader effort to develop housing in Girdwood that is attainable not only to people working and living in Girdwood year-round, whose household incomes are 80 to 120 percent of the annualized Area Median Income (AMI) for Girdwood, but also for those persons whose household incomes are below 80 percent of the AMI;

WHEREAS, most of the land in Girdwood that is suitable for residential and commercial development is primarily owned by Heritage Land Bank (HLB); and

WHEREAS, the Girdwood Board of Supervisors unanimously approved Resolution 2021-18 on August 16, 2021 and Resolution 2023-01 on January 16, 2023, urging “HLB to prioritize the need for community housing in Girdwood that was attainable and affordable to the working population of the community”; and

WHEREAS, on December 20, 2022 the Assembly unanimously approved AR 2022-416, which stated the Assembly’s intent to “prioritize the use of uncommitted municipal land to address the housing shortage, either through disposal or land exchanges or development through public-private partnerships (P3s), which can result in greater public benefit by advancing housing goals in ways not typically feasible through private development alone”; and

WHEREAS, Anchorage Municipal Code (AMC) section 25.40.020A. directs HLB to submit a five-year management plan for Assembly approval at least every five years to “identify those land acquisition, inventory, management, transfer, and disposal objectives anticipated during this time frame” and AMC section 25.40.020B. further states that each year HLB shall submit to the Assembly for approval “a work program which conforms to

the current or proposed five-year management plan and which includes detailed descriptions of the proposed land acquisition, inventory, management, transfer and disposal activities of the Heritage Land Bank for the coming year”; and

WHEREAS, while HLB did not submit a five-year management plan or annual work program to the Assembly in 2022, HLB typically submits the plan and program to the Assembly in the first quarter, and it is anticipated the plan and program will be submitted by early second quarter this year; and

WHEREAS, the Assembly seeks to facilitate disposal of uncommitted developable HLB land in Girdwood to a qualified Girdwood non-profit entity, either alone or in partnership with another entity, for the purpose of increasing attainable residential housing stock in Girdwood; and

WHEREAS, the Assembly seeks to include such conveyance as an objective in both the HLB 2024-2027 five-year management plan and the HLB 2023 work program; and

WHEREAS, the Girdwood Area Plan is being updated and is expected to address the lack of attainable residential housing in Girdwood, with the process for adoption of the Plan by the Municipality projected to start in the fall of 2023; and

WHEREAS, the Assembly desires that upon approval of the updated Girdwood Area Plan by the Assembly, the HLB amends the forthcoming five-year management plan and work program to reflect the housing objectives contained in the Girdwood Area Plan; and

NOW, THEREFORE, THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. To request the Administration direct HLB to add as an objective to both the HLB 2024-2027 five-year management plan and the HLB 2023 annual work program, in coordination with the Girdwood Board of Supervisors, the disposal of HLB parcels to a qualified Girdwood non-profit recipient, either alone or in partnership with another entity, for the purpose of increasing attainable housing for year-round residents in Girdwood.

Section 2. Upon adoption of the updated Girdwood Area Plan by the Municipality, to request the Administration direct HLB to integrate the housing objectives of the updated Girdwood Area Plan into forthcoming HLB five-year management plans and HLB annual work programs to specifically address housing needs for the Girdwood community.

Section 3. For the purpose of increasing attainable residential housing in Girdwood, the Administration is requested to direct HLB and the Real Estate Department to compile a list from the HLB inventory of uncommitted parcels that are suitable for residential or commercial development, to include information about existing utilities, plats, studies, known or estimated development costs to prepare the land for constructing dwellings, and any other considerations required to determine the feasibility for development. **Additionally, direct HLB, in conjunction with appropriate municipal departments, to explore financial mechanisms, such as tax improvement districts and tax abatement, to support the development of attainable housing.** This task shall be a first step towards the objective to dispose HLB land under AMC section 25.40.025 to a qualified Girdwood nonprofit organization, either alone or in partnership with another

entity, with due consideration to and coordination with the Girdwood Board of Supervisors. A report of this compilation is to be transmitted to the Assembly via an Assembly Information Memorandum and presented at an Assembly Enterprise and Utilities Oversight Committee no later than April 20, 2023.

Section 4. This resolution shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 7th day of February, 2023.

Suzanne LaFrance

Chair

ATTEST:

Barbara A. Jones

Municipal Clerk

HERITAGE LAND BANK ADVISORY COMMISSION
HLBAC Resolution 2023-02

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF THE 2023 HLB ANNUAL WORK PROGRAM AND 2023-2028 FIVE-YEAR MANAGEMENT PLAN.

WHEREAS, pursuant to AMC § 25.40.010, the Heritage Land Bank (HLB) was established to manage uncommitted municipal land and the HLB Fund in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan; and

WHEREAS, pursuant to AMC § 25.40.020, the HLB Advisory Commission (HLBAC) shall recommend and submit for assembly action a comprehensive land and fund management program to accomplish the purpose and mission of the HLB, and that such a program shall contain at a minimum such documents as the Five-Year Management Plan and an Annual Work Program; and

WHEREAS, pursuant to AMC § 25.40.020A, the Five-Year Management Plan shall identify those land acquisition, inventory, management, transfer and disposal objectives anticipated during this time frame; and

WHEREAS, pursuant to AMC § 25.40.020B, the Annual Work Program shall conform to the current or proposed Five-Year Management Plan and which includes detailed descriptions of the proposed land acquisitions, inventory, management, transfer and disposal activities of the HLB for the coming year; and

WHEREAS, pursuant to AMC § 25.40.020B, a public notice, as set forth in this chapter, of not less than forty-five (45) days, is required prior to a hearing by the HLBAC on the Annual Work Program; and

WHEREAS, on April 25, 2023, the Public Review Draft of the 2023 HLB Annual Work Program and 2024-2028 Five-Year Management Plan (Work Plan) was posted on the HLB website, the MOA Public Notice website, and an e-mail was sent to Assembly members, all community councils, municipal department heads, and public and private organizations that have subscribed to the HLBAC mailing list; and

WHEREAS, on April 25, 2023, the notice for the June 22, 2023 HLBAC public hearing on the Work Plan was posted on the HLB website, the MOA Public Notice website, and an e-mail was sent to Assembly members, all community councils, municipal department heads, and public and private organizations that have subscribed to the HLBAC mailing list; and

WHEREAS, on June 22, 2023, the HLBAC held a public hearing on the Work Plan; and

WHEREAS, the Draft 2023 HLB Annual Work Program and 2024-2028 Five-Year Management Plan document complies with the provisions as set forth in AMC § 25.40.020A-C; now, therefore,

BE IT RESOLVED, THE HLBAC APPROVES THE DRAFT 2023 HLB ANNUAL WORK PROGRAM AND 2024-2028 FIVE-YEAR MANAGEMENT PLAN WITH ANY AND ALL ADOPTED AMENDMENTS.

THEREFORE, BE IT FURTHER RESOLVED, THE HLBAC RECOMMENDS THE WORK PLAN FOR CONSIDERATION OF APPROVAL AND ADOPTION BY THE ASSEMBLY.

PASSED and APPROVED on this, the 22nd day of June, 2023.

Approved:

A handwritten signature in blue ink, appearing to read "D. Marshall", written over a horizontal line.

Dean Marshall, Interim-Chair
Heritage Land Bank Advisory Commission

Attest:

A handwritten signature in blue ink, appearing to read "Lance Wilber", written over a horizontal line.

Lance Wilber, Director
Office of Economic & Community Development