



MUNICIPALITY OF ANCHORAGE

REAL ESTATE DEPARTMENT



HERITAGE LAND BANK

2024 ANNUAL WORK PROGRAM & 2025-2029 FIVE-YEAR MANAGEMENT PLAN

ASSEMBLY DRAFT (03/04/2024)

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Front Cover Photo: View of the potential Potter Marsh Watershed Park, which would include 100 acres of HLB land (Parcels 2-127 through 2-136), and 200 acres donated by Great Land Trust. Photo by Carl Johnson.



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Guide to Abbreviations and Acronyms

ACDA – Anchorage Community Development Authority
ADEC – Alaska Department of Environmental Conservation
AMC – Anchorage Municipal Code
AO – Assembly Ordinance
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
GLT – Great Land Trust
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
P&R – Parks and Recreation Department
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

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 wetland 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. See Appendix D for a complete list.

Municipal properties deemed surplus to current and future needs are generally disposed of through a competitive process, 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. See Appendix A for regional maps and a QR code to our interactive mapping application.

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 Midtown 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
- Disposal of Girdwood Industrial Park Phase I Lots.

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.

Table 1.1: HLB Inventory by Area

Acreage (Estimate)	Anchorage Bowl	Chugiak/ Eagle River	Turnagain Arm	HLB Total Acreage:
HLB Wetlands (A & B)	1,085	44	560	1,688
HLB Uplands	1,771	1,137	8,141	11,048
Estimated Total HLB Acreage:	2,892	1,182	8,710	12,784

Table 1.2: Development Limitations

Limiting Factor	Quantity
Wetlands - Class A&B	1,688 acres
Easements	488 acres
4 Avalanche Zone - Very High Hazard	431 acres
Special Flood Hazard Area	1,081 acres
Patent restrictions prohibiting disposal	846 acres
Leases and Permits	1,653 acres
Managed by State Parks	2,240 acres
Active ADEC Contaminated Sites	5 sites
Parcels under other MOA Agency Management	40

Overview of Land Disposals

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.

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 patents. 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.

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.

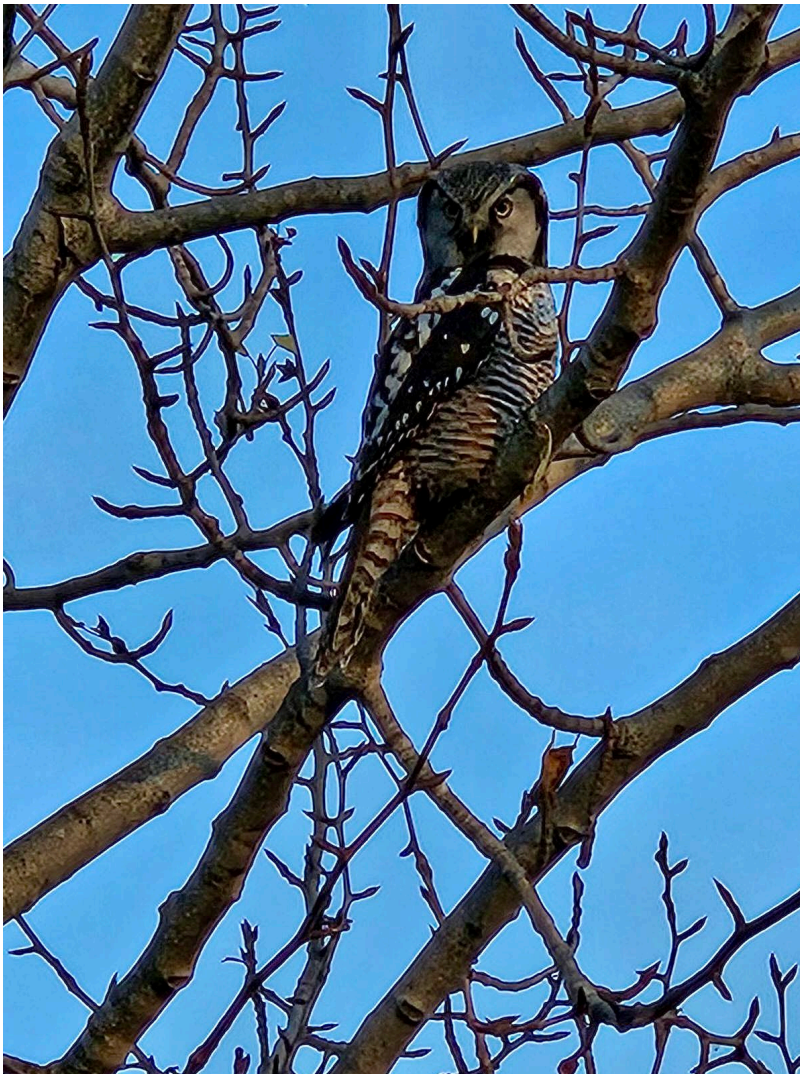
All other HLB public hearings require that the public notice precede the hearing by no less than fourteen (14) days. HLB notification procedures shall include direct email notification to affected community councils, residents and list of email subscribers, as well as posting notice online, at least 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.



Northern Hawk Owl on HLB Parcel 5-001. Photo taken by Nicole Jones-Vogel.

Chapter 2. 2023 Progress Report

The HLB completed several projects in 2023 including the disposal of the first phase of the Girdwood Industrial Park lots, disposal of the parcel where the USFS Glacier Ranger District Facilities are located, additional Laurel Acres acquisitions, and an 8.5-acre donation of Mountain Air Drive in Bear Valley. HLB Staff also completed a land use analysis report for the Anchorage Assembly to help guide development decisions in Girdwood.

Disposals, Exchanges & Transfers

HLB Parcel 6-057B, C, E – The sale of the three remaining parcels in Phase I Girdwood Industrial Park were executed in November (AO 2022-23(S); HLBAC Res 2021-12).

Portions of HLB Parcels 6-011, 6-016, 6-017 – The Anchorage Assembly approved the proposed Holtan Hills disposal at a special meeting on January 24, 2024 (AO 2023-137, As Amended).

HLB Parcels 6-048 (ptn), 6-049, 6-050 – A 5-year extension of the Alascom Inc. dba AT&T Alaska ground lease providing telecommunication facilities (HLBAC Res. 2023-05).

HLB 6-043 – Sale to USFS closed September 2023 (AO 2022-16; HLBAC Res. 2021-11).

Acquisitions

Laurel Acres - In 2023 there were efforts to acquire parcels in Laurel Acres, which received HLBAC approval finalizing land transactions are expected in 2024. A total of eight parcels were acquired through purchases and donations and became part of the HLB inventory as 5-041 (AO 2023-049; AO 2023-86).

Mountain Air Estates #2 Subdivision Tract B-1B - This approximate 8.5 acre parcel was donated to HLB, with a deed restriction stating “that the property be used as a green space for conservation or recreational use” at the end of August and the tract became HLB Parcel 2-159. The parcel is mostly wetlands and not suitable for development. It is surrounded on all sides by other municipally owned parcels, including HLB parcel 2-126 to the east.

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 was vacated with mitigation for this portion of the Solid Waste Services Central Transfer Site (CTS) project is now provided within a portion of HLB Parcel 3-037 (Reflection Lake Creek).

HLB CE Parcel 3-079 – Eighteen residential lots (formerly 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 was modified and recorded in 2023. This is now known as Best Bog, Plat 2022-58; CE Recording Document 2023-021392-0.

Table 2.1: Conservation Easements Managed by HLB

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	40.0 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; Best Bog Subdivision	2019/2023	4.0 acres
CE 3-037 Reflection Lake Creek	2020-2021	2.3 acres
		Total: 160.0 acres

Other Projects

HLB Parcels 6-057F (Girdwood Industrial Park Subdivision) – Phase II & III evaluation of improvements have been ongoing, and staff have been working on a feasibility study for the remaining phases of the Industrial Park. 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.

AR2023-40 – An Inventory of Potentially Developable HLB Parcels in Girdwood report was drafted and delivered to the Assembly Enterprise and Utilities Oversight Committee and the HLBAC.

Girdwood Trails Plan – On May 25, 2023, HLBAC unanimously passed a Letter of Acknowledgement of the draft Girdwood Trails Plan understanding that there are several proposed trails that would be located on HLB parcels that may come before the Commission for action at a later date.

Table 2.2: 2023 HLBAC Resolutions

Resolution	Subject	Date	Action
2023-01	The acquisition of real properties, legally described Lot 41 Block 10 (Parcel ID 012-493-42-000), and Lot 42 Block 10 (Parcel ID 012-493-43-000) of the Laurel Acres subdivision (Plat 71-44).	2/23/2023	Approved
2023-02	The 2023 HLB Annual Work Program and 2023-2028 Five-Year Management Plan.	6/22/2023	Approved
2023-03	The appointment of Tiffany Briggs as Heritage Land Bank and Real Estate Department Executive Director.	7/27/2023	Approved
2023-04, As Amended	The disposal of a portion of HLB Parcel 4-010 (PID 001-053-05-000), legally described as Block 84 Lot 9A of the Original Townsite (Plat 1967-30) by perpetual, non-exclusive telecommunication and electrical easement to Chugach Electric Association, Inc., and amend the 2023 HLB Annual Work Program.	11/16/2023	Approved
2023-05, As Amended	The disposal by lease, exercising the second five-year option, to Alascom, Inc. dba AT&T Alaska for HLB parcels 6-050, 6-049, and a portion within 6-048, legally described as Lots 12, 13, and 14, Block 2, USS 1177, Original Townsite of Girdwood, and amend the 2023 HLB Annual Work Program.	11/16/2023	Approved

Chapter 3. 2024 Work Program

Numerous initiatives within the Municipality are set to impact the Heritage Land Bank in the upcoming year. The Real Estate Department has been assigned the responsibility of supporting various development projects associated with these efforts. Additionally, the Heritage Land Bank has several ongoing multi-year projects. It is anticipated that the Heritage Land Bank Advisory Committee (HLBAC) will address action items in nearly every regularly scheduled meeting.

2024 Potential Disposals, Exchanges & Transfers

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 2-127 - 2-136 – Potential transfer of management authority to Parks and Recreation Department (P&R) as part of the Potter Marsh Watershed Park Project. This proposed project was presented to HLBAC at the November 2023 meeting, and it is anticipated the transfer of these 10 parcels (approximately 100 acres) will be before the Commission for action in 2024. This project is in collaboration with local non-profit Great Land Trust (GLT), who would be donating the adjacent 200 acres to P&R for the creation of the new Potter Marsh Watershed Park totaling approximately 300 acres. This project will implement elements of the adopted Potter Valley Land Use Analysis (PVLUA) and Hillside District Plan (HDP), which indicate that these areas are best suited for open space.

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

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. Trail easement for a Northeast Connector Trail to be completed for Parks & Recreation. Intergovernmental Permit for old Army access road used as a utility access road.

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 located in downtown.

HLB Parcels 3-078A-D – HLBAC and Assembly have approved disposal to Cyber and Beyond, LLC (formerly Contour RE, LLC) and the transaction is expected to be completed in 2024 (AO 2022-05).

HLB Parcels 3-078E – Continue to evaluate environmental contamination and market this parcel for sale or lease.

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.

Portion of HLB Parcel 6-011 – Disposal of approximately 72 acres, (27 of which is for mixed-use development, the remainder for recreation and access) to facilitate the development of Glacier Creek Village through a purchase and development agreement with Alyeska Holdings, LP, and Seth Andersen for the development of a mixed-use project consistent with the Request for Proposals (RFP) completed in 2021. Defer disposal until adoption and approval of the Girdwood Trails Plan and the Girdwood Comprehensive Plan (also known as the Girdwood Area Plan), and when those plans are approved any further discussion and disposal be consistent with those plans.

Portion of HLB Parcel 6-011 – HLBAC unanimously approved Resolution 2017-09 to the Girdwood Nordic Ski Club for a 20-year public use easement for the development of trails. The HLBAC recommended several conditions that are still being resolved prior to this action going to the Anchorage Assembly.

HLB Parcel 6-011, 6-016, 6-017 – The improvements to the Iditarod National Historic Trail (INHT) began in 2020 led by Girdwood Parks & Recreation and the USFS. Work on the trails will be consistent with the Girdwood Trails Plan, which is scheduled for Assembly adoption in February. A new trail easement may be required to develop the INHT north of Alyeska Highway through the properties identified as Holtan Hills and up valley.

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

Portion of HLB Parcel 6-022 – Potential disposal by lease and easement for the purposes of electrical vehicle charging stations.

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

1. Disposal of this property as-is; or
2. Disposal with platting of reconfigured lots (not requiring improvements or limited improvements); or
3. Disposal with platting of Phase II only and improvements completed by the MOA; or
4. Disposal with platting of Phases II and III with improvements completed by the MOA.

HLB Parcels 6-074A, 6-074B – HLBAC has recommended, and Assembly has approved (AO 2022-047), a disposal by non-exclusive lease. It is anticipated that this lease will be executed in 2024.

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. A

Letter of Intent was executed to allow due diligence to move forward. More details on the development potential will be shared as it becomes available, and it will be presented to the HLBC. Development of the site consistent with the Girdwood South Townsite is supported.

Utility Easements Generally – HLB may coordinate with utility providers within the MOA to provide easements that benefit residents or the MOA in general.

2024 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.

2024 Potential Projects

HLB Parcel 1-111 – In February, 2024, the Anchorage Assembly voted to add a bond to the general election for cemeteries in Eagle River and Girdwood. If the bond passes, it would fund capital improvements for a cemetery at this site. HLB Staff will continue to work with the Chugiak-Eagle River Cemetery Committee, and Chugiak-Eagle River Parks & Recreation, and the Planning Department as they work towards next steps.

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

HLB Parcel 4-033B – Clitheroe Building will be vacant as of mid-2024. Staff will determine Municipal need, state of the structure, and propose next steps when they have been identified.

HLB Parcel 4-046 and 4-047 – Until such time the Master Plan can be implemented, short-term use of the site, for the purposes of activating the site, will be pursued for immediate implementation. Uses that incorporate elements of the Master Plan will be prioritized. HLB will continue to engage with local stakeholders.

Portions of HLB Parcels 6-011, 6-016 and 6-017 – HLB Staff will continue to collaborate with the developer and implement AO 2023-137, As Amended. HLB Staff will also be coordinating with AWWU for a sewer extension and other site-related work to support the Holtan Hills project.

HLB Parcel 6-013 – HLB Staff will conduct a site visit to evaluate the likely presence of wetlands, which were previously identified as Class A in the 2014 Wetlands Management Plan. If the site appears to have fifty percent or greater upland characteristics, HLB Staff will initiate a wetland delineation.

HLB Parcel 6-016 – A separate tract containing the land that is zoned “Girdwood Institutions and Parks” will be included in the subdivision platting process of Holtan Hills Phases 1 and 2. This new tract will be available for current and future municipal or local community needs.

HLB Parcel 6-018 – Continued collaboration with Girdwood Board of Supervisors and the Cemetery Committee will occur in 2024 as the Anchorage Assembly voted to put a cemetery bond on the 2024 election. Pending the outcome of the bond measure, Anchorage Parks & Recreation may seek withdrawal and transfer of the property.

Girdwood Trails Plan Implementation – 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 disposal by easement(s). HLB is aware of several proposed trails in Girdwood that are located on or go through HLB properties. At the time of this work plan, the Girdwood Trails Plan was nearing the completion of public review with a recommendation from the Planning & Zoning Commission for approval by the Assembly.

AR2023-40 – An Inventory of Potentially Developable HLB Parcels in Girdwood was drafted and delivered to the Assembly Enterprise and Utilities Oversight Committee and the HLBAC. HLB will be continuing to engage with the Assembly Enterprise and Utilities Oversight Committee regarding this report and other HLB initiatives in coordination with the HLBAC and the adopted HLB Work Plan.

Heritage Land Bank Umbrella Mitigation Banking Instrument – HLB staff still finds that developing a program that will allow the sale of compensatory mitigation credits for the preservation of wetlands and streams is in the best interest of the Municipality of Anchorage. 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 mitigation 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.

2024 Land Management

HLB Parcel 6-002 – One remaining party claims an interest in a mining claim on the parcel. HLB will evaluate the validity of the claim and consider the purchase of the remaining mining claim. HLB will then work towards remediation of the property and obtain a 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.



Arlberg Conservation Easement (HLB Parcel 6-251). Photo taken by Simon Wigren of HDR Inc. while conducting annual monitoring.

Trespass and Encroachment Issues

Illegal uses of vacant municipal land are increasingly recognized as an ongoing problem for HLB and other landholding agencies. Addressing illegal activities with remediation and taking enforcement measures where appropriate 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 1-084 – Lack of legal access to an adjacent parcel has caused a potential encroachment. There appear to be improvements on HLB land, as well. An easement through HLB parcel may be a solution for legal access to the adjacent parcel.

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. Active use of the site is recommended. HLB will coordinate with agencies, neighborhood groups, and the approved master plan for potential site activation suggestions as appropriate.

HLB Parcel 6-010 – This parcel has become a playground for prohibited snowmachining. Staff placed signs at popular entrance points in 2023 and will continue to coordinate with Girdwood staff and Whittier Police Department to educate snowmachine users.

HLB Parcels 6-010, 6-029, 6-248, 6-038, 6-040 and 6-036 – Multiple adjoining owners have created extensions of their yards onto HLB property (gardens, greenhouses, gathering areas, parking, tree clearing, etc.).

Plans, Studies & Surveys

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.

Chapter 4. Five Year Management Plan: 2025 - 2029

The HLB will review several of its holdings for disposal during this five-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: 2025 - 2029

HLB Parcels 1-081 & 1-082 – Staff may explore feasibility of residential development for an eventual disposal for that purpose with access to Chugach State Park is applicable.

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 2-139 – 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 2-147 – Evaluate for potential competitive bid disposal.

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 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

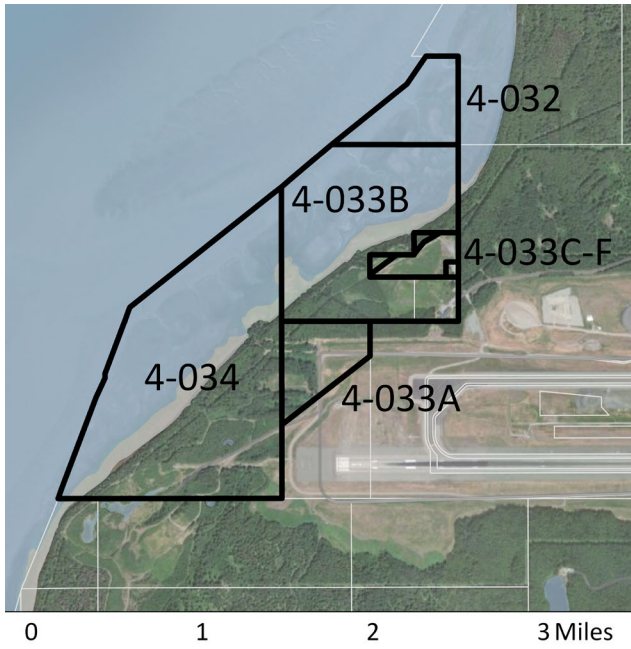


Figure 1: HLB Parcels 4-032, 4-033A-F & 4-034

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.

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

HLB Parcels 5-010, 5-011, 5-012 – Market these parcels for sale or lease.

HLB Parcels 6-003B – This parcel, located near the Indian Valley Bible Chalet, may be considered for disposal. The site is also located near utility lines and may be requested for expanded utility facilities.

HLB Parcel 6-003C – The Turnagain Arm Community Council has expressed interest in locating 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 Parcel 6-039 – Evaluate this parcel for potential replat into residential lots for disposal.

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

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

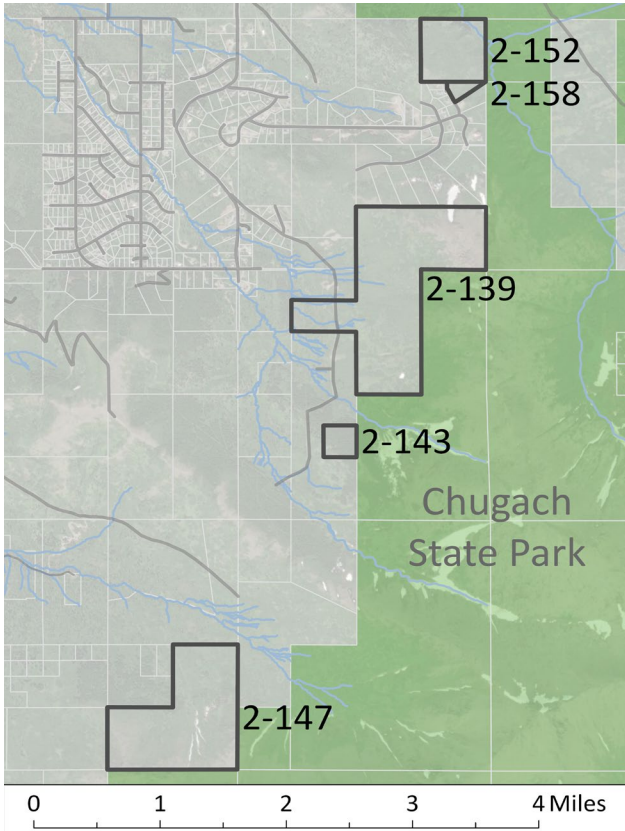


Figure 2: HLB Parcels adjacent to Chugach State Park

Potential Acquisitions: 2025 – 2029

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.

Potential Projects: 2025 - 2029

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

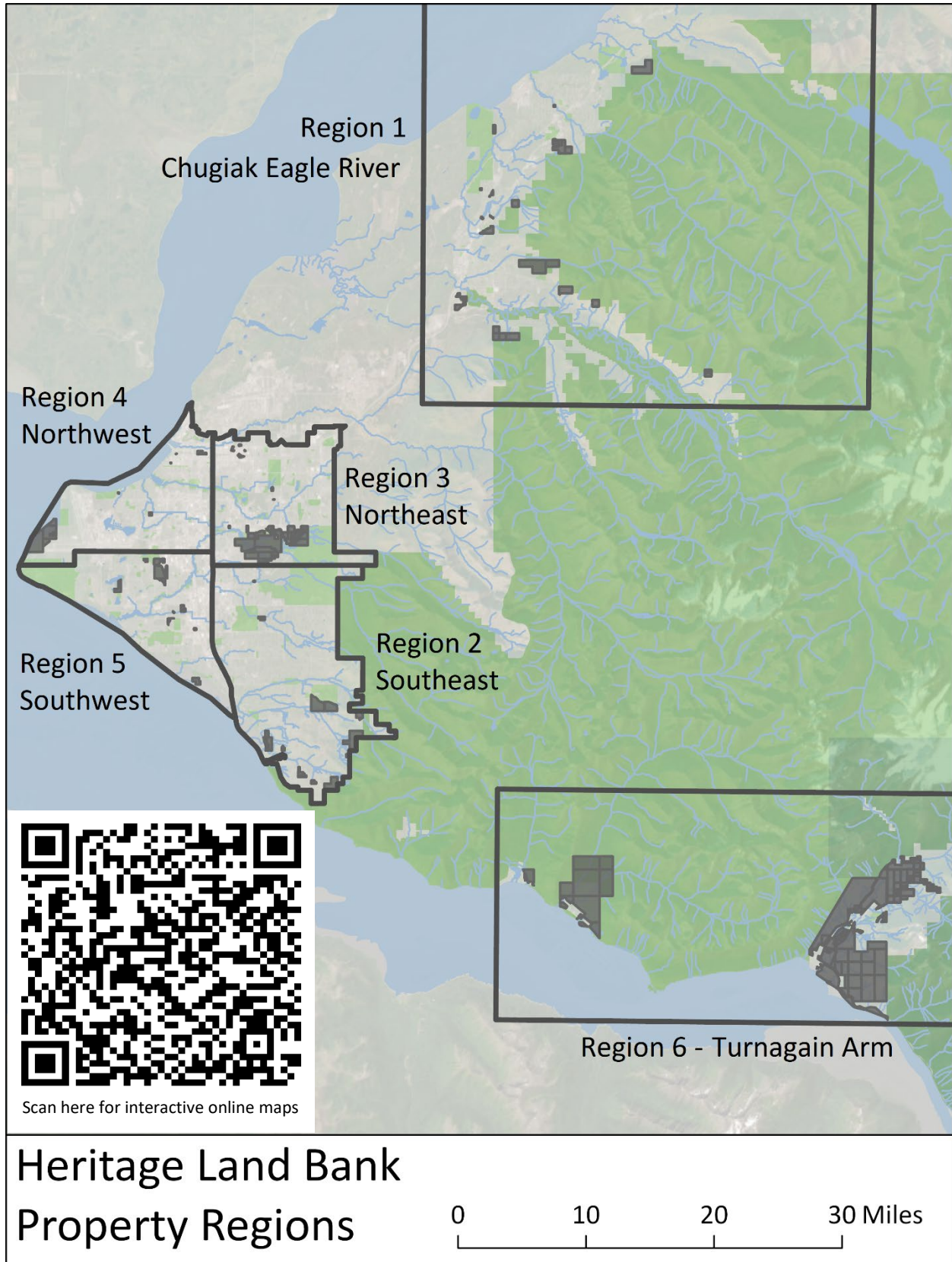
certain HLB parcels, such as HLB Parcels 2-139 and 2-152 in upper Bear Valley. CSP has produced an access inventory and trails and access plans. HLB will work with the State and the public to accommodate some of these desired access areas and evaluate these parcels for issuance of access easement across HLB land to provide CSP access (Figure 2).

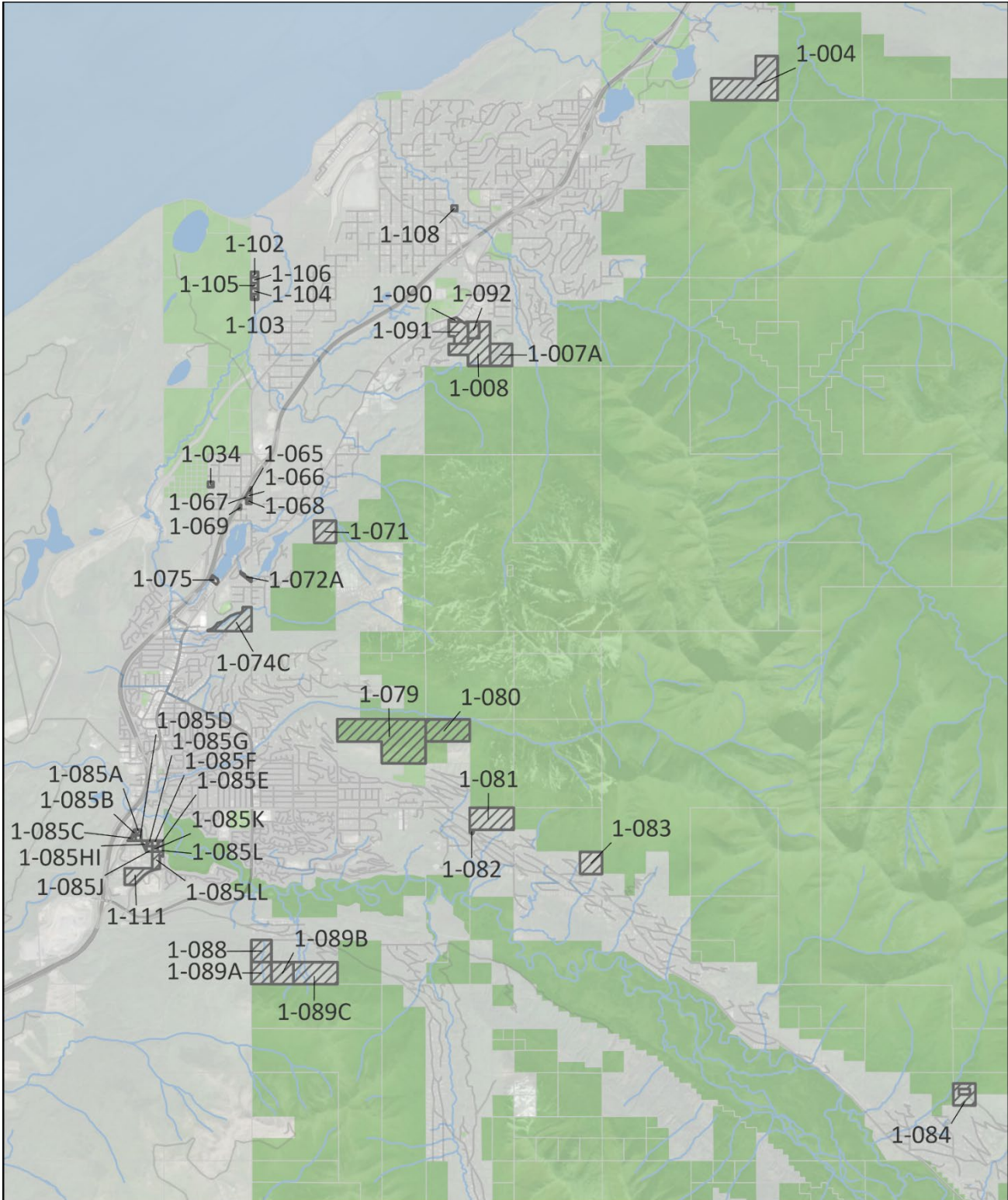
HLB Parcels 6-251, 6-295 & 6-296 – A survey of the approximately 1,200 acres comprising the study area will be required prior to final conveyance of the land by the State to the Municipality. The BLM needs to issue a final patent to the State prior to conveyance to the MOA. *Glacier-Winner Creek Access 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.

Potential Plans, Studies & Surveys: 2025 - 2029

Girdwood South Townsite Master Plan – potential update after the GAP is complete.

Appendix A

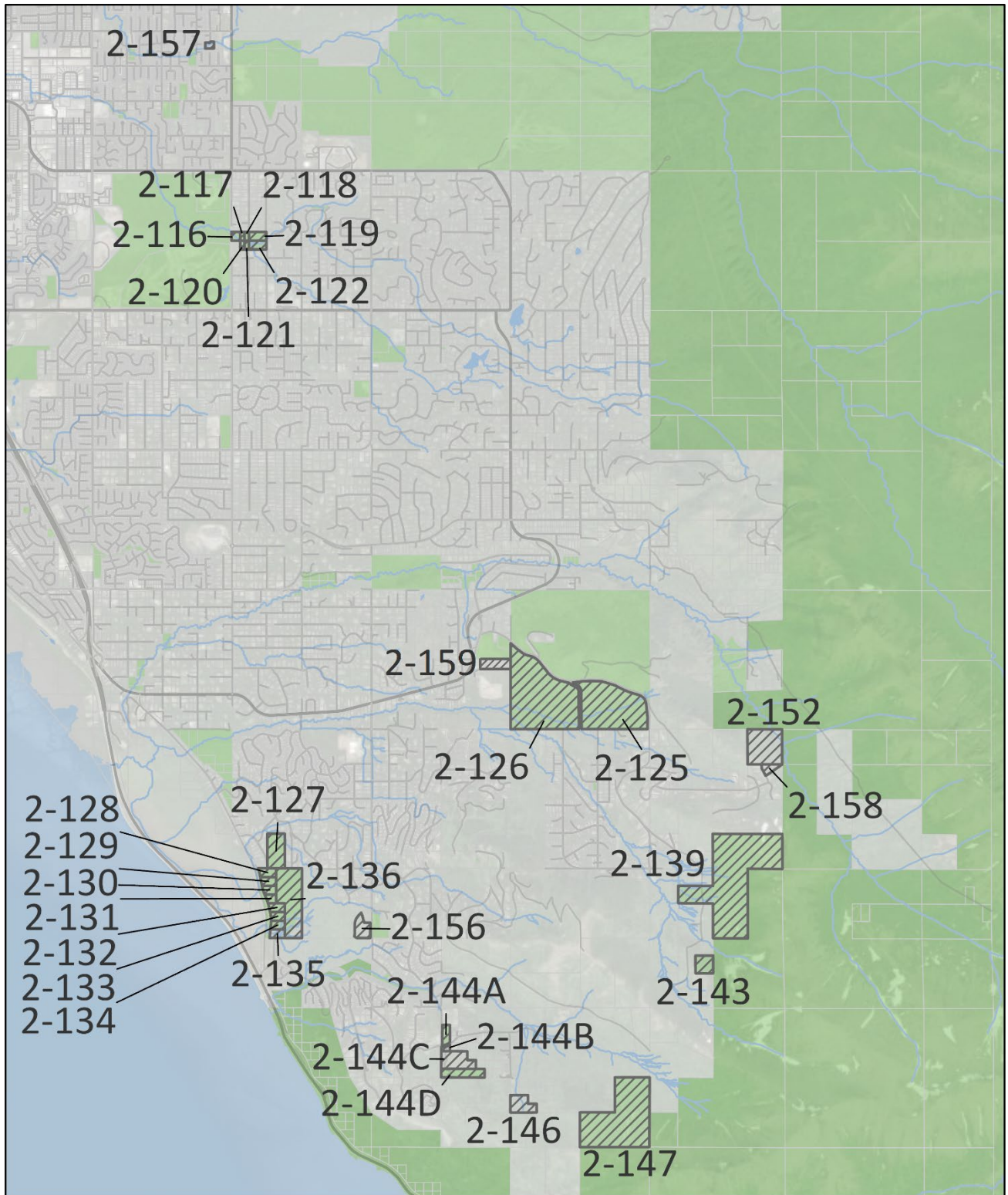




HLB Property Region 1

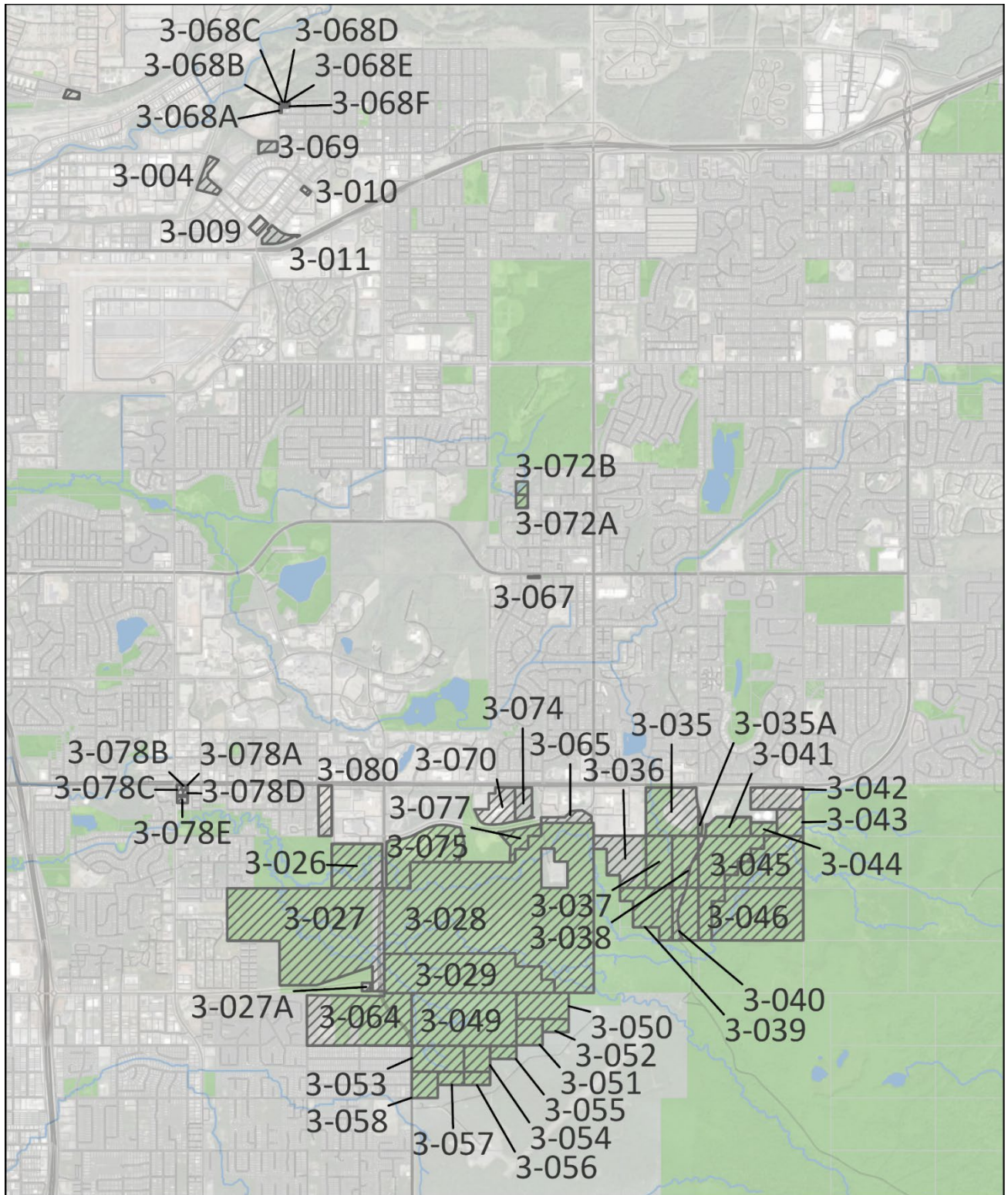
Chugiak Eagle River Parcels

0 2 4 6 Miles

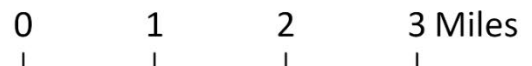


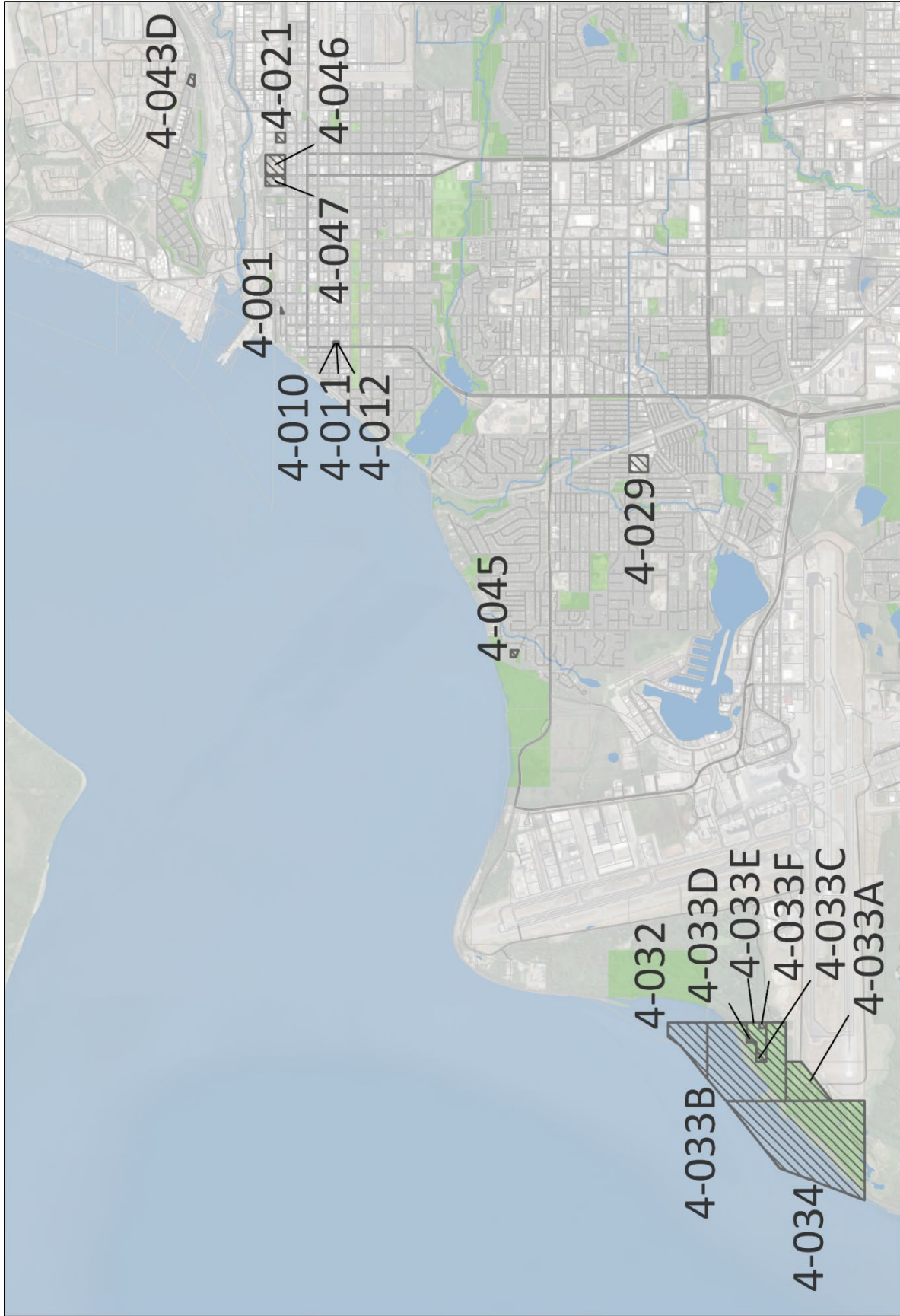
HLB Property Region 2 Southeast Parcels



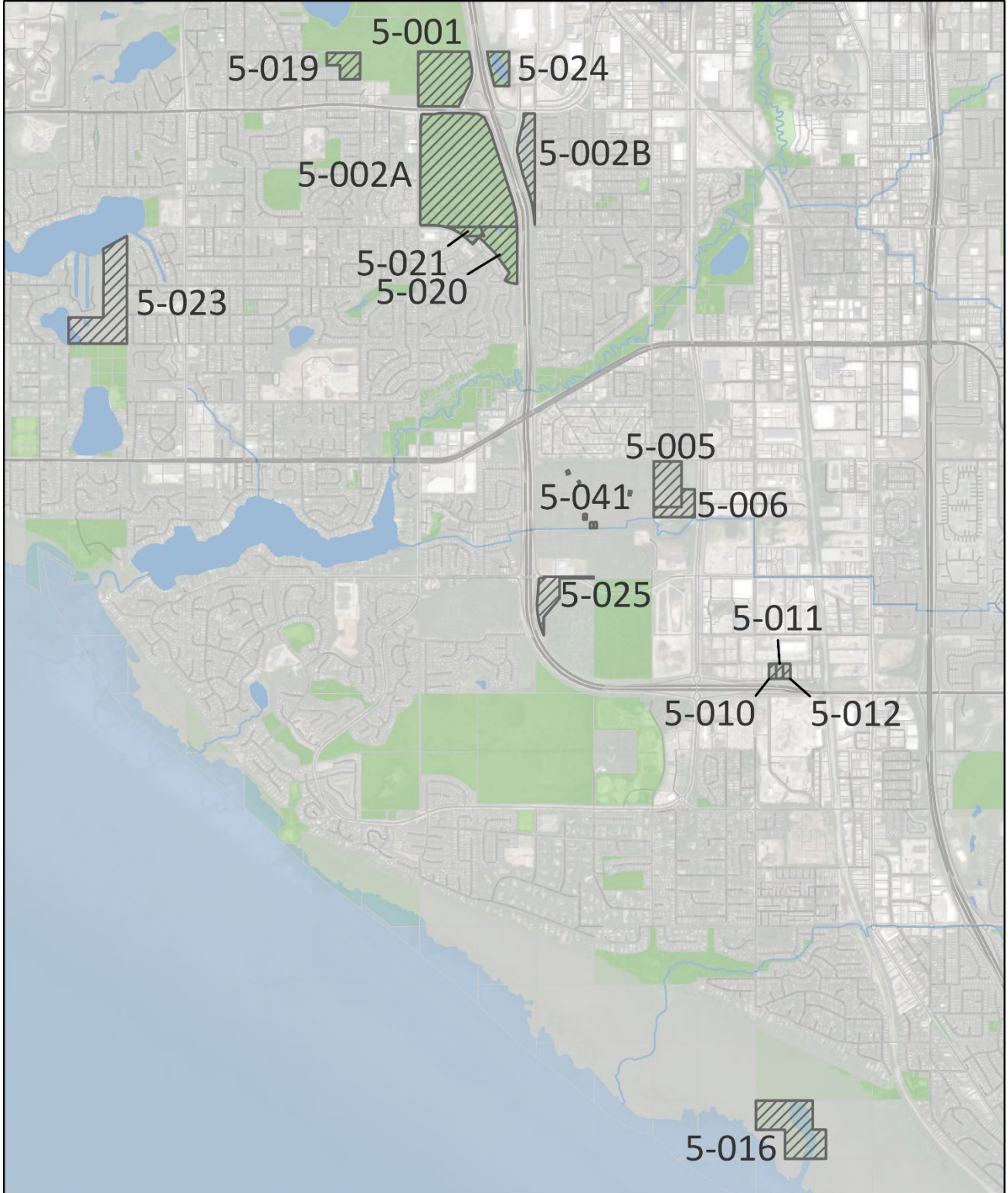


HLB Property Region 3 Northeast Parcels

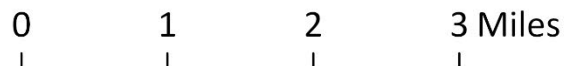


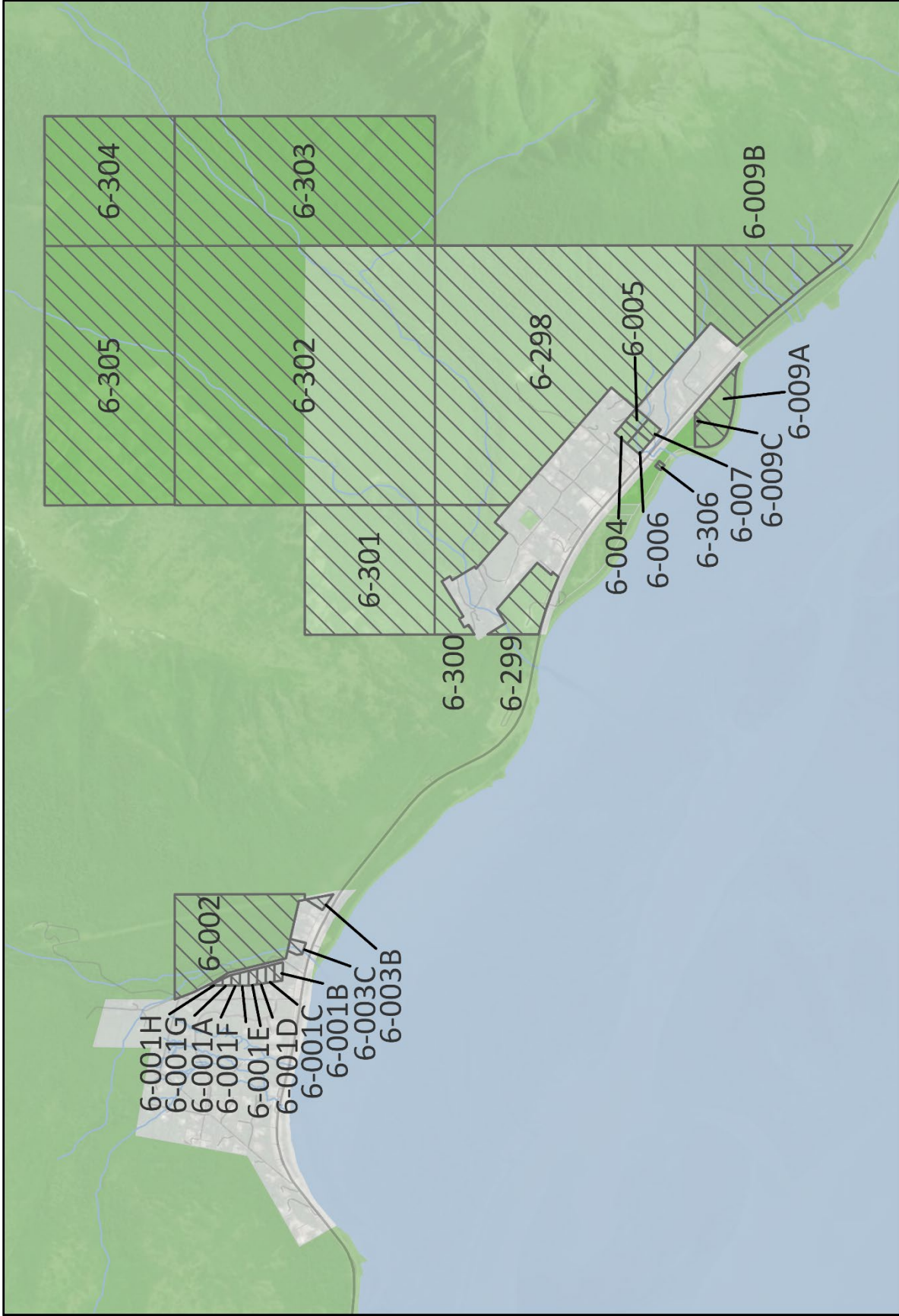


**HLB Property Region 4
Northwest Parcels**

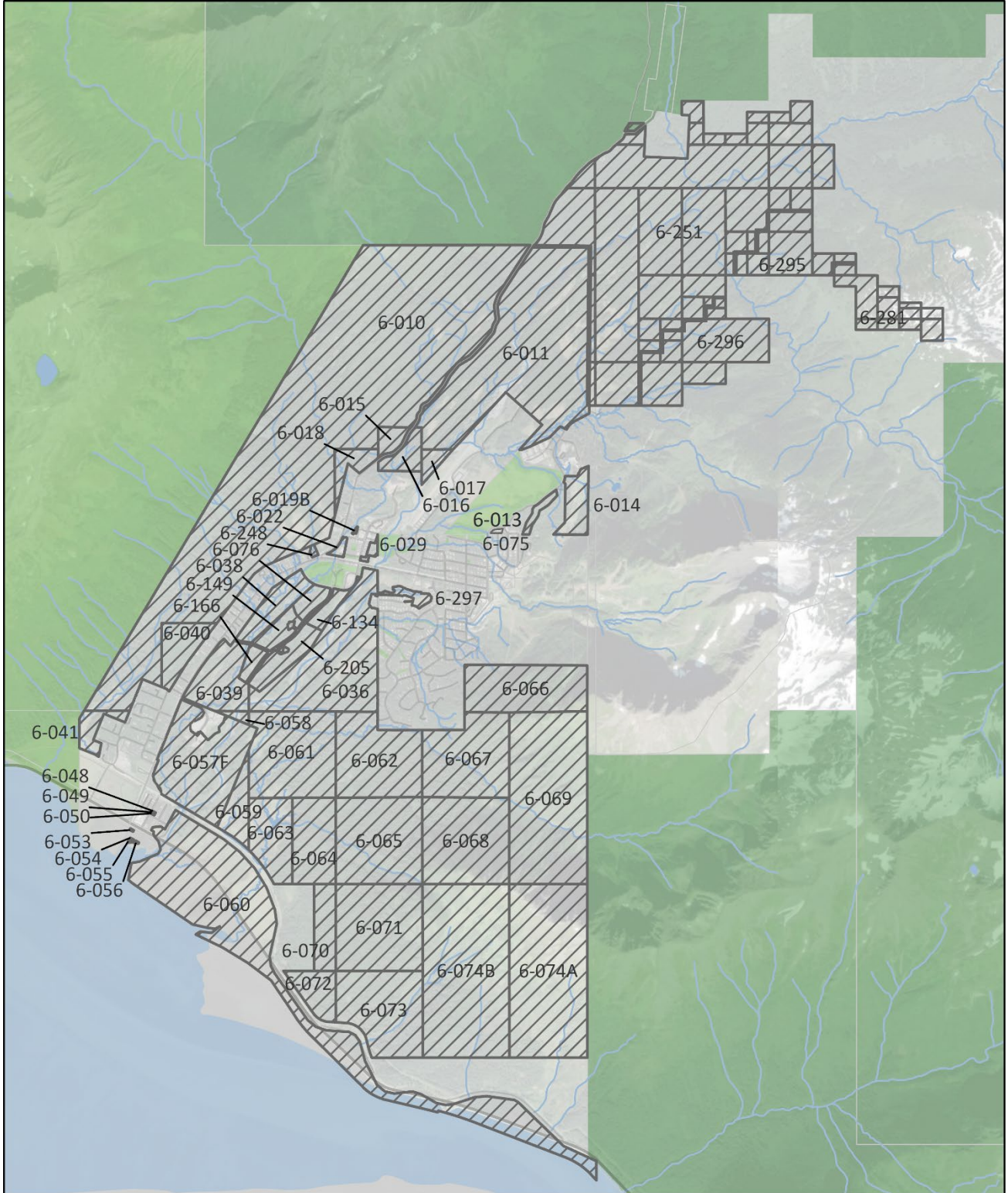


HLB Property Region 5 Southwest Parcels

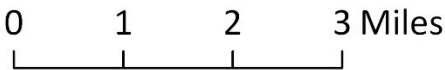




HLB Property Region 6 Turnagain Arm Parcels



HLB Property Region 6 Girdwood Parcels



Appendix B



MUNICIPALITY OF ANCHORAGE

REAL ESTATE DEPARTMENT

HERITAGE LAND BANK

OVERVIEW & 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 the Municipality 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 Executive Director of the Office of Economic and 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. mailing notices 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. emailing notification to the Community Council where the affected HLB land is located, and the HLB distribution list, per AMC § 25.40.030; and
- d. posting the agendas on the HLB web page at <http://www.muni.org/HLB>, as well as the Municipal Boards and Commissions and Public Hearing Notices websites.

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. HLB may take advantage of unforeseen opportunities or urgent need not identified in the work program or five-year management plan. If a proposed disposal is included, HLB staff may initiate the disposal process. An unforeseen situation may prompt an amendment to the Work Plan and is brought to the Commission and Assembly in tandem with the action item resolution.
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.

- 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 Estimate
Special Event Permit (race, tournament, etc.)	\$500/day
Land Use Permit	10% of Assessed Value per year, or minimum of \$750/week for up to four weeks; \$250/week for remaining 48 weeks.
Land Use Permit (user fee)	Fee based on number of users. Minimum \$2 per user adjusted based on anticipated impact.
Intra-Governmental Authorization/Permit	\$500 or 10% of the Assessed Value, whichever is greater

All permit fees are reviewed and approved by the Director.

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.

Appendix C



MUNICIPALITY OF ANCHORAGE

REAL ESTATE DEPARTMENT

HERITAGE LAND BANK

MAJOR FUND ACTIVITIES BY YEAR

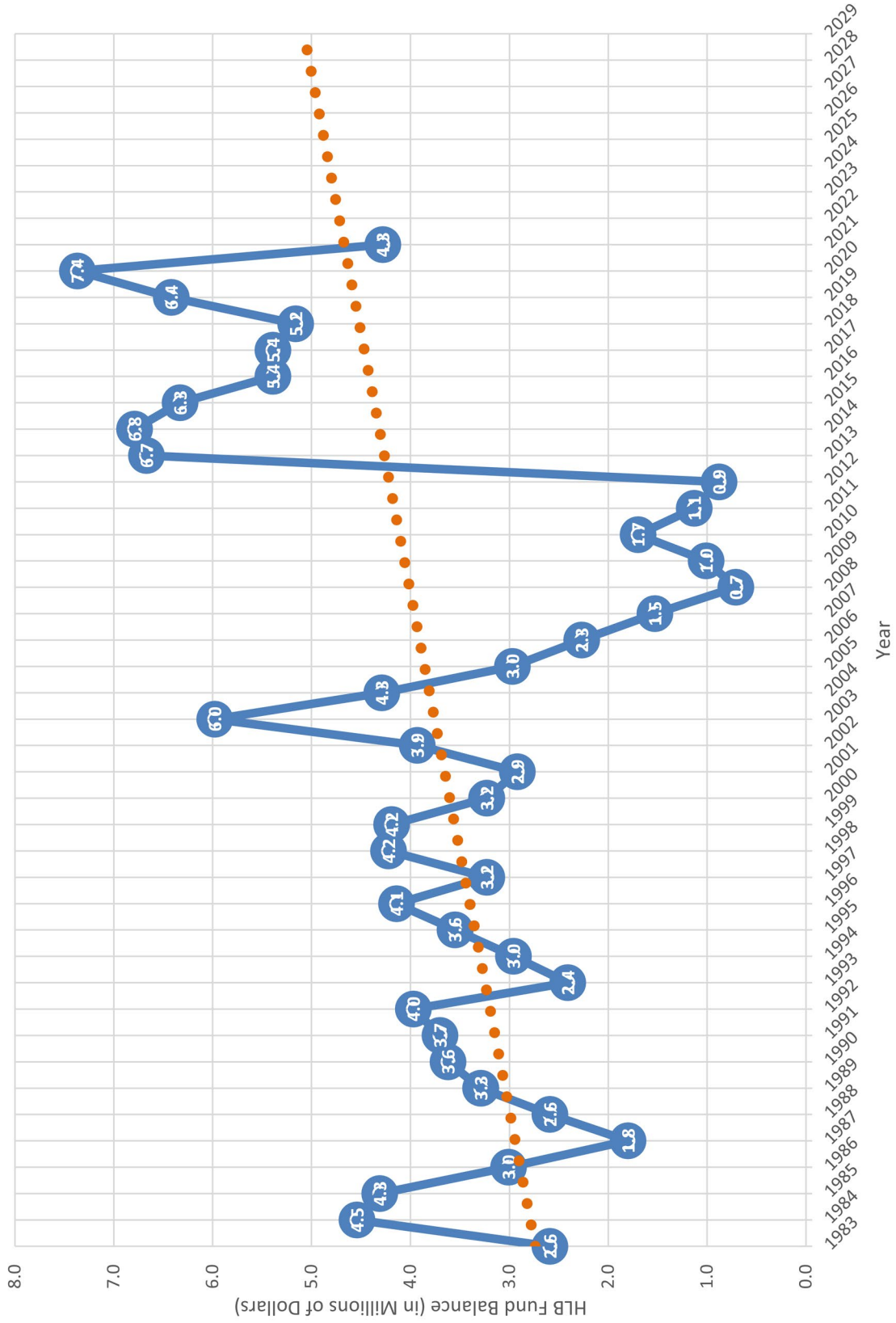
1983	1/83 Balance	\$62,172	1984	1/84 Balance	\$2,586,713
	Revenue	\$2,630,922		Revenue	\$3,566,449
	Expenses	-\$901,551		Expenses	-\$2,602,775
	12/83 Balance	\$2,586,713		12/84 Balance	\$4,537,120
1985	1/85 Balance	\$4,537,120	1986	1/86 Balance	\$4,308,970
	Revenue	\$2,587,762		Revenue	\$2,771,864
	Expenses	-\$2,545,766		Expenses	-\$3,378,305
	12/85 Balance	\$4,308,970		12/86 Balance	\$3,005,271
1987	1/87 Balance	\$3,005,271	1988	1/88 Balance	\$1,803,175
	Revenue	\$2,996,102		Revenue	\$1,451,700
	Expenses	-\$631,297		Expenses	-\$660,174
	12/87 Balance	\$1,803,175		12/88 Balance	\$2,594,701
1989	1/89 Balance	\$2,594,701	1990	1/90 Balance	\$3,293,525
	Revenue	\$1,422,523		Revenue	\$1,479,015
	Expenses	-\$683,699		Expenses	-\$1,080,059
	12/89 Balance	\$3,293,525		12/90 Balance	\$3,624,931
1991	1/91 Balance	\$3,624,931	1992	1/92 Balance	\$3,700,673
	Revenue	\$1,262,131		Revenue	\$1,736,002
	Expenses	-\$1,186,389		Expenses	-\$1,470,189
	12/91 Balance	\$3,700,673		12/92 Balance	\$3,966,486
1993	1/93 Balance	\$3,966,486	1994	1/94 Balance	\$2,406,449
	Revenue	\$1,694,488		Revenue	\$2,219,763
	Expenses	-\$3,254,525		Expenses	-\$1,663,360
	12/93 Balance	\$2,406,449		12/94 Balance	\$2,962,852
1995	1/95 Balance	\$2,962,852	1996	1/96 Balance	\$3,546,394
	Revenue	\$2,347,834		Revenue	\$1,742,078
	Expenses	-\$1,764,292		Expenses	-\$1,150,073
	12/95 Balance	\$3,546,394		12/96 Balance	\$4,138,399
1997	1/97 Balance	\$4,138,399	1998	1/98 Balance	\$3,228,745
	Revenue	\$782,382		Revenue	\$2,075,660
	Expenses	-\$1,692,036		Expenses	-\$1,086,888
	12/97 Balance	\$3,228,745		12/98 Balance	\$4,217,517

1999	1/99 Balance	\$4,217,517	2000	1/00 Balance	\$4,185,393
	Revenue	\$1,607,489		Revenue	\$728,502
	Expenses	-\$1,639,613		Expenses	-\$1,679,370
	12/99 Balance	\$4,185,393		12/00 Balance	\$3,234,525
2001	1/01 Balance	\$3,234,525	2002	1/02 Balance	\$2,939,753
	Revenue	\$1,004,831		Revenue	\$1,061,199
	Expenses	-\$637,293		Expenses	-\$783,522
	Other Sources	-\$677,645		Other Sources	\$708,056
	12/01 Balance	\$2,924,418		12/02 Balance	\$3,925,486
2003	1/03 Balance	\$3,925,486	2004	1/04 Balance	\$5,981,641
	Revenue	\$254,846		Revenue	\$235,962
	Expenses	-\$651,088		Expenses	-\$988,373
	Other Sources	\$2,452,397		Other Sources	-\$939,456
	12/03 Balance	\$5,981,641		12/04 Balance	\$4,289,774
2005	1/05 Balance	\$4,289,774	2006	1/06 Balance	\$2,971,400
	Revenue	\$318,242		Revenue	\$381,306
	Expenses	-\$936,834		Expenses	-\$1,353,600
	Other Sources	-\$699,782		Other Sources	\$265,938
	12/05 Balance	\$2,971,400		12/06 Balance	\$2,265,044
2007	1/07 Balance	\$2,265,044	2008	1/08 Balance	\$1,530,258
	Revenue	\$291,497		Revenue	\$345,134
	Expenses	-\$858,697		Expenses	-\$1,026,189
	Other Sources	-\$167,586		Other Sources	-\$135,498
	12/07 Balance	\$1,530,258		12/08 Balance	\$713,705
2009	1/09 Balance	\$713,705	2010	1/10 Balance	\$1,005,448
	Revenue	\$374,687		Revenue	\$2,173,273
	Expenses	-\$1,037,915		Expenses	-\$1,258,872
	Other Sources	\$954,971		Other Sources	-\$220,000
	12/09 Balance	\$1,005,448		12/10 Balance	\$1,699,849
2011	1/11 Balance	\$1,699,849	2012	1/12 Balance	\$1,134,197
	Revenue	\$1,097,850		Revenue	\$946,173
	Expenses	-\$2,194,502		Expenses	-\$1,135,467
	Other Sources	\$531,000		Other Sources	-\$59,908
	12/11 Balance	\$1,134,197		12/12 Balance	\$884,995
2013	1/13 Balance	\$884,995	2014	1/14 Balance	\$6,670,173
	Revenue	\$774,950		Revenue	\$949,376
	Expenses	-\$1,311,356		Expenses	-\$827,381
	Other Sources	\$6,321,584		Other Sources	\$0
	12/13 Balance	\$6,670,173		12/14 Balance	\$6,792,168

2015	1/15 Balance	\$6,792,168	2016	1/16 Balance	\$6,328,043
	Revenue	\$970,600		Revenue	\$1,093,140
	Expenses	-\$804,725		Expenses	-\$952,055
	Other Sources	-\$630,000		Other Sources	-\$1,080,867
	12/15 Balance	\$6,328,043		12/16 Balance	\$5,388,261
2017	1/17 Balance	\$5,388,261	2018	1/18 Balance	\$5,392,257
	Revenue	\$605,589		Revenue	\$775,747
	Expenses	-\$886,972		Expenses	-\$840,147
	Other Sources	\$285,379		Other Sources	-\$164,000
	12/17 Balance	\$5,392,257		12/18 Balance	\$5,163,857
2019	1/19 Balance	\$5,163,857	2020	1/20 Balance	\$6,415,365
	Revenue	\$1,521,635		Revenue	\$999,189
	Expenses	-\$696,377		Expenses	-\$690,134
	Other Sources	\$426,250		Other Sources	\$643,000
	10/19 Balance	\$6,415,365		12/20 Balance	\$7,367,420
2021	1/21 Balance	\$7,367,420	2022	1/22 Balance	\$4,277,734
	Revenue	\$493,783		Revenue	*
	Expenses	-\$650,117		Expenses	*
	Other Sources	-\$2,933,352		Other Sources	*
	12/21 Balance	\$4,277,734		12/22 Balance	*
2023	1/23 Balance	*			
	Revenue	*			
	Expenses	*			
	Other Sources	*			
	12/23 Balance	*			

*Financials have not yet been completed and audited by Finance Department for 2022 and 2023

HLB Fund Balance (year-end in millions) with 5-year projection



Appendix D



MUNICIPALITY OF ANCHORAGE

REAL ESTATE DEPARTMENT

HERITAGE LAND BANK

LEASE AND PERMIT LIST (AS OF DECEMBER 2023)

Contract Number	Permittee / Lessee	HLB Parcel Number	Permitted Use	Contract End Date
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 Operations	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 Alaska	6-048 (portion); 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; 45; 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
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

Contract Number	Permittee / Lessee	HLB Parcel Number	Permitted Use	Contract End Date
2012-07	Chugach Electric Association Telecom	6-009C	Telecommunication facility lease	2032-01-31
2014-02	Backroads	6-011, 6-251	Hiking/tourism	2023-09-30
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 Management 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.	4-033A-E (portion), 4-034 (portion)	Nikiski pipeline	2031-01-29
2016-21	Silverton Mountain Guides	6-011; 64; 66; 67; 68; 69; 70; 73; 74E; 251; 295; 281; 296	Heli-skiing	2024-06-30
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	2023-05-31
2018-01	ADOT&PF/TSAIA	4-034	Access permit	2023-11-30
2018-10	Chugach Adventure Guides, LLC dba Chugach Powder Guides	6-281	Shelter access	2024-08-31
2018-13	Alaska Guide Collective, LLC	6-011; 66; 67; 68; 69; 251; 295; 281; 296	Recreation	2024-06-30
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
2021-18	Ridgetop Builders	6-057F (portion)	Wood mill	2024-08-01
2021-19	Alaskan Sled Dog and Racing Association	3-080	Sled dog racing	2023-10-13

Contract Number	Permittee / Lessee	HLB Parcel Number	Permitted Use	Contract End Date
2022-01	Sundog Ski Guides LLC	6-011; 66; 67; 68; 69; 74A; 74B; 251; 295; 281; 296	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; 62; 36; 67; 34; 11 (portion)	Ceremonies	2024-01-31
2023-02	Girdwood Community Land Trust	6-076	Land and site planning, surveying etc.	2024-04-06
2023-03	AWWU	6-011 & 6-029 (portions)	Investigative geotechnical	2024-07-15
2023-04	SOA DOT&PF	6-003B&C; 6-306; 6-009A,B&C; 6-004,5,6&7	Wetland delineation	2023-09-30
2023-05	Alyeska Development Holdings, LP and Seth Andersen	6-011 (portion)	Land and site planning, surveying etc.	2023-09-15
2023-06	Spawn Ideas, Inc.	6-251 (portion)	Filming	2023-09-16
2023-07	3 Barons Renaissance Fair, Inc.	3-080 (portion)	Storage	2024-05-31

Appendix E

Response to Public and Community Council Comments on the Public Review Draft 2024 Annual Work Program & 2025-2029 Five-Year Management Plan

Chapter 1. Heritage Land Bank Overview				
Reference No.		Commenter	Comment	Response
1	Pg. 4	Amanda Tuttle	Add AO to acronym list	Noted. We will include this in the acronym list.
2	Pg. 7	Amanda Tuttle	Under Management Objectives, please edit the text: HLB’s objective is to responsibly manage the Fund in order to achieve our mission, with additional focus on increasing our asset value and fund strength “ <i>and creating environmentally sustainable community development</i> ”.	HLB’s mission is to achieve the goals of the Comprehensive Plan. Development projects go through land use entitlements that evaluate other factors such as environmentally sustainable development; this is not the mission of the HLB. Additional environmental considerations may be addressed through land use regulations.
3	Pg. 7	Amanda Tuttle	Add under Management Objectives: Collaboration and outreach with Girdwood, as 6,000 acres are managed by HLB in the Girdwood Valley, to include public notices on radio, newspapers, flyers, and locally held meetings.	Management objectives are Muni-wide. HLB follows public noticing requirements as prescribed in Title 25. To receive all public notices from HLB, join our mailing-list by emailing HLB@AnchorageAK.gov
4	Pg. 7	Amanda Tuttle	Add under Management Objectives: To reduce and mitigate environmental impacts on the existing community in the Girdwood Valley, land sales are to be evaluated at the project and watershed level. The Girdwood Valley is a temperate rainforest with extreme weather conditions and sensitive environmental concerns that need additional considerations.	Management objectives are Muni-wide. Additional environmental considerations should be addressed through land use regulations.
5	Pg. 7	Amanda Tuttle	Add under Management Objectives: To ensure funds received from the lands sold are dedicated to the improvement and maintenance of public infrastructure to support sustainable community development.	HLB has a track record of utilizing monies from the HLB fund to support off-site development costs that support sustainable community development.

6	Pg. 7	Amanda Tuttle	Add under Management Objectives: Proportional representation of each community on the board with lands in the HLB Fund to enhance collaboration and environmental stewardship within the communities.	HLB is a Muni-wide function; actions that occur in Girdwood are of interest to the entire MOA. Commissioners are not representatives for specific areas. They bring a knowledge of the area to the Commission to provide area-specific insights to Staff and their fellow Commissioners. Per AMC 21.60.200.A "At least one member shall <i>reside</i> in the Girdwood area and at least one member shall <i>reside</i> in the Eagle River-Chugiak area". It is not recommended that seats on HLBAC be proportional to land distribution.
7	Pg. 7	Amanda Tuttle	Add under Management Objectives: To promote environmental sustainability by encouraging low impact recreation opportunities in balance with high impact developments in the Girdwood Valley and to also align HLB's mission with The Department of Natural Resource's mission to develop, conserve, and enhance natural resources for present and future Alaskans.	The promotion of environmental sustainability is better suited for Comprehensive Plans and land use regulations.
8	Pg. 7	Brooks Chandler	HLB should add working on solutions to the pressing issue of community housing to HLB management goals. That addition should be reflected in the HLB 2024 and five year work plans.	HLB is providing land to address housing issues and this is reflected by the various properties identified for such use in this Work Plan.
9	Pg.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.

10	Pg.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.
11	Pg. 8	Girdwood Board of Supervisors	Regarding Acquiring Municipal Entitlement Lands: Please clarify whether the MOA position is in agreement with DNR that a decision document issued for conveyance of land is sufficient to be considered an equitable title.	It is the position of the MOA that we have equitable title on the properties that the State of Alaska has provided a decision document for.

Chapter 2. 2023 Progress Report				
Reference No.	Commenter	Comment	Response	
12	Pg. 11: 6-011 6-016 6-017	Rabbit Creek Community Council	<p>The Assembly postponed the proposed Holtan Hills disposal in Girdwood indefinitely (2/7/23). RCCC had commented (1/26/23) that the proposal did not seem to account for extensive public input nor provide enough affordable resident and worker housing as critically needed and desired by the local community. The Assembly reintroduced the Holtan Hills disposal proposal and approved it with minimal changes at their January 23, 2024, meeting, only a few weeks PRIOR to the expected release of a Girdwood plan that was funded by the Assembly and included extensive public input. To refuse to delay the Holtan Hills disposal until after broader community and Assembly review of the Girdwood plan and consideration of how the two should be coordinated, is irresponsible and could be considered a waste of the taxpayer funds used for the long-needed Girdwood plan. We remain concerned about the lack of public process and input. The Assembly and HLB should have been able to sit down with the community and the developer to openly consider improvements that could best meet community needs on this large tract of municipally owned land, in conjunction with land use planning over the broader Girdwood area.</p>	<p>Noted.</p> <p>There will be several points of community input opportunities during the land use entitlement process for the project.</p>
13	Pg. 11: 2-159	Rabbit Creek Community Council	<p>The tract owners had notified RCCC of their plans; we appreciate their generosity and HLB's acceptance of the parcel! We recommend consideration be given to developing a trail to connect Bear Valley Elementary School with Storck Park on the other side of the parcel. This would allow students and classes safe access to Storck Park for activities (avoiding the need to walk on busy Rabbit Creek Road), and overflow parking when there are large events at Storck Park. Additionally, RCCC recommends that the parcel be added to the Section 36 park and dedicated as park land.</p>	<p>Noted.</p> <p>Any future projects regarding trail development or transfer of management authority will follow MOA plans, codes and policies.</p>

14	Pg. 13	Julie Raymond Yakoubian	With regard to the Girdwood Trails Plan (GTP) I would like to state that the GBOS letter that HLB previously received regarding this work program emphatically does not represent the views of the whole community. The Plan was not intended to exempt trail projects on HLB lands from HLB review, input, and consideration for formal 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. I ask that the HLBAC will stand by your 'acknowledgement' letter (May 25, 2023) 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.	Noted. Any future projects regarding trails will follow MOA plans, codes and policies.
15	Pg. 12: Table 2.1	Amanda Tuttle	Why doesn't Girdwood have Conservation Easements? Parcels 6-057F, 6-059, 6-063, 6-060 provide the entire drainage system for 62 square miles of the Girdwood Valley. The highest density of full time Girdwood residents are also located adjacent to these parcels.	Girdwood does have conservation easements (see "6-251; Arlberg Extension" in Table 2.1); however, that type of document is typically initiated as a reaction to development requirements to preserve wetlands. Portions of those areas are governed by several land use regulations including floodplain regulations, stream setbacks, and federal wetland regulations.

Chapter 3. 2024 Work Program

Reference No.		Commenter	Comment	Response
16	Pg. 14: 2-125	Rabbit Creek Community Council	RCCC appreciates inclusion of this potential project in the HLB 2024 Work Program but notes that it should refer to parcels 2-125 and 2-126 as both could be involved in the connector “Schools on Trails” project.	HLB may consider 2-125 as a connector trail location at a later date. More information regarding the trail type and location should be provided due to the high value wetlands located on 2-125.
17	Pg. 14: 2-127 Thru 2-136	Rabbit Creek Community Council	RCCC voted to endorse the proposed Potter Marsh Watershed Park at our November 9, 2023, meeting. The proposed Park implements recommendations made by RCCC over many years as we have documented the wetland, wildlife, and watershed values of these lands, and particularly, their importance in protecting Potter Marsh, a State Refuge and Critical Habitat. We have attached our letter of support, resolution, and discussion of neighbor comments and concerns about the proposed Potter Marsh Watershed Park. We look forward to this project coming to fruition.	Noted.
18	Pg. 14: 2-156	Ky Holland	I support the plan for Alaska Natural Burial to use this parcel for a natural burial cemetery, as supported by RCCC	Noted.
19	Pg. 14: 2-156	Michele Worrell	Please support our community with the disposal of this HLB parcel. Allow Alaska Natural Burial to lead the way with a more personalized and environmentally friendly solution to our end-of-life decisions.	Noted.
20	Pg. 14: 2-156	Brian Shumaker	I SUPPORT the disposal of HLB Parcel 2-156 to a non-profit to develop a natural burial cemetery	Noted.
21	Pg. 14: 2-156	Sage Stoneking	I support Alaska Natural Burial establishing a conservation burial cemetery on HLB Parcel 2-156	Noted.
22	Pg. 14: 2-156	Rabbit Creek Community Council	RCCC voted to endorse development of a natural burial cemetery on HLB Parcel 2-156 at our September 8, 2022, meeting. We are pleased to see that this project will be moving forward in 2024.	Noted.
23	Pg. 14: 2-156	Mel Bennett, Life Forest	We at Life Forest are writing to support the efforts of Alaska Natural Burial... We continue to be impressed with Alaska Natural Burial’s compassion, commitment and dedication to stewardship.	Noted.
24	Pg. 14: 2-156	Amy Franz	I support the disposal 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.
25	Pg. 14: 2-156	Stephanie Zaborac- Reed	Anchorage needs alternatives, and people deserve options that match their values...I want the option to be buried naturally, and give myself back to the land I grew up in. I support Alaska Natural Burial and Parcel 2-156.	Noted.
26	Pg. 14: 2-156	Patrick Bernhardt	I would like to voice my support of Alaska Natural Burial for land parcel #2-156.	Noted.

27	Pg. 14: 2-156	Kelli Boyle	I am in support of the development of a natural conservation cemetery on parcel 2-156 by Alaska Natural Burial. Natural burial is more eco-friendly and affordable than conventional burial and flame cremation.	Noted.
28	Pg. 14: 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. I sit on the Board of Alaska Natural Burial, the non-profit organization seeking this disposal. There is a great need within the Municipality for multiple additional cemetery locations, and for different burial options. There is also great interest from Municipal residents as well as others in having a natural burial cemetery, which incorporates conservation into its mission, as an option. I strongly recommend that HLB proceed with haste to dispose of this parcel to Alaska Natural Burial for the purpose of a Natural Burial cemetery. This is also congruent with the surrounding lands.	Noted.
29	Pg. 14: 2-156	Mary K. Jordan	I am writing in support of Alaska Natural Burial working on a Natural Burial site in the Municipality of Anchorage. I support this idea because we Alaskans need a more environmentally friendly alternative when dealing with the lucrative business of "death".	Noted.
30	Pg. 15: 4-043D	Gov't Hill Community Council	In the spirit of cooperation, the Government Hill Community Council strongly urges the commission to enter into a lease agreement with DoD. Since they have shown an interest in this property to maintain force protection, and as we want to maintain a collaborative and cooperative relationship with the military, we support this lease wholeheartedly.	Noted. This action being considered is a non-disturbance easement, as requested by DoD.
31	Pg. 15: 6-011	Julie Raymond-Yakoubian	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.	HLB's mission is to achieve the goals of the Comprehensive Plan. Development projects go through land use entitlements that evaluate other factors such as environmentally sustainable development; this is not the mission of the HLB. Additional environmental considerations may be addressed through land use regulations.

32	Pg. 15: 6-011	Brooks Chandler	<p>I suggest adding the following Project: “HLB Parcel 6-011 – Collaborate with the Girdwood Board of Supervisors, Girdwood Land Use Committee and Girdwood Housing Committee to seek input on provisions to include in any Development Agreement with Alyeska Holdings, LP and Seth Andersen addressing workforce housing and short term rental issues.”</p> <p>Such a project 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>If the plan is to dispose of the referenced 72 acres this year HLB should immediately begin engaging with the Girdwood community (Land Use Committee, GBOS and Housing Committee) to seek input on elements addressing workforce housing and STR restrictions and other impacts for potential inclusion in the terms of the Development Agreement. It would be unfortunate if HLB repeated the overly secretive process employed for the Holtan Hills disposal. That process excluded the community at the front end leaving valid and substantial public concerns unaddressed in the development agreement. In turn that created conflict which required Assembly intervention to address. Conflict with disposals of this magnitude may be inevitable but HLB can and should do a better job of seeking Girdwood input addressing the significant policy issues up front. For example, simply asking GBOS and LUC- “what provisions to address STR’s and workforce housing would you like to see incorporated in any Development Agreement?” would evidence an element of good faith towards community inclusion.</p>	<p>Development Agreements are negotiated between the MOA and the Developer and will be consistent with the requirements of the RFP.</p> <p>We acknowledge the community’s interest in the project details. HLB is responsible for aspects of community engagement as it pertains to the land disposal.</p> <p>The details related to project specifications and land use entitlements are the responsibility of the developer.</p>
33	Pg. 15: 6-011	Deb Essex, Girdwood Nordic Ski Club	<p>Include HLBAC Resolution 2017-09 in the Potential Disposals, Exchanges, & Transfers list.</p>	<p>Noted. HLB recommends adding the following language:</p> <p>“Portion of 6-011 - HLBAC unanimously approved Resolution 2017-09 to the Girdwood Nordic Ski Club for a 20-year public use easement for the development of trails. The HLBAC recommended several conditions that are still being resolved prior to this action going to the Anchorage Assembly.”</p>

34	Pg. 15: 6-011 6-016 6-017	Girdwood Board of Supervisors	Work on INHT is planned in 2024. Replace the second sentence with "Work on the trails will be consistent with the Girdwood Trails Plan, which is scheduled for Assembly adoption in February."	Noted. This language will be added to the INHT work planned in 2024.
35	Pg. 15: 6-013	Girdwood Board of Supervisors	Add a task "perform wetland delineation" in the 2024 work program. If the wetland survey shows that the parcel is suitable for housing development, consider withdrawal from HLB and transfer to GVSA.	HLB Staff recommends adding the following on page 16: "HLB 6-013 - HLB Staff will conduct a site visit to evaluate the likely presence of wetlands, which were previously identified as Class A in the 2014 Wetlands Management Plan. If the site appears to have fifty percent or greater upland characteristics, HLB Staff will initiate a wetland delineation."
36	Pg. 15: 6-022	Girdwood Board of Supervisors	Based on the information currently available, GBOS supports installation of 8 Electric Vehicle charging stations located on HLB parcel 6-022, as proposed by Tesla, subject to agreement that native plants will be used to provide screening of the electrical equipment at the southern end of the project.	Noted. HLB will add a potential disposal for the purpose of electric vehicle charging stations for 6-022.
37	Pg. 15: 6-057F	Christina Cope Hendrickson	Please prioritize this more. This is an essential service space to multiple small businesses and the road service. The lack of action, communication, management, investment and more detracts from the real value this asset provides for the community, business, the service area and the municipality. The permit holders meeting was incorrectly advertised, hosted on the wrong day with hours' notice of the change, and no other reports or communications have been released.	HLB staff plans to present a draft feasibility study in the next few months.
38	Pg. 15: 6-057F	Girdwood Board of Supervisors	Please add "option 5" (or some equivalent mechanism) that under options 2, 3 or 4 some or all of the Industrial Park parcels could be withdrawn from HLB and management transferred to GVSA under its Housing and Economic Stability power.	HLB Staff recommends further discussions with MOA leadership and GBOS during the quarterly meetings to better understand the Assembly's actions as it relates to GVSA's role in land management prior to including it into the HLB Work Plan. HLB Staff recommends an edit to Page 15, so that the line regarding 6-057F reads: "Staff to evaluate options and present feasibility of the following options to the HLBAC and GBOS for guidance:..."
39	Pg. 15: 6-057F	Amanda Tuttle	Public Notice to the Girdwood Valley should occur on developing activities for this parcel. This parcel has significant importance for the entire community with concerns of public infrastructure and public services provided by the local community.	Noted. HLB follows public noticing requirements as prescribed in Title 25.

40	Pg. 15: 6-076	Girdwood Board of Supervisors	Replace last sentence with "Development of the site will be consistent with adopted plans."	Noted. HLB Staff proposes that this proposed language be substituted.
41	Pg. 16	Rabbit Creek Community Council	In this section on Potential Projects, there should be a description about how the Municipality and Anchorage Fire Department are beginning work on updating the Community Wildfire Protection Plan in 2024. We encourage HLB to participate in that process and planning for wildfire mitigation projects, including those funded by the federal Wildlife Urban Interface, as further described below.	Noted. HLB will coordinate with Fire Department staff and will engage as requested. Any implementation that pertains to HLB will be included upon the adoption of the Community Wildfire Protection Plan.
42	Pg. 16	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 Girdwood 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, codes and policies.
43	Pg. 16: 4-033B	Turnagain Community Council	TCC requests that the 2024 Potential Projects section include additional language reflecting that West Anchorage community councils have an opportunity to collaborate with HLB in regard to future use of the HLB land in this area – to ensure compatibility with any proposed potential use with the high value land along the Tony Knowles Coastal Trail/Greenbelt area – as well as consider potential development of a much-needed connectivity trail link to the Coastal Trail. While TCC is not necessarily advocating for a park with all of the amenities listed in the <i>1983 Coastal Trail Route Study</i> , a small parking lot and trail connection to the Coastal Trail in this area would provide additional access to this highly-popular trail.	HLB anticipates that any potential project will occur in the 5-year Management Plan. Reference to coordination with the TCC and development of trails and other amenities can be found on page 21.
44	Pg. 16: 6-011 6-016 6-017	Rabbit Creek Community Council	As previously described, RCCC was disappointed that the Assembly approved the disposal of this property prior to release of the Girdwood plan and opportunity for sufficient public input, allowing collaboration and coordination between that plan and the Holtan Hills proposal.	Noted. There will be several points of community input opportunities during the land use entitlement process for the project.

45	Pg. 16: 6-011 6-016 6-017	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. I would like this to be added to the 2024 work program as a project.	This is not a priority for 2024 but may be reevaluated in future work plans.
46	Pg. 16: 6-016	Girdwood Board of Supervisors	Since replatting will occur as part of the Holtan Hills project, please add “subdivision of the 6.5 acres currently zoned GIP into a separate parcel for future uses.”	HLB recommends adding the following language: “HLB Parcel 6-016 – A separate tract containing the land that is zoned “Girdwood Institutions and Parks” will be included in the subdivision platting process of Holtan Hills Phases 1 and 2. This new tract will be available for current and future municipal or local community needs.”
47	Pg. 16: 6-018	Girdwood Board of Supervisors	Pending the outcome of the 2024 Cemetery Bond, this parcel should be withdrawn from HLB and transferred to Anchorage Parks and Recreation, who have responsibility for Cemeteries.	HLB Staff recommends the following changes: “HLB Parcel 6-018 - Continued collaboration with Girdwood Board of Supervisors and the Cemetery Committee will occur in 2024 as the Anchorage Assembly voted to put a cemetery bond on the 2024 election. Pending the outcome of the bond measure, Anchorage Parks & Recreation may seek withdrawal and transfer of the property.”
48	Pg. 16: 6-018	Christina Cope Hendrickson	Girdwood Cemetery supports bonding and paid for and created a Final Schematic that directly feeds into the design.	Noted. See Comment 47
49	Pg. 16: 6-018	Julie Raymond- Yakoubian	I support use of parcel 6-018 as a Municipal cemetery. Cemetery design work has already been completed and there is community support for moving forward with this project.	Noted. See Comment47

50	Pg. 17: 5-023	Timothy McKeever	I strongly support that this parcel be transferred to Parks and Rec to be managed for recreation purposes. This parcel was acquired by the Municipality because it was wetlands but was threatened with development.	HLB Staff recommends that the parcel be evaluated for its wetland values prior to any disposal action. Parks and Recreation has not alerted HLB to their interest in this parcel during their review of the draft Work Plan.
51	Pg. 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. I strongly recommend that HLB take the next steps towards developing this program as soon as possible.	Noted.
52	Pg. 17	Amanda Tuttle	Please add: Compensatory mitigation credits must only be given within the same watershed.	Mitigation is governed by USACE; location of credits and impacts are considered in their evaluation prior to approving a mitigation plan.
53	Pg. 17	Amanda Tuttle	Regarding potential HLB Umbrella Mitigation Bank Sites in Girdwood: "During the development of the mitigation bank site in the Girdwood Valley, environmental and hydrological impacts on the existing housing and public infrastructure in Old Girdwood must be evaluated and mitigated."	The creation of a mitigation bank site, historically, has been placing a conservation easement on an existing pristine wetland. HLB has not considered the creation of a wetland to establish a bank site at this time and is unlikely to do so.
54	Pg. 17	Rabbit Creek Community Council	RCCC supports HLB's involvement in fire fuels reduction and would be happy to coordinate as beneficial in this project. We further recommend that the title and scope of this project include addressing access and egress improvements that HLB land development could address that may be as important to the community as fuel management. Perhaps including a broader "Wildland Urban Interface Hazard Mitigation" title would clarify the broader contribution the HLB could make in reducing the risk of wildfires. Please consider the findings and recommendations of the ISER report on "Advancing Wildfire Preparedness and Planning in Anchorage" by Dr. Jennifer Schmidt, published in April 2023, and include in the scope HLB participation in updating the Community Wildfire Protection Plan beginning in 2024. RCCC initiated a Resilience Committee several years ago to address the wildfire threat and other emergencies in our area. Committee involvement now includes the larger Hillside and Eagle River areas and has involved the Anchorage Fire Department and Office of Emergency Management as well as other applicable agencies. Projects have included education and outreach, fuels mitigation, and mapping of fire threats, fire spread, and potential egress routes.	Noted. HLB will coordinate with Fire Department staff and will engage as requested. Any implementation that pertains to HLB will be included upon the adoption of the Community Wildfire Protection Plan.

55	Pg. 17	Rabbit Creek Community Council	Suggests adding: “Wildland Urban Interface Hazard Mitigation – HLB will work with the Office of Emergency Management and the Anchorage Fire Department during the update for the Anchorage Community Wildfire Protection Plan. In that planning process, these groups will develop strategies and plans to address high-priority HLB parcels at the wildland-urban interface for fire fuel reduction and opportunities for future parcel development to contribute to improving access and egress to critical and isolated areas that will enhance response and evaluation options.”	Noted. HLB will coordinate with Fire Department staff and will engage as requested. Any implementation that pertains to HLB will be included upon the adoption of the Community Wildfire Protection Plan.
56	Pg. 19: 4-033A-D 4-034	Turnagain Community Council	TCC requests that HLB engage our council when considering any additional easements, including pipeline easements, in the HLB parcels west of the Airport.	HLB follows public notice requirements as prescribed in Title 25.
57	Pg. 19: 4-045	Turnagain Community Council	TCC requests that transfer of Parcel 4-045 to the Municipality of Parks and Recreation Department be added to the 2024 Potential Disposals, Exchanges & Transfer section — so that once the private shed encroachment issue is resolved, this transfer can take place at some point this year.	To date, HLB has not received a request by the Parks and Recreation Department for the transfer of this parcel. It is unclear that it would be recommended to transfer to Parks and Recreation.
58	Pg. 19: 6-010	Amanda Tuttle	Why is snowmachining not permitted? Are there areas it can be allowed in the Girdwood Valley? Has consideration been given for the public lands to temporarily allow low impact recreation?	Snowmachining is prohibited on public land by Title 25. HLB has partnered with several entities in Girdwood to authorize low impact recreation including Girdwood Valley Service Area, Girdwood Nordic Ski Club, Alyeska Resort, Bikewood, and permits short-term use to several organizations year-round.
59	Pg. 19: 6-251 6-296	Julie Raymond-Yakoubian	I strongly recommend that the HLB take practical steps to address/remediate problems related to the Nordic 5K loop in Girdwood. I request that HLB insist on receiving from the Girdwood Nordic Ski Club a revegetation plan (using native trees) with a concrete and prompt timeline to bring the trail (including its clearing) into compliance with its easement width, and consider other remediation measures to address negative impacts from construction of the Loop. HLB needs to take action on this matter and it should be added to the 2024 work program as a project.	HLB Staff will look further into this issue and mitigate as necessary.
60	Pg. 19	GBOS	Please correct the plan name to "Girdwood Comprehensive Plan" to avoid confusion with subsidiary neighborhood and area plans.	HLB will coordinate with the Planning Department regarding reference to the Girdwood plan update and adjust accordingly.

61	Pg. 19	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 2024 work program as a project.	This is not a priority for 2024 but may be reevaluated in future work plans.
62	Pg. 19	Julie Raymond-Yakoubian	Can you please provide more detail as to how the HLB will play a role in the development of the Girdwood Area Plan moving forward? Can HLB send staff to Imagine!Girdwood meetings and provide guidance on draft documents?	HLB Staff have been engaging with Planning Department staff and the consultant hired to draft the plan.
63	Pg. 19	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 2024 work program as a project.	This is not a priority for 2024 but may be reevaluated in future work plans.
64	Pg. 19	Julie Raymond-Yakoubian	I would like to know the status of the “Turnagain Arm Coastal Wetland Natural and Historical Interpretive Area Plan” which was discussed in a previous version of this document. I am in support of renewing the 1981 Plan. I would like this to be added to the 2024 work program as a project.	This is not a priority for 2024 but may be reevaluated in future work plans.
65	Pg. 19	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. This includes for the Virgin Creek area, the Winner Creek area (including the “area around the Nordic Loop”), and the forest/meadow/canyon area inclusive of and around the “Stumpy’s Trails”. I recommend this be conceived as broadly as possible. Girdwood’s natural character is in many ways - and can continue to be - the basis of our community’s well-being and economy. I would like the “Winner Creek Natural Area Plan” and “Open Space Master Plan” to be added to the 2024 work program as projects.	This is not a priority for 2024 but may be reevaluated in future work plans.

Chapter 4. Five Year Management Plan: 2025-2029			
Reference No.	Commenter	Comment	Response
66	Pg. 20: 2-139 Rabbit Creek Community Council	HLB Parcel 2-139 offers a realistic and much-needed opportunity for developing a trailhead to Chugach State Park in Bear Valley. We encourage HLB to resolve the public right-of-way for access to this parcel. The size of Parcel 2-139 could accommodate both parking and an ample buffer from adjoining parcels, as well as a sustainable trail alignment. All of these features are lacking at the current 4-space parking lot for Chugach Park visitors on Honey Bear Lane. Remaining acreage in Parcel 2-139, after trailhead development, would have enhanced residential value from proximity to a well-designed trailhead.	HLB acquired parcel 2-158 that would offer CSP access. After the development of HLB Parcel 2-158, 2-139 could be evaluated for an additional access point.
67	Pg. 20: 4-032 4-033A-F 4-034 Turnagain Community Council	TCC has a long history of advocating for transfer of these parcels to the Municipal Parks Department to ensure permanent protection of the Tony Knowles Coastal Trail and associated Natural Open Space Buffer within these parcels. TCC requests that transfer of these specific parcels to the Parks Department be included in the 2025-2029 HLB Management Plan, to ensure long-term protection of this important natural open space and section of the Coastal Trail.	HLB recommends that these properties stay in the HLB inventory due to existing leases in the area.
68	Pg. 21: 4-046 4-047 Third Avenue Radicals, Through JDO Law	We implore the Mayor and the Land Bank to do better. The conditions at 3rd and Ingra were mostly abated this past fall. However, without intentional and proactive intervention we have little doubt that come spring, conditions will again deteriorate. We are asking the Municipality to prevent this. The Third Avenue Radicals are a resource and partner in this endeavor. We recognize that addressing the homelessness crisis in Anchorage is a complex endeavor. However, if the Municipality allows its land to again become inundated with garbage, drug use, crime, and illegal camping, we will be forced to take legal action. We would like to avoid this outcome, and stand ready to assist Anchorage in finding a humane approach to address homelessness, while also not allowing 3rd and Ingra to become, once again, a blight on the neighborhood.	The site has a drafted Master Plan that may take many years to be ripe for development. HLB will be considering short-term uses of the site that preferably implement components from the Master Plan to activate the vacant property. Staff Recommends removing text regarding parcels 4-046 and 4-047 on page 21 of the Five-Year Plan and adding the following on page 15 of the Annual Work Program: “HLB Parcels 4-046 and 4-047 - until such a time the Master Plan can be implemented, short-term use of the site, for the purposes of activating the site, will be pursued for immediate implementation. Uses that incorporate elements of the Master Plan will be prioritized. HLB will continue to engage with local stakeholders.”

69	Pg. 21: 4-046 4-047	Radhika Krishna, Anchorage Downtown Partnership	We would like to urge the Heritage Land Bank to prioritize site activation of parcels 4-046 and 4-047 by including these parcels in the 2024 Potential Projects section of the plan, rather than just in the trespass and encroachment section. These are large sites in Anchorage's urban core, and their continued vacancy has significant negative effects on downtown and north Anchorage. We strongly encourage the Heritage Land Bank to include full site activation as a priority in 2024. We also encourage HLB to prioritize interim uses of the site that activate and secure the site, prior to development of the site as directed by the master plan. Given market conditions and barriers to development including the site's seismic and contamination challenges, development is likely to take many years, and it is imperative that nearterm uses are actively identified and pursued in 2024.	HLB will be considering short-term uses of the site that preferably implement components from the Master Plan to activate the vacant property. See Comment 68.
70	Pg. 21: 4-046 4-047	Stephen Ribuffo, Director, Port of Alaska	The Port of Alaska has interest in taking possession and management of these parcels for its use. As any port-managed property would become subject to the Department of Homeland Security requirements established in 33 CFR, it is our intent upon taking possession to surround the parcels with a perimeter fence at least 8 feet high, install surveillance cameras that would be monitored 24/7/365, and add on-sight inspection of them to our Security Force roving patrol schedule. Use of the property would be for additional laydown area for either shipping containers or dimensional lumber (managed by one of the Port's current tenants), as well as a solar farm which would be tied into the Chugach Electric facility at the bottom of the hill to the north as part of our ongoing Port Power Plan. We would be willing to discuss either the permanent use of this real estate, or a 20/25-year use arrangement.	HLB staff are reviewing prospective uses for this site. See Comment 68.
71	Pg. 21: 6-039	Amanda Tuttle	Throughout the document and included in HLB's management activities are the requirements to take into consideration environmental plans and studies, however, parcels such as 6-039 have not had a completed environmental review and is recommended for replat into residential lots. This parcel is a very active floodplain.	Evaluating the parcel for potential replat includes environmental review. It is anticipated that the developable portion would only be the upland portions near the Alyeska Highway.
72	Pg 22: 6-053 6-054 6-055 6-056	Christina Cope Hendrickson	Recommend awaiting NEPA to be completed before pursuing disposal. Wetlands and Section 6 and ESA Section 7 will kill this project.	HLB is aware of the DOT&PF need for land should the intersection redesign occur; therefore, it is listed as a potential disposal in the next five years. Waiting to bring the request to HLBAC until the NEPA process is complete is prudent.

73	Pg. 22: 6-075	Christina Cope Hendrickson	Recommend awaiting final decision for GIP Phase II+ prior to disposal. Also, what about the utility connections within the parcel?	Assuming this comment was intended to be in reference to 6-057F. There is not a recommendation at this time to dispose of portions of 6-057F. Part of the feasibility study will be looking at utility connections.
74	Pg. 22: 6-075	Girdwood Board of Supervisors	Thank you for this recommendation	Noted.
75	Pg. 22: 6-075	Amanda Tuttle	Has this parcel been transferred already? If not, it is not labeled on the Region 6 map.	This parcel has not yet been transferred. It appears on the Region 6 Map next to Parcels 6-013 and 6-014.
76	Pg. 22	Rabbit Creek Community Council	RCCC agrees with the HLB's desire to explore the feasibility of exchanging parcels or allowing development of access to Chugach State Park from several HLB parcels.	Noted.
77	Pg. 22	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.	This comment was received and addressed in the 2023 Work Plan. Additional language regarding the municipal-wide need for housing was added to the 2023 Five-Year Management Plan, and is included in the 2024 Five-Year Management Plan.
78	Pg. 22	Brooks Chandler	Working with GBOS on potential disposals of parcels 6-076, 6-039, 6-134, 6-013, and the GIP portion of 6-016, "to a qualified Girdwood nonprofit 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 2024 and five year work plans.	See Comment 108.
79	Pg. 22	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.	It is the mission of HLB to implement goals of adopted comprehensive plans.

Appendices				
Reference No.	Commenter	Comment	Response	
80	Pg. 23-30: Appx A	Amanda Tuttle	Maps are difficult to read and review. Boundaries are not definitive, major landmarks should be referenced, including rivers, highways, etc. Girdwood should also be separated into several maps or a much larger map that can accurately reflect the 6,000 acres HLB manages.	HLB Staff recommends using the online interactive maps as a way to see more details about each HLB Parcel. The link to the mapping application can be found on our website at www.muni.org/HLB . This link is also available as a QR code on page 23 of the work plan. The maps in the work plan are only intended to be a quick reference.
81	Pg. 31 Appx B	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 or 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.	During the HLBAC work session on the 2024 Work Plan (12/14/2023 HLBAC Meeting), HLB Staff informed the Commission that HLB Staff will begin suggesting time limits or expiration dates in the resolutions. However, because the resolutions cover such a wide variety of topics, each expiration date will be determined case-by-case, as opposed to a broad sweeping policy.
82	Pg. 31: Appx B	Amanda Tuttle	"Please define the process for concerns to be reported, investigated, and managed within HLB by a public citizen."	Submit a written comment to HLB staff via email at hlb@anchorageak.gov
83	Pg. 31: Appx B	Amanda Tuttle	Regarding Overview and Policies, Section I: "Please edit the statement of "future citizens of Anchorage" to include the Girdwood Valley specifically since over 50% of the land resides in the Girdwood Valley.	HLB staff recommends changing the language to "Municipality of Anchorage residents". These policies apply to the entire municipality.
84	Pg. 31: Appx B	Amanda Tuttle	Regarding Overview and Policies, Section II: "Proportionate representation from the Girdwood Valley must be included on the seven member HLB Advisory Commission."	HLB is a Muni-wide function; actions that occur in Girdwood are of interest to the entire MOA. Commissioners are not representatives for specific areas. They bring a knowledge of the area to the Commission to provide area-specific insights to Staff and their fellow Commissioners. Per AMC 21.60.200.A "At least one member shall <i>reside</i> in the Girdwood area and at least one member shall <i>reside</i> in the Eagle River-Chugiak area". It is not recommended that seats on HLBAC be proportional to land distribution.

85	Pg. 32: Appx B	Amanda Tuttle	Regarding Overview and Policies, Section III: “Public notices for the Girdwood Valley must be done on the local KEUL radio station, the local Turnagain News, and local community bulletin boards. Public notices must include clear and concise maps. All documents should also be able to be downloaded, enlarged, and printable. Maps must be detailed to be able to tell parcel boundaries, landmarks, etc.”	HLB follows public notice requirements as prescribed in Title 25.
86	Pg. 32: Appx B	Amanda Tuttle	Regarding Overview and Policies, Section IV.B: Edit to add: “as determined by fair market value appraisal by a certified real estate appraiser <i>and environmental review and consultation</i> ”	Certified Real Estate Appraisers are governed by the State of Alaska.
87	Pg. 34: Appx B	Amanda Tuttle	Regarding Overview and Policies, Section IX.A: Include in the objective “ <i>and the development of environmentally sustainable communities</i> ”	HLB’s mission is to achieve the goals of the Comprehensive Plan. Development projects go through land use entitlements that evaluate other factors such as environmentally sustainable development; this is not the mission of the HLB. Additional environmental considerations may be addressed through land use regulations.
88	Pg. 35: Appx B	Amanda Tuttle	Regarding Overview and Policies, Section IX.A.6: Edit to add: “Compensatory mitigation credits must only be given within the same watershed.”	Mitigation is governed by USACE; location of credits and impacts are considered in their evaluation prior to approving a mitigation plan.
89	Pg. 36: Appx B	Amanda Tuttle	Regarding Overview and Policies, Section IX.B: Where are the Site Specific Land Use Studies published? When was the last one created for Girdwood? What is the process for concerns to be raised on a Site-Specific Land Use Study?	Site-Specific Land Use Studies can be found linked from the HLB website at www.muni.org/HLB (a QR code for the website is located on page 2 of the Work Plan) These types of studies are governed by Title 25.
90	Pg. 37: Appx B	Amanda Tuttle	Regarding Overview and Policies, Section IX.C.2: What is the process for raising concerns about the written findings in a land disposal determination?	Submitting written comments during the Public Comment period or testifying at the HLBAC public hearing is the process for raising concerns about any HLBAC action.
91	Pg. 38: Appx B	Amanda Tuttle	Regarding Overview and Policies, Section IX.C.9: Edit to add “Compensatory mitigation credits must only be given within the same watershed.”	Mitigation is governed by USACE; location of credits and impacts are considered in their evaluation prior to approving a mitigation plan.
92	Pg. 39: Appx B	Amanda Tuttle	Regarding Overview and Policies, Section IX.E.1: Edit to add: “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 <i>and associated public infrastructure</i> ”.	HLB funds are not intended to improve general public infrastructure unless a specific project requires infrastructure improvements.

93	Pg. 47 Appx D	Deb Essex, Girdwood Nordic Ski Club	Include both the Girdwood Nordic Ski Club's active Easement Agreement 2015-17 in the active Leases and Permits list, or at minimum part of the disposal of Parcel 6-011 for development	This easement is currently listed on page 47 of the Work Plan. HLB Staff typically does not include easements into the contract list; however since this easement has an expiration date, it does seem appropriate to include into the active leases and permit list.
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Other General Comments			
Reference No.	Commenter	Comment	Response
94	Christina Cope Hendrickson	Staffing. The plan's objectives require an increased and qualified staff to implement, generate more revenue and meet the Division's and Department's missions.	Noted. Staffing budget remains the same for 2024.
95	Girdwood Board of Supervisors	<p>The ongoing Holtan Hills project has clearly identified a fundamental tension between the structure and purpose of the Heritage Land Bank, and the needs of the community of Girdwood.</p> <p>There are several ways to address this core issue in the future, for example by weighing the impact on the most affected community(s) of a project as opposed to focusing on benefits to the HLB fund. GBOS would also like to reiterate our request for more local representation in the decision-making process, including on the HLBAC board. GBOS understands that this is a matter of code and plans to make this request of the Anchorage Assembly.</p> <p>One partial solution that can be pursued now is withdrawal of specific parcels from HLB and transferring management to the Girdwood Valley Service Area (GVSA) under its Housing and Economic Stability service power. This is a step that GBOS recommends for several parcels within both the 2024 work program and the five-year management plan.</p>	<p>HLB is a Muni-wide function; actions that occur in Girdwood are of interest to the entire MOA.</p> <p>Commissioners are not representatives for specific areas. They bring a knowledge of the area to the Commission to provide area-specific insights to Staff and their fellow Commissioners. Per AMC 21.60.200.A "At least one member shall <i>reside</i> in the Girdwood area and at least one member shall <i>reside</i> in the Eagle River-Chugiak area".</p> <p>It is not recommended that seats on HLBAC be proportional to land distribution.</p> <p>HLB Staff recommends further discussions with MOA leadership and GBOS during the quarterly meetings to better understand the Assembly's actions as it relates to GVSA's role in housing development prior to including it into the HLB Work Plan.</p>
96	Brooks Chandler	Regarding AR2023-40: "Absent from both the 2024 Work Plan and the Five Year Management Plan is any mention of working with the Girdwood Board of Supervisors as directed by the Assembly in AR 2023-040... The feasibility evaluation was completed as directed and some effort at using tax policy to support development of attainable housing was begun. But the objective directed to be added to the management plan for engagement with the Girdwood Board of Supervisors for potential disposals for housing development continues to be ignored."	<p>HLB Staff Recommends the following language to page 17:</p> <p>"AR2023-40 - An Inventory of Potentially Developable HLB Parcels in Girdwood was drafted and delivered to the Assembly Enterprise and Utilities Oversight Committee and the HLBAC. HLB will be continuing to engage with the Assembly Enterprise and Utilities Oversight Committee regarding this report and other HLB initiatives in coordination with the HLBAC and the adopted HLB Work Plan."</p>

97		Deb Essex	Complete the active Easement Agreement 2017-05 with Bikewood and include in the Leases and Permits list within HLB Plan.	Bikewood does not currently have an active easement nor permit with HLB. HLB has received authorization from HLBAC and the Assembly to grant Bikewood (formerly known as Girdwood Mountain Bike Alliance) an easement (HLBAC Res 2017-05; AO 2018-19). However, the conditions to grant the easement, including trail location surveying, must be met. HLB will coordinate with Bikewood to acquire a status update.
98		Deb Essex	Rezone Parcel 6-011 (east of Glacier Creek, and north of the Girdwood Airport) from Commercial to Recreation Reserve to maintain the 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.	Any recommendation of rezonings shall be considered after the final adoption of the Girdwood Area Plan.
99		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	Noted.
100		Julie Raymond-Yakoubian	I would like to see HLB pursue ways to proactively protect and conserve open/natural spaces (primitive and other) across the HLB inventory and would like to see those plans included in this document.	Noted.
101		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. I would like this to be added to the 2024 work program and management plan.	Noted.
102		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). I would like this to be added to the 2024 work program and management plan.	HLB currently has a management objective similar to the one requested.
103		Amanda Tuttle	The organization of the plan is difficult to reference. If information was presented by region it would allow better understanding of the separation of landscapes and areas.	Noted. HLB will consider a change in format for the 2025 Work Plan.

104		Amanda Tuttle	<p>HLB’s land management objective is not being met. Environmental plans and studies from the 1980s and 1990s are being used under HLB current land development plans in the Girdwood Valley. It is utter negligence to risk property and lives by selling and promoting development in these areas. The document falls short addressing the importance of completing environmental reviews and how compliance of environmental reviews are mandated. The plan inadequately addresses the importance of environmental reviews and planning of large-scale developments and impacts to existing communities.</p>	<p>HLB plays a large role in environmental sustainability as the only authorized manager of Conservation Easements in the MOA. HLB currently manages over 200 acres of Conservation Easements.</p> <p>The HLB Plan is not the appropriate place to dictate the environmental review process or compliance, since that is not the function of the HLB. Additional environmental considerations should be addressed through land use regulations.</p>
105		Amanda Tuttle	<p>I would like to see further discussion on how it is ensured the public infrastructure in the impacted communities are being improved and maintained to meet the demands of the developments and how funds received from the HLB sales supports public infrastructure.</p>	<p>Public Infrastructure needs are evaluated during a development projects’ land use entitlement through the Planning Department.</p> <p>It is not the mission of the HLB to fund general public infrastructure improvements.</p>
106		Amanda Tuttle	<p>I would like to see data and further discussion on the finances of HLB and how percentages of profits are spent and where they come from.</p>	<p>The HLB Fund is listed in Appendix C and the MOA Budget can be found at the Office of Management & Budget website: muni.org/departments/budget</p> <p>A breakdown of financial data as you have described is not available.</p>
107		Turnagain Community Council	<p>Regarding Municipal Entitlement (as mentioned on pages 2, 7, 8, 16, and 22 of the 2024 HLB Work Plan): We support the conveyance of State of Alaska-owned lands included in the 1986 Municipal Entitlement Act to the Municipality. Once acquired, TCC specifically advocates for the transfer to the Municipality Parks and Recreation the following parcels in TCC/West Anchorage, due to the important value they have as public parks/natural open spaces/recreational areas:</p> <ul style="list-style-type: none"> ▪ Parcels #21 & #68 — where Point Woronzof Overlook and sections of the Tony Knowles Coastal Trail are located ▪ Parcel #77 — Little Campbell Lake Park ▪ Parcel #78 — land adjacent to Kincaid Park ▪ Parcel #113 — Delong Lake Park ▪ A portion of Parcel #71— northern section of Connors Bog Park ▪ In addition, TCC supports transfer of the Kloep Snow Disposal Site, also located within Parcel #71 	<p>Noted. This is an on-going issue and we will file these recommendations for a later date.</p>

108		Krystal Hoke through Randy Sulte, District 6, Assembly	<p>I would like to see the following land disposals added to the HLB 2024 Annual Work Plan and/or the 2025-2029 Five-Year Management Plan for the community of Girdwood.”</p> <ul style="list-style-type: none"> ▪ 6-076, 10-acre portion for mixed use housing or recreation ▪ 6-039, 14-acre portion for housing ▪ 6-016, 3-acre portion for institutions and parks ▪ 6-134, 14 acres to Parks for RV park for legal camping ▪ 6-013, 1.5-acre portion for possible workforce housing ▪ 6-057F, 5-acre portion for GVSA, Girdwood Fire Dept, and local contractor needs 	<p>6-076 - is included in the Work Plan on page 15, proposed changes to this section are in Comment 40.</p> <p>6-039 - is included in the Work Plan on page 21 with the suggested action of a potential replat for residential development.</p> <p>6-016 - is included in the Work Plan and proposed changes are in Comment 46.</p> <p>6-134 - HLB staff is aware of potential projects that are not supported in the Girdwood South Townsite Master Plan; therefore, a potential update of that plan is proposed on page 22.</p> <p>6-013 - is proposed to be added to the one year plan, see Comment 35.</p> <p>6-057F - is included in the Work Plan on page 15 and proposed changes are in Comment 38.</p>
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HLB Staff Comments				
Reference No.	Commenter	Comment	Response	
109	Pg. 11 & 16: 6-011 6-016 6-017	HLB Staff	Due to recent Assembly Action, an update to multiple references to this project require updates.	<p>HLB proposes the following changes:</p> <p>Page 11, Replace language for 6-011, 6-016, and 6-017 with: “HLB Parcels 6-011, 6-016, 6-017 - The Anchorage Assembly approved the proposed Holtan Hills disposal at a special meeting on January 24, 2024 (AO 2023-137, As Amended).</p> <p>Page 16, Replace language for 6-011, 6-016, and 6-017 with: “HLB Staff will continue to collaborate with the developer and implement AO 2023-137, As Amended. HLB Staff will also be coordinating with AWWU for a sewer extension and other site-related work to support the Holtan Hills project.”</p>
110	Pg. 14: 3-078E	HLB Staff	With the imminent sale of the former Chevron site on the corner of Tutor and Lake Otis (3-078A-D), there is renewed interest in the former Peacock Cleaners’ site, HLB Parcel 3-078E.	<p>HLB Staff recommends changing the language for 3-078E to: “Continue to evaluate environmental contamination and market these parcels for sale or lease.”</p>
111	Pg. 16 1-111 6-018	HLB Staff	Since the drafting of the Work Plan, the Assembly has voted to include a bond for cemeteries on the April Ballot.	<p>HLB Staff recommends replacing the entry for 1-111 on page 16 with the following:</p> <p>“In February, 2024, the Anchorage Assembly voted to add a bond to the general election for cemeteries in Eagle River and Girdwood. If the bond passes, it would fund capital improvements for a cemetery at this site. HLB Staff will continue to work with the Chugiak-Eagle River Cemetery Committee, and Chugiak-Eagle River Parks & Recreation, and the Planning Department as they work towards next steps.”</p> <p>An edit for 6-018 was suggested in Comment 47</p>

112	Pg. 17 & 19: 6-002	HLB Staff	HLB Staff have received a proposal from the owner of the Indian Creek mining claim. Resolving this outstanding issue is one of the barriers to getting the conveyance complete from the State of Alaska.	HLB proposes the following changes: Page 17, Replace the language for 6-002 with: “HLB Parcel 6-002 - One remaining party claims an interest in a mining claim on the parcel. HLB will evaluate the validity of the claim and consider the purchase of the remaining mining claim. HLB will then work towards remediation of the property and obtain a patent.” Page 19, Remove the reference to 6-002.
113	Pg. 21: 5-010 5-011 5-012	HLB Staff	Over the years there has been intermittent interest in the Maui Industrial lots, located off of Olive Drive. These lots are Industrially-zoned and are nearly entirely designated as Class C wetlands.	HLB Staff proposes the following changes: Page 21, Replace language for 5-010, 5-011, 5-012 with: “HLB Parcel 5-010, 5-011, 5-012 - Market these parcels for sale or lease.”
114	Pg. 47 Appx D	HLB Staff	Alaska Seeds of Change is no longer operating from 4-047.	HLB Staff Recommends removing Permit 2021-08 from page 47.

Comments Received In-Person at the Public Hearing on February 22, 2024			
Reference No.	Commenter	Comment	Response
115	Julie Raymond-Yakoubian, Resident	<p>Comment No. 14 - asked for clarification of the trails approval process. Asks for HLB to clarify what the process is for the trail approval process as it is of high interest to the public.</p> <p>Comment No. 28 - Strongly supports the natural burial project and strongly supports the quick disposal of parcel 2-156 (is on the board for Alaska Natural Burial).</p> <p>Comment No. 31 – concerns regarding the proposed development in Girdwood and wishes that the mission response needs to be amended and fully reflect the entire HLB mission statement in the response.</p> <p>Comment No. 59 – requested timeline for HLB staff action related to the Girdwood Nordic Ski Club.</p> <p>Comment No. 81 – requested that criteria be provided for time limits being placed on resolutions and suggested an upper limit.</p>	This comment was heard at the Public Hearing. No action was taken.

116	Deb Essex, GNSC, Resident, Vice Chair Girdwood Trails Committee	<p>Provided a timeline of the background starting in 2006 when HLB commissioned the Winner Creek Trails Feasibility Study. In 2007 the report was completed and suggested 17 KM to build Nordic ski trails. In 2008 the Girdwood Nordic Ski Club was formed. HLB contributed the first \$50K, 2009 easement was granted, 2012 trail opened, 2014 the GNSC began the second phase of the nordic ski trails vision, n 2017 HLBAC approved Resolution 2017-09 approved the 20-year easement, 2018 GNSC set up a pre-application meeting with the Planning Department, 2019 the Urban Design Commission requested that Girdwood complete a Trails Plan. The Girdwood Trails Plan is before the Assembly for final approval on 2/27/2024. The RFP that was issued in 2021, did not mention the resolution 2017-09 which is in direct conflict with the trails alignment. All the work that has gone towards this effort for trails yet all the planning documents in place do not suggest residential development on this section of HLB Parcel 6-011.</p> <p>Ms. Essex asked the following questions. If portions of 6-011 are sold to a private entity, will resolution 2017-09 be included in the transaction? Will a trail corridor to connect the south valley trails to the north valley trails be provided in the development as shown on upcoming Girdwood Trails Plan? Will a trails corridor continue to have free public access? What assurances will non-profits have, such as GNSC, that approved resolutions will remain in the HLB Work Plan? Within policy page 36 HLB addresses land use compatibility. Has HLB addressed safety, airport traffic, noise abatement of the Girdwood Airport? Has HLB considered dedicating 6-011 to ensure trail connectivity as an investment? With the proposed Pomeroy development, will this put Girdwood trails on hold for another 10 years?</p> <p>Ms. Essex expressed her appreciation for the HLB Staff, Commission, and Pomeroy’s commitment to transparency.</p>	This comment was heard at the Public Hearing. No action was taken.
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117	Amanda Tuttle, Resident	<p>Ms. Tuttle introduced herself as a 20-year Girdwood resident, owner of Coast Pizza, and a property owner in Old Girdwood.</p> <p>Comment No. 2 - the HLB mission needs to be updated and the duties and responsibilities of the Commission need to be updated, explicit, and referenced throughout the document. Two of the three comprehensive goals are to protect the environment and community from natural hazards - the definition of environmental sustainability.</p> <p>Comment No. 3 - the HLB response of compliance with Title 25 for public notice process is inaccurate and supporting documentation is available to suggest HLB is in fact not in compliance with public noticing requirements. 25.40.030 Section A, “substantial” is a key word. Section B “calculated” there is no calculated effort to reach the majority of community members because Girdwood does not have a local newspaper. The most effective way would be community fliers or on the local radio station. There is no record that any HLB land activity has ever been broadcast on the local radio station. This information should be expressed within the Work Plan and not reference code sections.</p> <p>Comment No. 4 - a proper environmental assessment has not been done in the Girdwood Valley at the watershed level. It is HLB’s responsibility to complete an environmental assessment. Per 25.40.025. Ms. Tuttle’s time elapsed and as she wrapped up she stated that HLB is not in compliance with federal regulations related to a levy owned by HLB in Old Girdwood.</p>	This comment was heard at the Public Hearing. No action was taken.
118	Rachel Bernhardt, Board President Alaska Natural Burial	<p>Alaska Natural Burial is Interested in 2-156 for a natural burial site and requested expediting a disposal for natural burial use. There are substantial benefits both ecologically and socially. Anchorage cemetery is nearly full. Alaska Natural Burial has the best chance with least amount of tax payer input. The only other cemetery than Anchorage Memorial Park is a private cemetery with prices 450% higher than those at Anchorage Memorial Park. Many residents belong to faith groups that require burial over cremation and those residents may be priced out of the cemetery market in the near future. Cemeteries are not flashy or fun projects however they are necessary community needs. Alaska Natural Burial has been coordinating with HLB since 2021 and requests this project become a priority project. Please keep this project in the Work Plan.</p>	This comment was heard at the Public Hearing. No action was taken.

119		Krystal Hoke, Resident	<p>Ms. Hoke stated that she is a volunteer with Girdwood Community Land Trust which formed in 2021. Upon formation GCLT submitted an application to HLB for disposal by ground lease for HLB Parcel 6-076. The project did not get much traction until Assemblymember Zaletel proposed AR 2023-40 and HLB submitted the report with financial incentives for disposal of HLB land for housing projects to non-profits. GCLT meets with HLB regularly and GCLT just today issued a Request for Information to the Builders Council meeting. We are asking for specific things looking at environmental constraints – this summer California creek has started meandering and the flooding concerns are more real. Looking forward to a 55-year lease though GCLT would prefer a fee-simple disposal. GBOS and LUC have passed a resolution of support of this project along with several hundred people in Girdwood who are in support. Thank you for including us in the Plan.</p>	<p>This comment was heard at the Public Hearing. No action was taken.</p>
120		Mike Edgington, Resident	<p>Mr. Edgington stated his responsibility is related to Housing as a GBOS Supervisor and would be speaking from that perspective, but not representing GBOS. GBOS comments were submitted and appreciated the response to all of the comments. Wanted to point out Comment 35. The HLB response was a sensible approach to reach the same goal and appreciated that. Comment 95 – limitations on what HLB can do have been learned from the Holtan Hills project - this is a market-rate solution and provides all the same problems that Girdwood currently faces with housing challenges. Girdwood has had a higher percentage of housing development than the rest of the MOA; however, that has resulted in more empty or second homes. Noting that one, possibly two lots to transfer to a non-profit is further than HLB has ever gone with development conditions. Other mechanisms such as transfer of land to GVSA that allow greater flexibility and tools to implement development of land consistent with community needs.</p>	<p>This comment was heard at the Public Hearing. No action was taken.</p>

121		Jennifer Winegard, GBOS Supervisor/ Land Use Supervisor	<p>GBOS comments that were submitted during the Public Review process were a unanimous decision by GBOS. A couple things slipped through the cracks because of how Holtan Hills was brought up. Because Girdwood lost the most developable piece of land in the Girdwood Valley, Girdwood is scrambling to find solutions to the most pressing housing need, which is workforce housing and a broad spectrum of housing is needed in Girdwood. Girdwood is surrounded by HLB Inventory land; Girdwood cannot grow without working with HLB. Requesting land transfer to a Girdwood non-profit or the Girdwood Valley Service Area.</p> <p>HLB Parcel 6-134 – general support for RV/workforce winter housing. It was not voted on by GBOS as a comment on the Work Plan, however, there was general support for it.</p> <p>Support Deb Essex’s comments regarding trails comments.</p>	This comment was heard at the Public Hearing. No action was taken.
122		Cathy Gleason, Turnagain Community Council President	<p>Appreciate all the work that goes into the Work Plan and TCC follows the Work Plan annually and submits comments.</p> <p>Comment No. 57 – 4-045, located in the TCC neighborhood area and is adjacent to Earthquake Park. The site has an encroachment with a private shed. The HLB Comment Response is in conflict with the Work Plan and the comment response did not. This property seems like a natural space that should go to Parks and Recreation. Requests further information regarding Staff Comment Response since the Community Council wishes to see the parcel to go Anchorage Parks and Recreation.</p>	This comment was heard at the Public Hearing. No action was taken.
123	Pg. 15: 6-011	Tim Charnon, HLBAC	Amend text on Page 15 regarding the portion of 6-011 to include: “defer disposal of 6-011 until adoption and approval of the Girdwood Trails Plan and the Girdwood Comprehensive Plan, and when those plans are approved any further discussion and disposal be consistent with those plans.”	Commissioners voted on the amendment, and it passed. This text was added to page 15.

Appendix F

MUNICIPALITY OF ANCHORAGE HERITAGE LAND BANK ADVISORY COMMISSION

HLBAC Resolution 2024-04

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF THE 2024 HLB ANNUAL WORK PROGRAM AND 2025-2029 FIVE-YEAR MANAGEMENT PLAN.

WHEREAS, pursuant to AMC § 25.40.010, the Heritage Land Bank (HLB), a division of the Municipality of Anchorage's Real Estate Department, 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 December 22, 2023, the Public Review Draft of the 2024 HLB Annual Work Program and 2025-2029 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 December 22, 2023, the notice for the February 22, 2024, 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 February 22, 2024, the HLBAC held a public hearing on the Work Plan; and

WHEREAS, the Draft 2024 HLB Annual Work Program and 2025-2029 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 2024 HLB ANNUAL WORK PROGRAM AND 2025-2029 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 22 day of February 2024.

Approved:

Attest:



L. Dean Marshall, MPA, Chair
Heritage Land Bank Advisory Commission



Tiffany Briggs, Director
Real Estate Department