

**REQUEST FOR INFORMATION
GIRDWOOD SOUTH TOWNSITE
HLB LOT 6-076**

Girdwood Community Land Trust
PO Box 647
Girdwood, AK 99587

Anchorage Home Builders Association
Builders Council
The Plan Room
Builders/Developers

February 28, 2024

Subject: Request for Information - Girdwood South Townsite Development

Dear Builder/Developer Community,

The Girdwood Community Land Trust is currently assessing development opportunities within the Girdwood South Townsite area. As part of our due diligence process, we are seeking information and input from experienced builders and developers regarding the potential development of this site.

Girdwood Community Land Trust is a 9-member volunteer board. One of our goals is to steward land for community uses, which includes workforce housing. Our organization has been working with the Heritage Land Bank for several years. We are named for parcel 6-076 in their annual and 5-year management plan. We have secured a Letter of Interest on this parcel and have received written permission from the Real Estate Director to issue this Request For Information(RFI). We stand ready to help facilitate a long-term lease of 55 years for \$1/per year. This is due to our nonprofit status, and an existing, identified need in our community. To achieve success and our goal, we are seeking to work with a development and building partner who is interested in creating the type of housing we think is needed in our community.

We kindly request your participation in providing information to assist us in better understanding the feasibility and potential for development within the Girdwood South Townsite. Your expertise and insights are invaluable as we explore the possibilities for this area.

Please find below a list of questions we would appreciate your response to:

1. Do you think the Girdwood South Townsite is reasonably developable for permanent housing?
2. Do you believe this area should instead be utilized for recreational and non-permanent uses?
3. What is your draft concept site plan you would suggest for development within the Girdwood South Townsite? Please note that this does not need to be a formal survey, but rather a preliminary concept of your proposed development.
4. What type of housing would you propose at this location? Please provide details regarding the housing type, size, density, and any other relevant considerations.
5. Do you have previous experience in creating neighborhoods, developing roads, needed infrastructure, etc. Please provide 3 examples.

If you are interested in providing a response, we request you send an email (girdwoodlandtrust@gmail.com) stating your interest and intent to submit a response. We will then direct you to additional resources and information. This step is not required, but encouraged, so we can pass along the most relevant information for formulating your concept.

The deadline for your response to this Request for Information is March 26, 2024. Your timely input is greatly appreciated.

Please submit any questions and your responses via email to girdwoodlandtrust@gmail.com

For more information regarding Girdwood South Townsite, our organization and polling done with our community, please visit our website: www.girdwoodlandtrust.org > Things that Inspire (upper menu button)

Thank you for your attention to this matter. We look forward to receiving your insights and suggestions regarding the development of the Girdwood South Townsite.

Sincerely,

Girdwood Community Land Trust

Board of Directors

Additional Information from GCLT:

- Mitigation of California Creek may be needed as the water is meandering, especially at Forest Fair Beer Garden area, which is up-valley of this parcel.
- There is a plat note that states the road needs to be developed the length of the parcel. This would include 850' on one side and 1200' along Karolius.
- Karolius currently exists as a dirt/gravel road.
- The Girdwood Area Plan is underway and we are suggesting this area as “Mixed Use” under the new Land Use Map.
- There is an adopted Master Plan in place. Girdwood South Townsite Master Plan.
- Heritage Land Bank has added an update of the Master Plan on their annual and 5-year plan. The plan has been approved at HLB Advisory Commission and awaiting assembly approval.

Supplemental Questions:

- 1.) Are we limited to 33 units?
 - a. The municipality traffic department has previously suggested that a max of 33 units are possible due to lack of secondary access.
 - b. Do you have any alternative ideas to work around this issue?
- 2.) What do you recommend for mitigation of the meandering creek?
 - a. Do you have any experience with this kind of work?
 - b. Have you worked with the Army Corps of Engineers previously?
- 3.) What variances, if any, would you need for your concept to work?

GCLT Suggested Concepts:

- 1.) Small Cabin Complex (Preferred – Polled high with community.)
 - a. Sized accordingly to be at or below \$400,000.
 - b. Girdwood residents often discuss how well the “Bird Houses” are a great example of what we need to see more of. These are 15 chalet-type homes that average 800 SF. They share a 1.5 acre lot, which is owned by the Condo Association. The structures are individually owned, detached “condos.”
- 2.) Apartment Building
 - a. Open to builder owning the building.
 - b. Looking for rent price points of \$800 - \$1000.
 - c. Size units accordingly to reach price point goal.

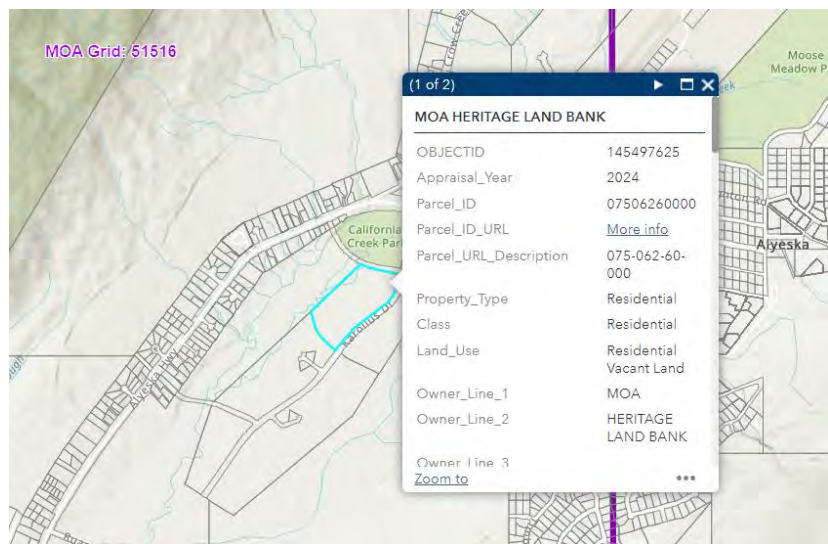
- 3.) Open to some traditional market-rate development to help make project pencil. Majority of project (51%+) should focus on attainable housing pricing (\$400K for purchase, \$800-1000/month for rent)
- 4.) Open to creative ideas that are outside of those referenced.

Attachment A: Parcel Map

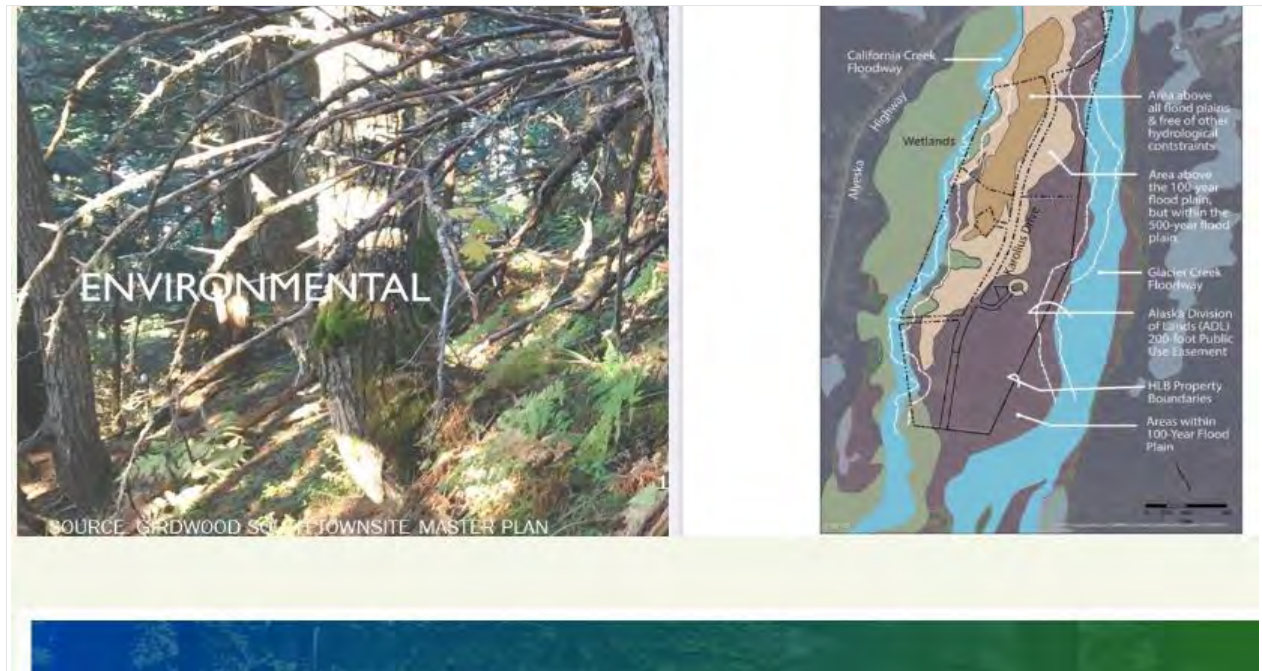
Girdwood South Townsite Maps



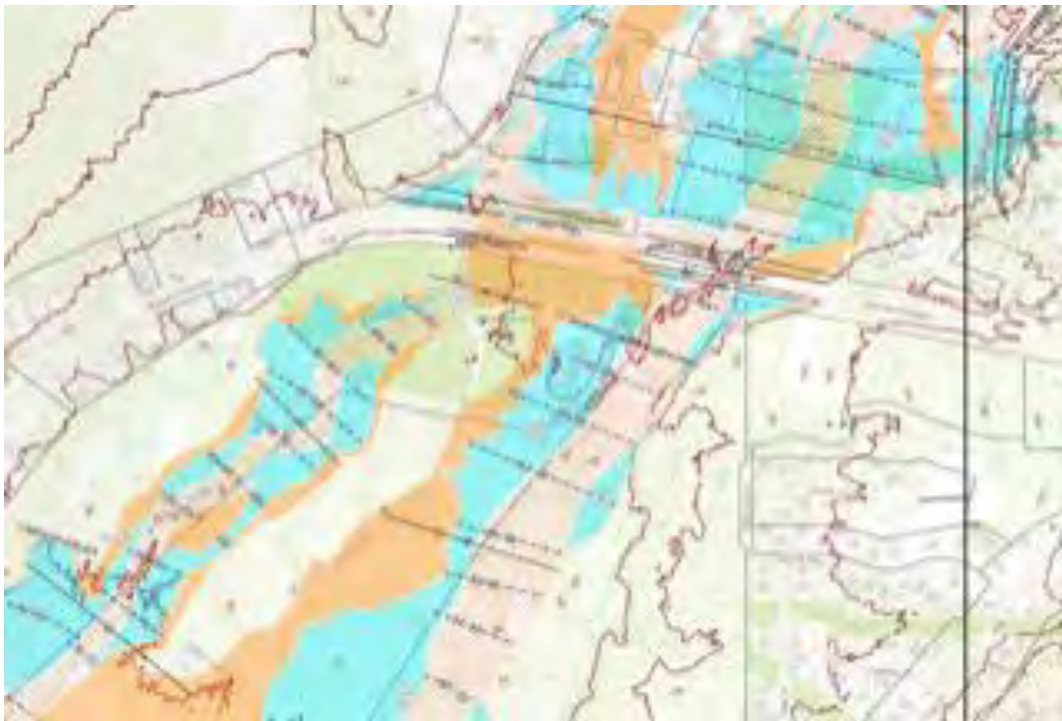
Parcel 6-076



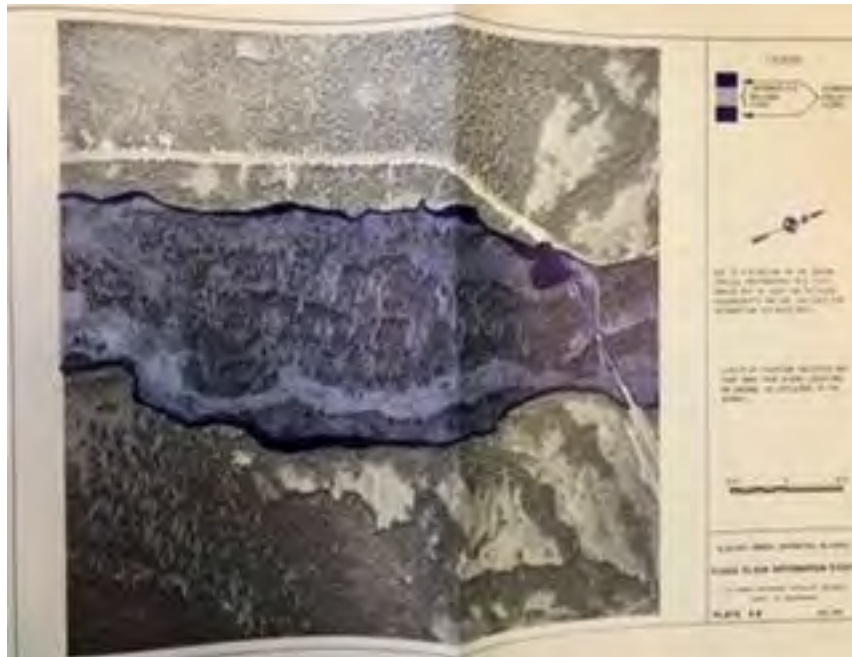
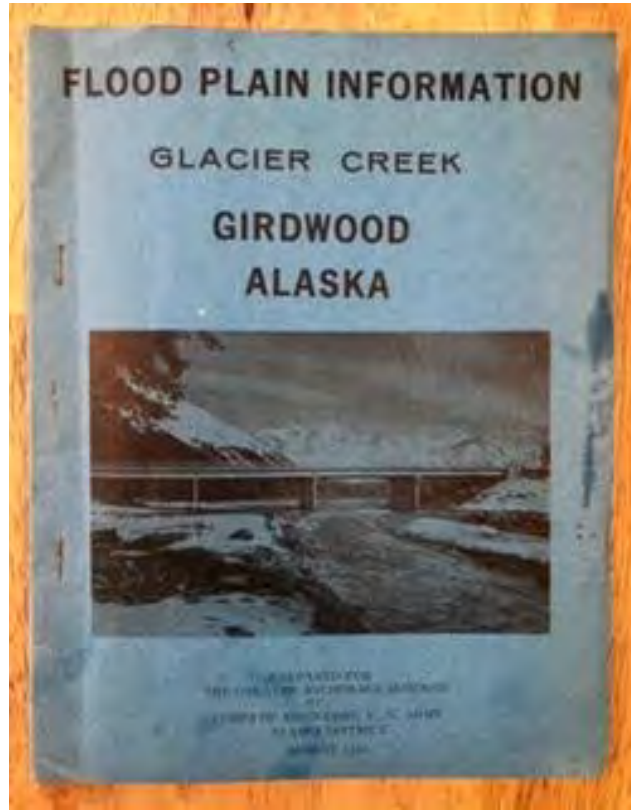
Attachment B: Environmental Constraints

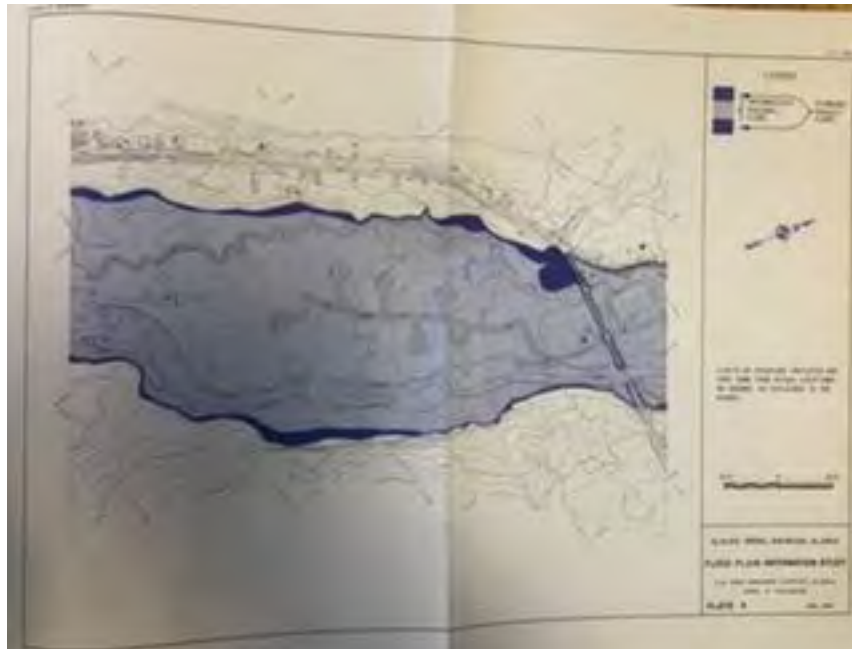


Flood Map:



Historical Flood Plain Information – 1969:





Flooding in South Townsite – Summer 2023: (additional photos on website)





**Site Concept Map
Ruane Road
&
Alyeska Highway
HLB 6-039**

