



Chapter 4. **Heritage Land Bank Five-Year Work Plan, 2009-2013**

Over the next five years, HLB intends to address numerous important objectives, including:

- continued improvements to the accuracy, accessibility and reliability of the HLB land and resources inventory,
- enhancing public trust in the HLB land management process, through wise stewardship and sound decisions,
- obtaining the municipality's remaining land entitlements from the state,
- managing the HLB Fund to increase annual yields (rate of return), and to acquire strategic properties required for municipal purposes,
- transferring management authority for certain HLB lands to appropriate municipal agencies,
- disposing of HLB lands where doing so will achieve municipal purposes, and
- evaluating means by which HLB can best serve the public for the long-term.

Acquiring State Entitlement Lands

The Heritage Land Bank will continue to obtain title to remaining state land, pursuant to the Municipal Entitlement Act and subsequent agreements. MOA is responsible for surveying these parcels at its expense, per statutory requirement. HLB staff will continue to work closely with Alaska Department of Natural Resources to generate patents for each land selection.

Proposed Disposals of HLB Parcels, 2009-2013

The Heritage Land Bank will review several of its holdings for disposal during this five-year planning period. The list on the next page and outlined in the following pages represents HLB parcels that will be considered for disposal, provided such disposals are consistent with the MOA's comprehensive plan, market conditions, more detailed planning documents and studies that may be forthcoming during this five-year timeframe.

Proposed Disposals of Heritage Land Bank properties through 2013:

HLB Parcel	Location	Size	Zone	Disposal type
1-034	Birchwood	2.5	PLI	Sale
1-071	Eagle River	40 acres	R-10	Sale
1-072	Eagle River	7.8 acres	R-2ASL	Sale
1-073	Eagle River	3.7 acres	PLI	Sale
1-074	Eagle River	92 acres	PLI	Sale
1-084	Eagle River	35 acres	R-1	Sale
1-089 (ptn.)	Hiland Road	36.73 acres	R-1	Sale
2-124, 125 & 126	Section 36/Clark's Road	Approx. 623.5 acres	R10, PLI-P	Transfer to Parks
2-127	Potter Valley	20.2 acres	R-6	Transfer – Parks
2-136	Potter Valley	49.3 acres	PLI	Sale
2-140	Bear Valley	20.0 acres	PLI	Develop for housing, trailhead and parking
2-144	Potter Valley	37.5	PLI	Park (8 acres), Sale
2-146	Potter Valley	12.5 acres	PLI	Sale
3-064 (ptn.)	Campbell Tract	80 acres	PLI	Wetlands mitigation disposal of approx. 26 acres
4-004, 5 & 6	Anchorage	.3 acre	B-2B	Lease or Sale
4-010, 11 & 12	9 th Ave. & L St	.2 - .3 acre	B-2C	Lease or Sale
TBD: State to convey upon survey	Indian	105 acres	R-11	TBD, based on final Turnagain Arm Area Plan update
6-001A-H	Indian	Approx. 9 total acres	R-11	HLB may subdivide into larger parcel sizes consistent with area lots.
6-040	Girdwood	40 acres	GR-3	Possible sale for residential development
6-010, 6-011	Girdwood	1000 acres (portion)	GCR-2, GDR & GOS	Develop pursuant to Crow Creek area land use study and Girdwood Area Plan
6-297	Girdwood	8.66 acres	GC-10	Wetlands mitigation proposed

The HLB parcels under consideration for disposal in the **2009-2013** period listed in the table above are described in more detail on the following pages. Several of these parcels will need to be reviewed more carefully or land use studies undertaken before determining final disposition or use.

Region 1 – Birchwood–Eagle River area

1. HLB Parcel #1-034 – This 2.5-acre parcel in Birchwood is zoned PLI and is located adjacent to the northwest quarter of Section 25. HLB has received inquiries as to the availability of this parcel, and will offer this parcel for sale by competitive bid when market conditions warrant.
2. HLB Parcel #1-071 – This 40-acre parcel in Eagle River, zoned R-10, will be considered for disposal.

3. HLB Parcel #1-072 – Following completion of a land use study for this area, this 7.8-acre parcel zoned R-2A SL, will be considered for disposal.
4. HLB Parcel #1-073 – A 3.7-acre parcel in Eagle River currently zoned PLI. Following completion of a land use study for this and other adjacent HLB properties, it will be considered for disposal.
5. HLB Parcel #1-074 – This parcel will be considered for disposal following completion of the land use study for HLB parcels in this area.
6. HLB Parcel #1-084 – This is a 35 acre parcel in Eagle River, zoned R-1, to be considered for sale once access is improved.
7. HLB Parcel #1-089 – The 36.73-acre portion of a 153-acre parcel that has steep terrain and a high avalanche zone, a developable portion will be considered for future sale.

Region 2 – Southeast Anchorage Bowl

1. Section 36 (HLB Parcels #2-124, 2-125, and 2-126) – Upon completion of surveying and platting, management of these parcels is proposed to be assigned to the Parks & Recreation Department.
2. HLB Parcel #2-127 – A 20-acre parcel in south Anchorage in the Potter Valley area is under consideration for a neighborhood park and withdrawal from the inventory for transfer to the Parks & Recreation Department.
3. HLB Parcel #2-135 & 2-136 – These two parcels, also located in the Potter Valley area, zoned PLI, may be considered for survey to allow for residential access, per the Potter Valley Land Use Analysis.

Region 3 – Northeast Anchorage Bowl

HLB Parcels in Campbell Tract may continue to be examined for use for compensatory mitigation for wetlands impacts associated with various projects in the Campbell Creek watershed. Subject to approval by the HLBAC and the Assembly, HLB staff will utilize a number of strategies available through the U.S. Army Corps of Engineers permitting process to establish conservation easements for this purpose, thus protecting our waterways and watersheds while generating income for municipal use. As also noted in Chapter 3, two such strategies would be the establishment of an In-Lieu-Fee Agreement and a mitigation bank agreement with the U.S. Corps of Engineers (COE) Subject to approval by the COE, HLB will propose that the Wetlands Advisory Group, established as part of these agreements, would conduct open meetings and that notice of meetings and opportunities to comment would be provided to the community councils.

1. HLB Parcel #3-064 – This is an 80-acre parcel comprised of both uplands and wetlands, with approximately 26 acres of wetlands that may be used for compensatory mitigation.

Region 4 – Northwest Anchorage Bowl

1. HLB Parcels #4-004, 05 & 06 – These are three contiguous parcels located in downtown Anchorage at 7th Avenue and I Street and are currently permitted to the Anchorage Parking Authority for use as a parking lot. The lots are encumbered by a deed restriction and “reverter clause” that limits use to municipal purposes only. The MOA will continue its efforts to have

the clause removed by legislation on these and other municipally owned properties in the downtown Anchorage area. Following a highest and best use determination, options may include termination of the APA permit in favor of direct HLB management, long term lease or sale of these parcels by competitive bid.

2. HLB Parcels #4-010, 4-011 and 4-012 – Three lots located on the northeast corner of 8th Avenue and L Street comprised of over 24,000 square feet and zoned B2-B. The lots are currently used by the Health and Human Services Department as service vehicle and employee parking. A highest and best use determination will be made of the subject lots in preparation for disposal or development. The Administration’s intent is to replat these parcels into a single tract, and offer this property for sale or lease at the earliest practicable date, following the expected vacation of the Department of Health and Human Services facility just south of these lots.

Region 6 – Girdwood/Turnagain Arm

1. HLB #6-001 – Eight platted lots near Indian, each of which is below minimum acreage allowed for residential construction, may be sold as a unit to encourage re-subdivision into optimum parcel sizes or replatted into appropriate sizes and sold by HLB.
2. Lower Matrix 6-011, 6-017 and 6-018 (Crow Creek neighborhood) – Holtan Hills Subdivision. Construction of roads and utilities are expected to be completed and sales of lots may be initiated in summer 2009.
3. Upper Girdwood Valley – A survey of the approximately 1,200 acres comprising the study area will be required prior to conveyance of the land by the state to the Municipality. The BLM needs to issue final patent to the State prior to conveyance to the MOA. Studies were completed in 2007 to evaluate the area’s potential for construction of a new Nordic ski facility, additional downhill ski terrain, and possible residential and resort development.
4. HLB Parcel #6-040 – This 40-acre tract in Girdwood is planned to be incorporated into the Girdwood Area Plan update. Large lot residential development was anticipated in the current Girdwood Area Plan. New development will be subject to the requirements of Title 21, Chapter 9.
5. HLB Parcel #6-297 – This 8.66 acre parcel is predominantly wetlands and contains a stream. Subject to U.S. Army Corps of Engineers approval, it may be suitable for preservation for wetlands mitigation purposes.



Active Development Projects: 2009-2013

Crow Creek Road Parcels in Girdwood – Planning and development of this 1,000-acre area will continue into 2008 and beyond, as “pods” are developed by HLB and lots sold, or sold for development. The Crow Creek Neighborhood Land Use Plan contains a provision requiring direct sales by HLB of a portion of lots to be sold. HLB will continue to work closely with Anchorage Water and Wastewater Utility and the state Department of Transportation and Public Facilities to plan and construct utilities in the area.

Glacier-Winner Creek Pre-Development - Winter Sports and Resort Economic Feasibility Study. Planning and predevelopment of the Glacier-Winner Creek area of Girdwood’s upper valley will extend into 2009.

Girdwood Industrial Park – A feasibility and market study for an industrial subdivision in the lower Girdwood Valley was completed in 2002 which indicated, at that time, that return to the HLB on investment in development would be marginal. Two other municipal agencies have agreed to defray expenses by helping to fund an upgrade of the development’s access road.

Downtown Girdwood Parking – Girdwood’s commercial area faces a shortage of parking. During this planning period, MOA intends to complete on-street and off-street parking improvements to the townsite. Construction began in 2007 to re-surface streets, improve drainage and construct sidewalks; discussions with private-sector developers may result in joint efforts to construct additional off-street parking facilities. The Commercial Areas & Transportation Plan calls for development of a large parking lot between Glacier Creek and the commercial area.

Girdwood RV/Campground Proposed Design/Development Assistance – As a follow-up to the South Townsite Master Plan, HLB will implement recommendations in the Plan by assisting with local efforts to develop a site for an RV and campground facility. The project goal will be to enhance recreational opportunities and reduce unpermitted camping in HLB’s forested areas.

Public Education- HLB will extend its public outreach programs to help the citizens of Anchorage better understand the mission of the HLB and how it is implemented. This will be accomplished through public information documents available in hard copy and via download at its expanded web site, and public meetings. In addition, the HLB director and staff will regularly attend and participate in community meetings.

105 acres in Indian “tentatively approved” for conveyance from the State – Portions of this parcel, which runs from the Seward Highway north to relatively steep mountain slopes, are suitable for residential development. A survey in 2006 was the final step needed for conveyance of title to the Municipality. Geotechnical studies will identify developable pods. However, disposal of any portion of the large parcel will be delayed until Seward Highway safety issues are resolved. Also, ongoing trespass complicates the State’s conveyance to the MOA. HLB is working with the State of Alaska’s Department of Natural Resources in 2008 to resolve trespass prior to accepting conveyance. The Planning Department is undertaking an update to the Turnagain Arm Plan, and HLB may wait until it is completed to start a land use study, if applicable. A land use study would be used to determine the

best manner of development, identify constraints to development, and take advantage of opportunities to enhance the natural setting and superb views of the Turnagain Arm.

155 Acres in Bird – Property was approved for conveyance in 1986, HLB needs to complete survey to obtain patent. May complete boundary survey and record plat in late 2008, with a follow-up subdivision plat in the next one to two years.

Transfers of Management Authority

The HLB anticipates working closely with Planning, Development Services, Parks and Recreation, the Anchorage School District, the Anchorage Fire Department and other agencies to provide HLB land needed for a variety of municipal purposes.

Section 36 (HLB#2-124, 2-125, and 2-126) – Upon completion of surveying and platting, management of these parcels is proposed to be assigned to the Parks & Recreation Department. The southern part of Section 36 is predominated by wetlands and contains creek corridors. Subject U.S. Army Corps of Engineers approval, it may be suitable for preservation for wetlands mitigation purposes.



Land Use Studies

105 acres fronting on the Seward Highway in Indian – As previously noted, HLB will confront several outstanding issues through the process of conveyance from the State, including current trespass, and planning for long-term use.

Other Issues, 2009-2013

1. HLB Parcel #4-033: Clitheroe Center – The Salvation Army has a lease that expires at the end of 2009 with the Municipality of Anchorage for the aged facilities on this HLB parcel. The Anchorage Detox Center will then need to relocate and to aggregate its facilities elsewhere. New security requirements and heightened airport security may dictate that this

parcel eventually be made unavailable for public use, with the exception of the Coastal Trail. HLB will include the west Anchorage community councils in discussion regarding potential future uses of this parcel so that the community can have an early part in the decision-making process regarding the future use of this public parcel.

2. Continued monitoring for fire fuel reduction and mitigation to maintain the health of forests on municipal properties.
3. Systematically review all existing HLB leases to determine whether the existing lessees are either paying fair market value for use of these HLB lands or there is justification for below market rents. Also ensure that all lease payments are timely paid and that lease rental rates are regularly reviewed and adjusted.
4. Review and update all HLB application fees and rental rates to ensure that all fees and rents are based upon market rates and equivalent to or are appropriate to recover a portion of staff costs.
5. Continue work with Eklutna, Inc., the military, and the state to establish a mechanism to receive land and revenue due the municipality as a result of the North Anchorage Land Agreement (NALA).
6. Develop HLB lands in Girdwood in a manner consistent with the updated Girdwood Area Plan, the Girdwood Commercial Areas and Transportation Plan and the various Neighborhood Plans and site-specific Master Plans.
7. Build community trust and support for HLB functions and activities by ensuring a transparent, accountable process for proposals, and carefully documenting the decision-making process. Also ensure that public notice and outreach are timely and properly provided.
8. Periodically review and consult with municipal agencies to determine their need for HLB land to fulfill municipal purposes. Where such needs are identified, the affected agency will submit an application to the HLB that will then be processed to a final decision. Also periodically review and consult with municipal agencies to determine which land managed by such agencies should be transferred into the HLB land inventory.
9. Maintain an aggressive stance with regard to illegal trespassing on HLB lands throughout the municipality and regularly work with Code Enforcement to remove illegal structures and maintain clean sites.
10. Continue to develop creative solutions to conservation, mitigation and trail access issues.

