

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Real Estate Department  
For reading: Month Day, 2026

**ANCHORAGE, ALASKA**  
**AO No. 2026-115**

1 **AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AUTHORIZING THE**  
2 **DISPOSAL BY A NON-COMPETITIVE PROPERTY EXCHANGE OF HERITAGE**  
3 **LAND BANK PARCEL 3-080, COMMONLY KNOWN AS THE FORMER TOZIER**  
4 **TRACK, LEGALLY DESCRIBED AS E ½, E ½, NW ¼, NE ¼, SECTION 33, T13N,**  
5 **R3W, S.M. (PID 008-051-01); AND AMENDMENT OF THE 2026 HLB WORK**  
6 **PROGRAM.**  
7

---

8  
9 **WHEREAS**, the Municipality of Anchorage (MOA) proposes the disposal by a non-  
10 competitive property exchange of Heritage Land Bank (HLB) Parcel 3-080,  
11 commonly known as the former Tozier Track, and legally described as E ½, E ½,  
12 NW ¼, NE ¼, Section 33, T13N, R3W, S.M.; and  
13

14 **WHEREAS**, Anchorage Municipal Code section 25.40.025E permits that HLB “*may*  
15 *exchange Heritage Land Bank land for other land on at least an equal value basis,*  
16 *as determined by a fair market value appraisal*”; and  
17

18 **WHEREAS**, this exchange would be for four parcels of land within Downtown  
19 Anchorage, commonly referred to as “Block 102” and legally described as Lots 1A,  
20 9, 10, and 11A, Block 102, Anchorage Original Townsite, which collectively are of  
21 or exceed equal fair market value of HLB Parcel 3-080 as determined by a fair  
22 market appraisal; and  
23

24 **WHEREAS**, the intent of this exchange is to develop housing opportunities on both  
25 sites constructed in a manner consistent with the identified needs, desires, and  
26 vision of each respective neighborhood; and  
27

28 **WHEREAS**, securing ownership of Block 102 has been a municipal priority  
29 spanning several administrations, and it will allow the MOA to play an active role in  
30 the redevelopment of Downtown Anchorage; and  
31

32 **WHEREAS**, the Heritage Land Bank Advisory Commission conducted a public  
33 hearing on this matter during their August 20, 2026 meeting, and voted unanimously  
34 to recommend authorization of this land exchange and amendment to the 2026  
35 Annual Work Program; now, therefore  
36

37 **THE ANCHORAGE ASSEMBLY ORDAINS:**  
38

39 **Section 1.** The MOA is hereby authorized to dispose of, by non-competitive  
40 property exchange, HLB Parcel 3-080 legally described as E ½, E ½, NW ¼, NE ¼,  
41 Section 33, T13N, R3W, S.M. to the Alaska Housing Finance Corporation for Lots  
42 1A, 9, 10, and 11A, Block 102, Anchorage Original Townsite subject to the following  
43 conditions:

- 1) No less than 70% of the land area of either site shall be developed as residential dwellings. Areas developed as mixed-use, or as features to supplement residential developments such as traffic circulation areas, resident and/or guest parking, open space, landscaping, playgrounds or parks shall be credited towards this requirement.
- 2) Residential density within the residential areas shall be no less than 8 dwelling units per acre.
- 3) Block 102 will be placed within HLB inventory and will be subject to its management authority. Any future disposal of Block 102 to a public agency or corporation, or private entity will be conducted in accordance with the provisions of AMC 25.40.025 Heritage Land Bank Disposals.
- 4) Profits received from any use of Block 102 prior to, during, or as a result of development shall be deposited into the HLB Fund.

**Section 2.** The 2026 HLB Annual Work Program shall be amended to add the following language under 2026 Potential Disposals, Exchanges & Transfers (Page 16):

HLB Parcel 3-080 (Former Tozier Track) – Dispose of the property through fee-simple sale, exchange for land of at least equal appraised value, or by lease if the land is found to be in excess of municipal need, or if an MOA lead development is found to be infeasible, and if the disposal is in the best interest of the Municipality.

**Section 3.** This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Chair of the Assembly

ATTEST:

\_\_\_\_\_  
Municipal Clerk



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

AM No. 575-2026

Meeting Date: September 1, 2026

**FROM: MAYOR**

**SUBJECT: AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AUTHORIZING THE DISPOSAL BY A NON-COMPETITIVE PROPERTY EXCHANGE OF HERITAGE LAND BANK PARCEL 3-080, COMMONLY KNOWN AS THE FORMER TOZIER TRACK, LEGALLY DESCRIBED AS E ½, E ½, NW ¼, NE ¼, SECTION 33, T13N, R3W, S.M. (PID 008-051-01); AND AMENDMENT OF THE 2026 HLB WORK PROGRAM.**

Heritage Land Bank (HLB) Parcel 3-080, commonly referred to as the “former Tozier Track” is a 9.6-acre parcel located near the center of the UMed District in Anchorage. This ordinance would authorize the exchange of the former Tozier Track parcel for four parcels of land (totaling 1.6 acres) located within Downtown Anchorage, commonly referred to as “Block 102” (due to their legal description) that are owned by Alaska Housing Finance Corporation.

This trade is being conducted per AMC 25.40.025E:

*“The Heritage Land Bank may exchange Heritage Land Bank land for other land on at least an equal value basis, as determined by a fair market value appraisal.”*

The fair market appraised value of the former Tozier Track is \$4.125M and the collective fair market appraised value of Block 102 is \$5.24M. As such, HLB is exchanging land for other parcels which exceed its fair market appraised value. There will be no impact to the HLB Fund as a result of this trade, nor will there be any decrease in the net monetary value of HLB’s land assets.

Acquiring Block 102 has been a priority of several administrations given its location and redevelopment potential. By acquiring Block 102, the MOA will be able to take a direct role in the redevelopment of Downtown, by turning an existing parking lot into housing and mixed-use opportunities. The construction of new residential units and commercial spaces on this block of Downtown could become a catalyst for further redevelopment adjacent to the site by bringing new activity to this area.

The former Tozier Track was acquired by the MOA under a similar land exchange where former HLB Parcel 3-076, and a supplemental payment of \$2.35M was given to the Alaska Sled Dog Racing Association, for the former Tozier Track. Due to HLB’s significant investment to acquire the former Tozier Track, conditions on the exchange have been recommended by HLB staff and the HLB Advisory Commission to allow the HLB Fund to recoup its expenses while the redevelopment of Block 102 is being contemplated and completed. Additionally, conditions requiring a minimum residential density, and maximum area for commercial uses for the redevelopment of the former Tozier Track are being recommended to prevent the parcel from being redeveloped into low-density, single-family homes, or being

entirely developed for commercial use.

Lastly, this action requires an amendment per AMC 25.40.020B to the HLB Annual Work Program because it is not currently listed in the program:

*“...All new proposed land sale activities not currently in the program will require an assembly approved amendment...”*

The following amendment is being proposed for consideration so this action may be executed by HLB:

“HLB Parcel 3-080 (Former Tozier Track) – Dispose of the property through fee-simple sale, exchange for land of at least equal appraised value, or by lease if the land is found to be in excess of municipal need, and if an MOA lead development is found to be infeasible, and if the disposal is in the best interest of the Municipality”

The proposed ordinance has no private sector economic effects and local government effects are less than \$30,000.00, therefore no Summary of Economic Effects is attached.

#### **THE ADMINISTRATION RECOMMENDS APPROVAL.**

|                         |                                                          |
|-------------------------|----------------------------------------------------------|
| Prepared by:            | Ryan Yelle, Heritage Land Bank                           |
| Approved by:            | Tiffany Briggs, Real Estate Director                     |
| Concur:                 | Robert Doehl, Director, Community & Economic Development |
| Concur:                 | Ona R. Brause, Director, OMB                             |
| Concur:                 | Eva Gardner, Municipal Attorney                          |
| Concur:                 | William D. Falsey, Municipal Manager                     |
| Respectfully submitted: | Suzanne M. LaFrance, Mayor                               |

#### **Appendices:**

- A) Staff Report (Including Maps and Agency Comments)
- B) Late Public Comments Received
- C) HLBAC Resolution 2026-05

# Appendix A



## MUNICIPALITY OF ANCHORAGE REAL ESTATE DEPARTMENT HERITAGE LAND BANK

### STAFF REPORT

**HLBAC Resolution:** 2026-05

**Action:** Trade/Exchange of Real Property; and amendment to the HLB 2026 Annual Work Program

**Hearing Date:** August 20, 2026

**Subject Location(s):** Heritage Land Bank Parcel 3-080 (commonly known as the former Tozier Track), legally described as E ½, E ½, NW ¼, NE ¼, Section 33, T13N, R3W, S.M.; and Lots 1A, 9, 10, and 11A, Block 102, Anchorage Original Townsite.

**Prepared By:** Ryan Yelle, Land Management Officer

#### SUMMARY

**Proposal Summary:** Heritage Land Bank is proposing to trade one (1) municipal parcel of land (Parcel 3-080; commonly known as the Former Tozier Track) for four (4) parcels of land owned by Alaska Housing Finance Corporation (AHFC) within Block 102, Anchorage Original Townsite (located in Downtown Anchorage). The trade will be for a parcel(s) of at least equal value as determined by fair market appraisal (AMC 25.40.025E).

#### Applicable Regulations & Standards:

AMC 25.40.025E allows for this disposal and trade:

*“The Heritage Land Bank may exchange Heritage Land Bank land for other land on at least an equal value basis, as determined by a fair market value appraisal.”*

AMC 25.40.020B requires an amendment to the HLB Annual Work Program when a proposed action is not currently listed in the program:

*“...All new proposed land sale activities not currently in the program will require an assembly approved amendment...”*

**2026 Annual Work Program:** “HLB Parcel 3-080 (Tozier Track) – Staff will begin to evaluate this parcel for land use entitlements including replating and rezoning for future disposal.” (Page 18).

**Proposed Amendment to 2026 Annual Work Program:** “HLB Parcel 3-080 (Former Tozier Track) – Dispose of the property through fee-simple sale, exchange for land of at least equal appraised value, or by lease if the land is found to be in excess of municipal need, and if an

# Appendix A

MOA lead development is found to be infeasible, and if the disposal is in the best interest of the Municipality.” (Page 16)

**Summary Recommendation:** The Administration recommends support for this land exchange. HLB staff have drafted resolution 2026-05 with conditions to support the intent of this land exchange (Appendix B).

## PROPERTY INFORMATION

### Parcel/Tax IDs:

|                             |                                                    |
|-----------------------------|----------------------------------------------------|
| <b>Former Tozier Track:</b> | 008-05-101                                         |
| <b>Block 102:</b>           | 002-11-210, 002-11-209, 002-11-208, and 002-11-266 |

### Legal Description:

|                             |                                                                 |
|-----------------------------|-----------------------------------------------------------------|
| <b>Former Tozier Track:</b> | E ½, E ½, NW ¼, NE ¼, Section 33, T13N, R3W, S.M.               |
| <b>Block 102:</b>           | Lots 1A, 9, 10, and 11A, Block 102, Anchorage Original Townsite |

### Location:

|                             |                                                                                          |
|-----------------------------|------------------------------------------------------------------------------------------|
| <b>Former Tozier Track:</b> | South of the intersection of Tudor Road and Dale Street, in Anchorage.                   |
| <b>Block 102:</b>           | Southwest of the intersection of West 8 <sup>th</sup> Avenue and D Street, in Anchorage. |

### Size:

|                             |             |
|-----------------------------|-------------|
| <b>Former Tozier Track:</b> | ≈ 9.6 acres |
| <b>Block 102:</b>           | ≈ 1.6 acres |

### Zoning:

|                             |                                             |
|-----------------------------|---------------------------------------------|
| <b>Former Tozier Track:</b> | PLI (Public Lands & Institutions)           |
| <b>Block 102:</b>           | B-2C (Central Business District, Periphery) |

### Appraised Value:

|                             |            |
|-----------------------------|------------|
| <b>Former Tozier Track:</b> | ≈ \$4.125M |
| <b>Block 102:</b>           | ≈ \$5.24M  |

### Wetlands:

|                             |                                                       |
|-----------------------------|-------------------------------------------------------|
| <b>Former Tozier Track:</b> | Class C Wetlands along the southern property boundary |
| <b>Block 102:</b>           | None                                                  |

### Seismic Zones:

|                             |                                                                                          |
|-----------------------------|------------------------------------------------------------------------------------------|
| <b>Former Tozier Track:</b> | Majority is Zone 2 (Moderate-Low); Zone 3 (Moderate) along the western property boundary |
| <b>Block 102:</b>           | Zone 2 (Moderate-Low)                                                                    |

# Appendix A

## Existing Condition(s):

|                             |                                                                                                                             |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| <b>Former Tozier Track:</b> | Vacant, two dilapidated structures remain on site and need to be demolished.                                                |
| <b>Block 102:</b>           | All four parcels have been developed for use as surface parking lots. The site is bisected by a 20-foot alley right-of-way. |

## Adopted Land Use Plan(s) and Designations:

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Former Tozier Track:</b> | <p>“Community Facility or Institution, Park or Natural Area, and Town Center with Traditional Neighborhood, Transit Supportive Development, and Residential Mixed-Use Overlays” within the <i>Anchorage 2040 Land Use Plan</i>.</p> <p>“Suitable for Redevelopment” within the 3500 Tudor Road Master Plan. NOTE: Within this plan “Suitable for New Development” means these areas are recommend for development of institutional facilities.</p> |
| <b>Block 102:</b>           | <p>“Park Strip North” and identified as “Opportunity Site #18 (<i>Map #7</i>)” within <i>Our Downtown, Anchorage Downtown District Plan (2021)</i></p> <p>“City Center with Transit Supportive Development Corridor, Residential Mixed-Use, Traditional Neighborhood Development Overlays” within the <i>Anchorage 2040 Land Use Plan</i></p>                                                                                                      |

## BACKGROUND AND PROJECT INFORMATION

In an effort to forward Mayor LaFrance’s “10,000 Homes in 10 Years” initiative, the Municipality has been aggressively pursuing opportunities to increase housing supply through a variety of means, one of which is the conditional disposal of public land for residential development. Municipally owned parcels within the HLB Inventory can be disposed of if deemed to be in excess of municipal need and can be developed subject to a competitive evaluation process and placement of conditions on its development that bring community benefit. By securing Block 102, the Municipality can take a proactive role in redeveloping a known opportunity site within Downtown to bring new residential opportunities to the area.

The acquisition of Block 102 is a Mayoral priority and a desired step to redevelop Downtown Anchorage. There are four parcels within Block 102 that are currently owned by Alaska Housing Finance Corporation, an independent agency of the State of Alaska. Those parcels are identified as “Opportunity Site #18” within *Our Downtown, Anchorage Downtown District Plan (Map #7)*. It has been known for many years and documented within municipal plans that Downtown Anchorage lacks sufficient housing supply in relation to the number of

# Appendix A

jobs that are centered within its boundaries. By securing Block 102, the Municipality will have an opportunity to develop mixed-use and high-density housing options that will help to spur further redevelopment and investment into Downtown.

The acquisition of the former Tozier Track was a Municipal priority referenced within two currently adopted Municipal plans. First, within the *Updated Far North Bicentennial Park Plan (1985)*, and most recently in the *3500 Tudor Road Master Plan (2007)*. Additionally, its acquisition was an opportunity to both expand the Municipal Campus, as well as serve as a catalyst for the Tudor/Elmore Development (TED) Project. Following decades of discussion and desire to acquire this parcel, Heritage Land Bank finally acquired the former Tozier Track in 2021 following a land exchange with the Alaska Sled Dog Racing Association (ASDRA). In addition to the exchange of land, a supplemental payment of \$2.35M from the HLB Fund was paid to ASDRA to make up for the difference in appraised value between the exchanged parcels. Most recently, HLB has been working on a Reuse Plan and Market Study of the former Tozier Track to determine immediate land use needs and community priorities. The results of this plan will help influence and steer future redevelopment of the parcel.

Anchorage Community Development Authority (ACDA) has been negotiating this trade with Alaska Housing Finance Corporation, an independent agency of the State of Alaska, on behalf of the Mayor's Office. According to information provided by ACDA, the proposed land exchange will swap ownership of the two sites so they may be developed in accordance with each entity's priorities. The development goal for each site is to produce housing opportunities and spur further investment. Expenditures from the HLB Fund will not be spent to fill the gap between the appraised value of the former Tozier Track (\$4.125M) and Block 102 (\$5.24M). Thus, no direct impact to the HLB Fund is anticipated as a result of this land exchange. All four parcels owned by AHFC will be placed into HLB inventory and will be under HLB's management authority.

Both sites are desirable locations for residential development. Each has access to adequately sized public utility infrastructure to support the desired developments, improved rights-of-way, and are located within major employment centers. Both are also suitable for the inclusion of small-scale commercial uses to support daily living such as a grocer, deli, laundromat, pharmacy, bakery, restaurant, etc.

The proposed action is not within the 2026 HLB Work Program. Thus, an amendment to the work program is necessary. HLB staff recommend the following amendment to the 2026 Work Program (Page 16) be considered by the Commission:

*"HLB Parcel 3-080 (Former Tozier Track) – Dispose of the property through fee-simple sale, exchange for land of at least equal appraised value, or by lease if the land is found to be in excess of municipal need, or if an MOA lead development is found to be infeasible, and if the disposal is in the best interest of the Municipality."*

# Appendix A

## PROPOSED ACTION

The proposed action is to trade one (1) parcel of HLB land (HLB Parcel 3-080, commonly known as the former Tozier Track), for four (4) parcels of land (commonly referred to as Block 102) owned by Alaska Housing Finance Corporation; and an amendment to the 2026 HLB Work Plan. The former Tozier Track was appraised at a lower fair market value than Block 102. The former Tozier Track has an appraised value of \$4.125M and Block 102 has an appraised value of \$5.24M. Thus, this land exchange is compliant with AMC 25.40.025E which states *“The Heritage Land Bank may exchange Heritage Land Bank land for other land on at least an equal value basis, as determined by a fair market value appraisal.”*

## PUBLIC NOTICE

As per AMC 25.40.030, public notice procedures were followed for the proposed action. A sign was posted on each property on Thursday, July 9, 2026. Notices were mailed to the neighboring 252 properties within at least 500 feet of both the HLB parcel and Block 102 parcels on Wednesday, July 8, 2026. The HLBAC meeting agenda with this action item and public hearing was posted on the Municipal Meetings website, Boards and Commissions website, the HLB website, and emailed out to the applicable community councils and regular HLB mailing list on Thursday, July 9, 2026. *\*NOTE: The July meeting was cancelled due to lack of quorum.\**

The July meeting was rescheduled to August 20<sup>th</sup> and was re-noticed in accordance with AMC 25.40.030. Notice of Public Hearing Signs were amended at each site on July 27<sup>th</sup> with the new meeting date of August 20<sup>th</sup>. Public hearing notice mailers were mailed out on August 5<sup>th</sup>, notice was posted on the municipal website on August 5<sup>th</sup>, and emailed out to the applicable community councils and regular HLB mailing list on August 6<sup>th</sup>.

## AGENCY REVIEW

On July 2<sup>nd</sup>, HLB Staff released an agency review to solicit comments from Municipal and State agencies, as well as Community Councils. As of this writing, comments were received from the following agencies: MOA Right-of-Way Section, State of Alaska Department of Transportation and Public Facilities-Planning, Alaska Housing Finance Corporation, and Anchorage Water and Wastewater Utility. These comments have been included in Appendix C. Any additional comments received after publication of this report will be shared with the public and Commission at the meeting.

## CONCLUSION & RECOMMENDATION

This land exchange and following development of these parcels is consistent with the mission of HLB to acquire land to serve a community need. This action will be consistent with the *Heritage Land Bank 2026 Annual Work Program* if amended as proposed. The Administration recommends approval of this land exchange. HLB staff has drafted

# Appendix A

Resolution 2026-05 with four conditions to support the intent of this land exchange and reduce impacts to the HLB Fund for the Commission's consideration below:

- 1) *No less than 70% of the land area of either site shall be developed as residential dwellings. Areas developed as mixed-use, or as features to supplement residential developments such as traffic circulation areas, resident and/or guest parking, open space, landscaping, playgrounds or parks shall be credited towards this requirement.*

This condition is intended to preserve and justify the intent of this land exchange that each site be developed for residential use. This condition would prevent either site from being significantly developed for commercial use.

- 2) *Residential density within the residential areas shall be no less than 8 dwelling units per acre.*

This condition sets a minimum residential density requirement equivalent to the R-2D (Two-Family Residential) zoning district. Setting a minimum residential density will discourage the site from being developed as a large-lot residential subdivision.

- 3) *Block 102 will be placed within HLB inventory and will be subject its management authority. Any future disposal of Block 102 to a public agency or corporation, or private entity will be conducted in accordance with the provisions of AMC 25.40.025 Heritage Land Bank Disposals.*

This condition provides clear direction that this land exchange will not reduce the overall monetary valuation of land assets within Heritage Land Bank inventory or reduce their management authority of the exchanged parcels.

- 4) *Profits received from any use of Block 102 prior to, during, or as a result of development shall be deposited into the HLB Fund.*

Given the substantial financial investment HLB made to acquire the former Tozier Track, it is reasonable that HLB has the opportunity to be made whole again following this exchange. This condition provides clarity that Heritage Land Bank shall receive any profits received from any use of Block 102 prior to, during, or as a result of its development and those profits will be deposited into the HLB Fund.

## **Appendices:**

A – Maps

B – DRAFT Resolution 2026-05

C – Agency Comments

This is an aerial map of downtown Anchorage, Alaska, showing street grids, building footprints, and parcel boundaries. A red outline highlights a specific area labeled "AHFC (4 Parcels)".

**Streets:**

- North-South:** W 8th Ave, W 9th Ave, W 10th Ave.
- East-West:** DOWNTOWN ANCHORAGE (top), ALASKA OIL & GAS COMMISSION (top right), ALMOND BLDG (middle left), KIMBLE BLDG (middle left), MIDNIGHT SUNDAY SPEAR REPORTERS (middle left), GLOMERATED CENTERS (middle right), GEICO (middle right).

**Buildings and Landmarks:**

- Almond Bldg:** Located on W 8th Ave, between W 9th Ave and W 10th Ave.
- Kimble Bldg:** Located on W 8th Ave, between W 9th Ave and W 10th Ave.
- Midnight Sunday Spear Reporters:** Located on W 8th Ave, between W 9th Ave and W 10th Ave.
- Glomerated Centers:** Located on W 8th Ave, between W 9th Ave and W 10th Ave.
- GEICO:** Located on W 8th Ave, between W 9th Ave and W 10th Ave.
- Alaska Oil & Gas Commission:** Located on W 10th Ave, between W 9th Ave and W 10th Ave.
- Ben's Bungalow:** Located on W 10th Ave, between W 9th Ave and W 10th Ave.
- Glacial Plots/Rock Bank/LLC:** Located on W 10th Ave, between W 9th Ave and W 10th Ave.

**Parcel Boundaries:**

- Parcel numbers are visible on many lots, such as 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111

# Appendix A

## APPENDIX B – DRAFT Resolution 2026-05

### MUNICIPALITY OF ANCHORAGE HERITAGE LAND BANK ADVISORY COMMISSION HLBAC RESOLUTION 2026-05

**A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF THE DISPOSAL BY EXCHANGE OF HLB PARCEL 3-080, LEGALLY DESCRIBED AS E ½, E ½, NW ¼, NE ¼, SECTION 33, T13N, R3W, S.M. FOR FOUR PARCELS OF LAND OWNED BY ALASKA HOUSING FINANCE CORPORATION, LEGALLY DESCRIBED AS LOTS 1A, 9, 10, AND 11A, BLOCK 102, ANCHORAGE ORIGINAL TOWNSITE; AND AMENDING THE 2026 HLB ANNUAL WORK PROGRAM.**

---

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

**WHEREAS**, pursuant to AMC 25.40.025A, the HLB Advisory Commission (HLBAC) shall hold a public hearing, with public notice as specified in this chapter, prior to making a recommendation to the Mayor and Assembly regarding the disposal of HLB land, transfer of HLB land or an interest in land; and

**WHEREAS**, HLB posted the property, mailed public hearing notices, and conducted an agency review of all potentially interested municipal agencies, the Assembly, the Federation of Community Councils, Campbell Park Community Council, and the UMed/Tudor Community Council to solicit comments and/or objections; and

**WHEREAS**, HLB Parcel 3-080 is an approximately 9.6-acre parcel, appraised at a fair market value of \$4.125M, and legally described as E ½, E ½, NW ¼, NE ¼, Section 33, T13N, R3W, S.M; and

**WHEREAS**, the proposed parcels owned by Alaska Housing Finance Corporation to be exchanged for HLB Parcel 3-080 are approximately 1.6 acres in size, are appraised at a fair market value of \$5.24M, and legally described as Lots 1A, 9, 10, and 11A, Block 102, Anchorage Original Townsite; and

**WHEREAS**, AHFC proposes to utilize HLB Parcel 3-080 for the development of mixed-use and/or residential opportunities; and

# Appendix A

**WHEREAS**, HLB proposes to utilize Block 102 for the development of mixed-use and/or residential opportunities; and

**WHEREAS**, the proposed exchange of HLB Parcel 3-080 for Block 102 is of at least an equal value basis as determined by a fair market value appraisal and is compliant with AMC 25.40.025E; and

**WHEREAS**, to ensure the purpose of this exchange is implemented and within the public interest, and to reduce impacts to the HLB Fund, the following conditions of the exchange shall be imposed:

- 1) No less than 70% of the land area of either site shall be developed as residential dwellings. Areas developed as mixed-use, or as features to supplement residential developments such as traffic circulation areas, resident and/or guest parking, open space, landscaping, playgrounds or parks shall be credited towards this requirement.
- 2) Residential density within the residential areas shall be no less than 8 dwelling units per acre.
- 3) Block 102 will be placed within HLB inventory and will be subject its management authority. Any future disposal of Block 102 to a public agency or corporation, or private entity will be conducted in accordance with the provisions of AMC 25.40.025 Heritage Land Bank Disposals.
- 4) Profits received from any use of Block 102 prior to, during, or as a result of development shall be deposited into the HLB Fund.

**WHEREAS**, the proposed exchange is not within the *HLB 2026 Annual Work Program*, nor is it within the *2027-2031 Five-Year Management Plan*. Pursuant to AMC 25.40.020B, to proceed with the disposal by exchange, the *HLB 2026 Annual Work Program – Potential Disposals, Exchanges, & Transfers* must be amended as follows:

“HLB Parcel 3-080 (Former Tozier Track) – Dispose of the property through fee-simple sale, exchange for land of at least equal appraised value, or by lease if the land is found to be in excess of municipal need, and if an MOA lead development is found to be infeasible, and if the disposal is in the best interest of the Municipality.”; and

**WHEREAS**, the HLBAC finds the exchange of the parcel to be in the best interest of the MOA and consistent with the HLB purpose and mission; now therefore

BE IT RESOLVED THAT THE HLBAC RECOMMENDS APPROVAL OF THE DISPOSAL BY EXCHANGE OF HLB PARCEL 3-080, LEGALLY DESCRIBED AS E ½, E ½, NW ¼, NE ¼, SECTION 33, T13N, R3W, S.M. FOR FOUR PARCELS OF LAND OWNED BY ALASKA HOUSING

# Appendix A

FINANCE CORPORATION, LEGALLY DESCRIBED AS LOTS 1A, 9, 10, AND 11A, BLOCK 102, ANCHORAGE ORIGINAL TOWNSITE; AND AMENDING THE 2026 *HLB ANNUAL WORK PROGRAM*.

PASSED and APPROVED on this, the 20<sup>th</sup> day of August, 2026.

Approved:

Attest:

---

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

---

Tiffany Briggs, Director  
Real Estate Department

# Appendix A

## APPENDIX C – Agency Comments

# Appendix A



SENT VIA EMAIL

July 15, 2026

Tiffany Briggs, Real Estate Director  
Heritage Land Bank  
4700 Elmore Road  
Anchorage, AK 99507  
[tiffany.briggs@anchorageak.gov](mailto:tiffany.briggs@anchorageak.gov)

Dear Ms. Briggs:

Thank you for the opportunity to provide comment on the potential disposal of the Tozier property owned by Heritage Land Bank (Parcel Number: 3-080, PID 008-051-01).

The mission of Alaska Housing Finance Corporation (AHFC) is to "*provide Alaskans access to safe, quality, affordable housing.*" Our finance agency has for more than 50 years turned acquired land into new housing. A recent and notable example is from 2025 when AHFC acquired nearly 600 hundred acres from the University of Alaska. Vacant properties in Fairbanks and the Mat-Su Borough were specifically acquired to facilitate new homes. Early this year our Lands to Housing Catalyst was designed to solicit private sector proposals at those sites. The response to the application round is strong and we look forward to development occurring within the next 12 months.

In Anchorage, we are evaluating a potential exchange of four parcels of vacant land in downtown, collectively referred to as Block 102, for the above noted Tozier property. If the Tozier property is exchanged for Block 102, AHFC intends to advance new housing rental and/or homeownership on the buildable portions.

To date, appraisals have been completed. Environmental and geotechnical reviews will follow, and if the due-diligence and terms of Block 102:Tozier exchange are determined acceptable by all parties, AHFC intends to work swiftly to advance the Tozier property through a public process that will include participation from the private sector as developers in new housing.

The structure of a housing development at Tozier could include rental, homeownership and/or mixed-use facilities, and the plan will be guided by community need and available resources. AHFC does not plan to leave the Tozier property vacant but will seek to make new housing available for a mixture of income ranges as identified in part by nearby workforce demands.

If there are questions we can address regarding this letter, please contact us directly and we will be happy to follow up with the level of clarification most helpful to your review.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel Delfino", is written over a light blue circular stamp.

Daniel Delfino, Director, Planning and Program Development  
Alaska Housing Finance Corporation



# Appendix A



THE STATE  
of ALASKA  
GOVERNOR MICHAEL J. DUNLEAVY

## Department of Transportation and Public Facilities

Project Delivery  
Regional Planning  
Anchorage Field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, AK 99519-6900  
Main number: 907-269-0520  
Fax number: 907-269-0521  
Website: dot.alaska.gov

July 20, 2026

Ryan Yelle, Land Management Officer  
Heritage Land Bank, Real Estate Department  
4700 Elmore Road  
Anchorage, Alaska 99507

[Sent Electronically]

Re: HLB 3-080 Tozier Track Land Exchange Revised Comment Letter

Dear Mr. Yelle:

### **HLB Parcel Number 3-080 (Tozier Track)**

DOT&PF Planning has the following comments:

It should be noted that the adjacent Municipal property to the east, which includes the Permit Office, Bus Barn, People Mover, and Municipal Maintenance & Operations facilities, was previously identified for redevelopment as part of a Town Center concept. As part of the Tudor-Elmore Neighborhood Connectivity Project, the extension of Martin Luther King Jr. Avenue and additional internal roadway connections to Piper Street and Grumman Street were planned through this property.

That project was ultimately shelved due to environmental constraints, anticipated residential impacts, and the dissolution of the partnership supporting redevelopment of the municipal property. As a result, the future redevelopment of the Municipal property remains uncertain.

Should the subject property be transferred to AHFC and subsequently redeveloped for residential use, it would likely preclude or substantially limit the feasibility of reestablishing these previously planned transportation projects.

Any future development of the property should be designed to provide internal circulation and a site access plan that does not require direct access to Tudor Road. As a principal arterial, Tudor Road should not serve as the primary point of access where reasonable alternatives exist. Access should instead be provided from the adjacent lower-class roadway network. This property is

## Appendix A

bounded by a dedicated public ROW on the eastside that provides access to Tudor Road and access to the west to 46<sup>th</sup> Avenue.

Depending on the proposed development, a Traffic Impact Analysis (TIA) may be required. The AFHC is encouraged to coordinate with DOT&PF Traffic & Safety and Right-of-Way staff early in the project development process to evaluate access requirements and identify any transportation-related considerations.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0514 or [romorenzo.marasigan@alaska.gov](mailto:romorenzo.marasigan@alaska.gov).

Sincerely,



Mark Eisenman  
Anchorage Area Planner

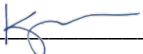
cc:

Chris Post, P.E., Highway Design Group Chief, DOT&PF  
Gabe Kutcher, Acting Property Management Supervisor CR, Right of Way, DOT&PF  
Corliss Kimmel, Office Associate, Current Planning, MOA  
Lori Blake, Office Associate, Current Planning, MOA  
Devki Rearden, Engineering Associate, DOT&PF  
Anna Bosin P.E, Traffic & Safety Engineer, DOT&PF

# Appendix A

The following agency has reviewed the proposed action and finds the following:

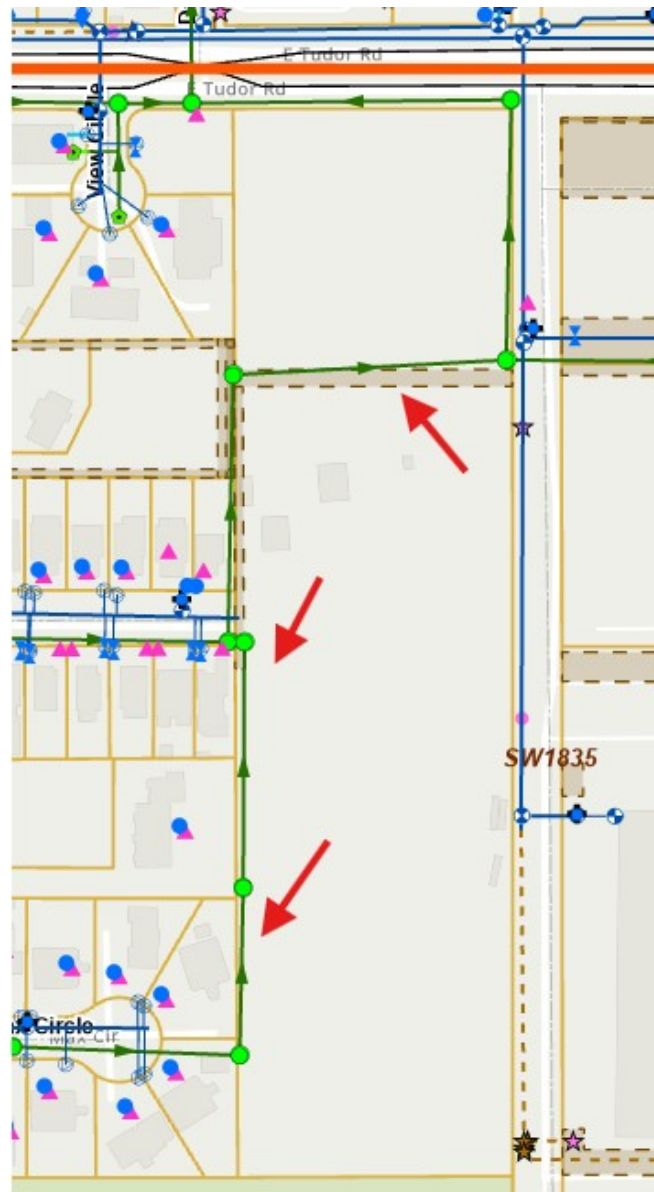
Public Purpose Need (Check One):      ☒ YES                      NO

Date: 7/6/2026                      From: Kaleigh Jones, Land Use Coordinator 

Department/Organization: Anchorage Water and Wastewater Utility (AWWU)

Describe Public Purpose Need:

AWWU is currently utilizing subsurface easements for several sewer mains. Easements will need to be verified during future development and additional easements for the sewer main at the northeast quadrant may need to be dedicated if not found during a title search.



# Appendix A

**From:** [Walters, Michael S.](#)  
**To:** [Heritage Land Bank](#)  
**Subject:** Agency Review for Disposal of HLB Parcel 3-080 (former Tozier Track) via Land Trade  
**Date:** Monday, July 13, 2026 7:03:58 AM  
**Attachments:** [image002.jpg](#)  
[image003.png](#)

---

Right of Way has no objections or comments concerning the proposed land trade with AHFC.

Michael S Walters  
Senior Plan Reviewer  
Right of Way Section  
[michael.walters@anchorageak.gov](mailto:michael.walters@anchorageak.gov)  
Office: 907-343-8226  
Cell: 907-727-7637  
Fax: 907-249-7910

Anchorage Works



---

**From:** Heritage Land Bank <[HLB@anchorageak.gov](mailto:HLB@anchorageak.gov)>  
**Sent:** Thursday, July 2, 2026 3:44 PM  
**Cc:** Heritage Land Bank <[HLB@anchorageak.gov](mailto:HLB@anchorageak.gov)>  
**Subject:** (7/17) Agency Review for Disposal of HLB Parcel 3-080 (former Tozier Track) via Land Trade

**MOA's Heritage Land Bank (HLB) is requesting an agency review for the potential disposal** (through a land trade with Alaska Housing Finance Corporation for four parcels of land within Block 102, Anchorage Original Townsite) **of one PLI** (Public Lands and Institutions) **zoned HLB parcel located south of the intersection of Tudor Road and Dale Street, in Anchorage** (see attached maps).

**Property Information:**

- HLB Parcel Numbers: 3-080
- PID: 008-051-01
- Legal Description: E ½, E ½, NW ¼, NE ¼, Section 33, T13N, R3W
- Location: South of Tudor Road and Dale Street (see attached map)
- Size: ≈ 9.6 Acres
- Zoning: PLI, Public Lands and Institutions
- Land Use: Vacant
- Wetlands: Class C along the southern property boundary
- Slope: ≈ Average Slope of 8% across the parcel

**If your department or agency has a potential short, long-term, immediate, or future public purpose need for HLB Parcel 3-080, please provide any comments or interests.** Comments on the feasibility of this potential disposal or any information your agency may have on this site are also encouraged. Interests will be reviewed, and a determination will be made regarding request(s).

If you have questions or comments, please e-mail them to [HLB@anchorageak.gov](mailto:HLB@anchorageak.gov).

**Please respond to HLB via email no later than Friday, July 17, 2026**

Respectfully,

Heritage Land Bank | Real Estate Department  
4700 Elmore Road, Anchorage, AK 99507  
(907) 343-7531 | [www.muni.org/HLB](http://www.muni.org/HLB)  
[HLB@anchorageak.gov](mailto:HLB@anchorageak.gov)

# Appendix B

**From:** [Heritage Land Bank](#)  
**To:** [Yelle, Ryan J.](#)  
**Subject:** FW: Attached Testimony- HLBAC Resolution 2026-05  
**Date:** Thursday, August 20, 2026 9:58:06 AM  
**Attachments:** [HLBAC 2026-05 Testimony LHendrix.pdf](#)

---

---

**From:** L H <laurenmhendrix@gmail.com>  
**Sent:** Thursday, August 20, 2026 9:53 AM  
**To:** Heritage Land Bank <HLB@anchorageak.gov>  
**Subject:** Attached Testimony- HLBAC Resolution 2026-05

**[EXTERNAL EMAIL]**

Good morning,

It has just come to my attention today, via a piece of mail received, that there is a hearing on the HLBAC Resolution 2026-05 this afternoon! My family owns property adjacent to Block 102, so I would encourage the Commission to take our written testimony and start a direct dialogue.

Attached is my written testimony for the record. If the Commission would like to speak with landowners adjacent to Block 102, we would be happy to do so. We will be tuning in this afternoon.

Thank you,

--

**Lauren Hendrix**  
907-952-5257

Let's stay in touch via [LinkedIn](#)

*The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.*

# Appendix B

Lauren Hendrix  
433 W 9<sup>th</sup> Ave  
Anchorage, AK 99501

Heritage Land Bank Advisory Commission  
Municipality of Anchorage  
4700 Elmore Road  
Anchorage, AK 99507  
Submitted via email: HLB@anchorageak.gov

## **Re: Written Testimony from Property adjacent to Block 102- Opposing HLBAC Resolution 2026-05 (Tozier Track / Block 102 Land Exchange)**

Dear Chair and Members of the Heritage Land Bank Advisory Commission,

I am writing to submit written testimony in opposition to Resolution 2026-05, which would exchange Heritage Land Bank Parcel 3-080 (the former Tozier Track) for four Alaska Housing Finance Corporation-owned parcels in Block 102 of the Anchorage Original Townsite, and would amend the HLB 2026 Annual Work Program to authorize it.

My family owns property adjacent to Block 102. I urge the Commission not to recommend this exchange and instead to direct that any disposal of the parcel and block proceed through an open, competitive listing at fair market value, available to private entities and the public, consistent with the process that would apply to an outright sale. I encourage a constructive conversation with the Commission and adjacent landowners about how best to achieve a process that secures full, fair market value for Anchorage's land while preserving future transportation options.

### **The exchange structure avoids the competitive process a sale would require.**

Under current Heritage Land Bank rules, an outright sale of municipal land must go to open competitive bid at fair market value. A property exchange is instead only required to be on an "at least equal value" basis, judged by appraisal. Because the downtown Block 102 parcels are appraised somewhat higher than the Tozier parcel, that lower threshold is satisfied, and the trade can proceed without the bidding process a sale would trigger. I do not believe that dressing a large land disposal as a trade should be a substitute for testing the parcel's value on the open market, where private entities could bid and the public could see what independent buyers are actually willing to pay for this land.

### **The Tozier parcel was only recently acquired for a public purpose.**

The Municipality spent decades pursuing acquisition of the former Tozier Track, and the Heritage Land Bank completed that acquisition in 2021, paying \$2.35 million in addition to other land traded away to secure it. Barely five years later, the Commission is being asked to give up that same parcel, before the city's own commissioned study of its future use has even been completed; that study's final report is not due until after this hearing. Disposing of the parcel now, ahead of the city's own planning work, and without testing its value through a competitive fair-market process, does not serve the public interest that justified acquiring it in the first place.

### **The State has formally objected on transportation grounds.**

The Alaska Department of Transportation has formally objected to this exchange, noting that transferring and redeveloping the Tozier parcel for housing would likely preclude or substantially limit the city's ability to revive long-planned transportation projects in the area, including a shelved Martin Luther King Jr. Avenue extension and related street connections. A land disposal that a state agency believes will foreclose long-planned infrastructure deserves more scrutiny than the appraisal-based exchange process currently allows, not less.

### **The exchange is not authorized by the city's own current plans.**

The proposed exchange is not currently authorized under the Municipality's land management plans, which call only for further study of the Tozier parcel. Resolution 2026-05 would itself amend those plans to permit the trade. Using a single resolution to both authorize a major land disposal and retroactively amend the plan that would otherwise prohibit it compounds my concern that this process is being structured to reach a predetermined outcome rather than to test the parcel's fair market value.

### **Requested action.**

## Appendix B

I respectfully ask the Commission to decline to recommend Resolution 2026-05 as written. If the Municipality wishes to dispose of the Tozier parcel or Block 102, I ask that it do so through an open, competitive listing at fair market value, so that private entities and other interested parties may bid on it directly, with proceeds and terms set by that competitive process rather than by a negotiated exchange of appraisals.

### **I welcome the opportunity to work with the Commission.**

My family owns property adjacent to Block 102. The opportunity to bid on the property if it were offered through an open, fair-market process should be available to neighboring owners, private entities, and the public alike.

I recognize the Commission and staff are weighing real trade-offs between spurring housing development and protecting the Municipality's long-term interests, and I don't take that lightly. I would welcome the chance to discuss these concerns directly with the Commission or HLB staff, whether at this hearing, in a follow-up conversation, or in writing, and I am glad to provide any additional information that would be useful as this moves toward the Assembly. My goal is a process that gets Anchorage full, fair market value for its land and keeps future transportation options open, and I'd rather work toward that with the Commission than simply register an objection.

I support the goal of spurring residential development, but that goal does not require bypassing competitive bidding, and it should not come at the cost of foreclosing planned transportation infrastructure or disposing of land ahead of the city's own study of its best use.

Thank you for considering this testimony.

Respectfully,

A handwritten signature in dark ink, appearing to read 'LH', followed by a horizontal line.

Lauren Hendrix

# Appendix B

**From:** [Heritage Land Bank](#)  
**To:** [Yelle, Ryan J.](#)  
**Subject:** FW: HLB Public Comment - Resolution 2026-05  
**Date:** Thursday, August 20, 2026 9:10:05 AM

---

---

**From:** Marta Mueller <marta\_mueller@mac.com>  
**Sent:** Wednesday, August 19, 2026 9:33 PM  
**To:** Heritage Land Bank <HLB@anchorageak.gov>  
**Subject:** HLB Public Comment - Resolution 2026-05

## [EXTERNAL EMAIL]

Honorable Heritage Land Bank Commissioners,  
Please accept this late testimony regarding Heritage Land Bank Advisory Commission (HLBAC) Resolution 2026-05.

I object to the proposed acquisition of Lots 1A, 9, 10, 11A of Block 102, Anchorage Original Townsite (Lot 102) from the Alaska Housing Finance Corporation (AHFC) in exchange for Heritage Land Bank Parcel 3-080 (Tozier Track) as described in Heritage Land Bank Advisory Commission (HLBAC) Resolution 2026-05.

The stated objective of the land exchange is to provide for future residential opportunities. The exchange is conditioned on the land acquisition being at least equal value to the conveyance of the Tozier Track parcel. Even with the Alaskan Sled Dog and Racing Association (ASDRA) lease on the Tozier Track parcel, I doubt the exchange will be of equal value.

I doubt the exchange will be of equal value because the current use of Lot 102 is Parking – Miscellaneous. Its property class is Commercial. Its current use is employee parking for the Atwood Building. Safe, accessible employee parking in the Downtown area is at a premium. To allow for residential property development, the property class and use must change. The property class and use can only change if there is a plan to replace employee parking on Lot 102 with parking in the Downtown area. To date, I cannot find an adequate plan to replace employee parking in other lots, existing parking garages, or planned parking garages in exchange for development of residences.

Specifically, Lot 102 is parking for State of Alaska (SOA) employees working in the Atwood Building located at 550 W 7<sup>th</sup> Avenue, and the Linny Pacillo Parking Garage (LPPG), located at 517 W 7<sup>th</sup> Avenue. Lot 102 parking spaces supplement parking spaces allotted to State of Alaska (SOA) employees in the LPPG. Moreover, the LPPG serves customers to public-facing offices in the Atwood Building and the Dena'ina Civic and Convention Center (Dena'ina).

The LPPG not only provides parking for SOA employees and visitors but is used by employees from other office buildings in the Downtown area, including the

## Appendix B

ConocoPhillips Building at 700 G Street.

Atwood Building employees and its visitors would exceed the current LPPG capacity daily without Lot 102 supplementing employee parking. This is due in part to the top floor being closed, the first floor being dedicated to offices and bicycle parking, and the second floor and much of the third floor being dedicated to visitor parking. The executive garage under the Atwood Building doesn't have the capacity to absorb parking, either. Tenants from other office buildings would be required to find parking for their employees elsewhere.

Lot 102 is the muster site for the Atwood Building during emergencies and drills. The Dena'ina is an alternate muster site. Using the Dena'ina as a primary muster site will impact Dena'ina operations.

I question whether the JC Penney Garage (Penney's) at 414 W 6<sup>th</sup> Avenue, 7<sup>th</sup> & G Street Garage at 627 H Street, or 6<sup>th</sup> & H Street Garage at 700 West 6<sup>th</sup> Avenue would absorb employee parking from LPPG tenants. I used to park at Penney's before the LPPG was opened to SOA employee parking in 2008. The Dena'ina opened in 2008. Employee parking demand was only partially satisfied with opening the LPPG as shown by SOA employee use of Lot 102.

I question whether the SOA Department of Transportation and Public Facilities (DOT) is ready to terminate parking leases with businesses in the Downtown area to absorb Lot 102 parking. I also question whether the AHFC has the authority to boot DOT from Lot 102.

I encourage the HLB Advisory Commission to reject the proposed land exchange until such a time as DOT has an opportunity to identify additional employee parking and allow its LPPG tenants to find alternate employee parking.

Sincerely,

Marta Mueller  
7381 Huntsmen Circle B  
Anchorage, AK 99518  
(907)590-7678

# Appendix C

## MUNICIPALITY OF ANCHORAGE HERITAGE LAND BANK ADVISORY COMMISSION HLBAC RESOLUTION 2026-05

**A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF THE DISPOSAL BY EXCHANGE OF HLB PARCEL 3-080, LEGALLY DESCRIBED AS E ½, E ½, NW ¼, NE ¼, SECTION 33, T13N, R3W, S.M. FOR FOUR PARCELS OF LAND OWNED BY ALASKA HOUSING FINANCE CORPORATION, LEGALLY DESCRIBED AS LOTS 1A, 9, 10, AND 11A, BLOCK 102, ANCHORAGE ORIGINAL TOWNSITE; AND AMENDING THE 2026 HLB ANNUAL WORK PROGRAM.**

---

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

**WHEREAS**, pursuant to AMC 25.40.025A, the HLB Advisory Commission (HLBAC) shall hold a public hearing, with public notice as specified in this chapter, prior to making a recommendation to the Mayor and Assembly regarding the disposal of HLB land, transfer of HLB land or an interest in land; and

**WHEREAS**, HLB posted the property, mailed public hearing notices, and conducted an agency review of all potentially interested municipal agencies, the Assembly, the Federation of Community Councils, Campbell Park Community Council, and the UMed/Tudor Community Council to solicit comments and/or objections; and

**WHEREAS**, HLB Parcel 3-080 is an approximately 9.6-acre parcel, appraised at a fair market value of \$4.125M, and legally described as E ½, E ½, NW ¼, NE ¼, Section 33, T13N, R3W, S.M; and

**WHEREAS**, the proposed parcels owned by Alaska Housing Finance Corporation to be exchanged for HLB Parcel 3-080 are approximately 1.6 acres in size, are appraised at a fair market value of \$5.24M, and legally described as Lots 1A, 9, 10, and 11A, Block 102, Anchorage Original Townsite; and

**WHEREAS**, AHFC proposes to utilize HLB Parcel 3-080 for the development of mixed-use and/or residential opportunities; and

**WHEREAS**, HLB proposes to utilize Block 102 for the development of mixed-use and/or residential opportunities; and

## Appendix C

**WHEREAS**, the proposed exchange of HLB Parcel 3-080 for Block 102 is of at least an equal value basis as determined by a fair market value appraisal and is compliant with AMC 25.40.025E; and

**WHEREAS**, to ensure the purpose of this exchange is implemented and within the public interest, and to reduce impacts to the HLB Fund, the following conditions of the exchange shall be imposed:

- 1) No less than 70% of the land area of either site shall be developed as residential dwellings. Areas developed as mixed-use, or as features to supplement residential developments such as traffic circulation areas, resident and/or guest parking, open space, landscaping, playgrounds or parks shall be credited towards this requirement.
- 2) Residential density within the residential areas shall be no less than 8 dwelling units per acre.
- 3) Block 102 will be placed within HLB inventory and will be subject its management authority. Any future disposal of Block 102 to a public agency or corporation, or private entity will be conducted in accordance with the provisions of AMC 25.40.025 Heritage Land Bank Disposals.
- 4) Profits received from any use of Block 102 prior to, during, or as a result of development shall be deposited into the HLB Fund.

**WHEREAS**, the proposed exchange is not within the *HLB 2026 Annual Work Program*, nor is it within the *2027-2031 Five-Year Management Plan*. Pursuant to AMC 25.40.020B, to proceed with the disposal by exchange, the *HLB 2026 Annual Work Program – Potential Disposals, Exchanges, & Transfers* must be amended as follows:

“HLB Parcel 3-080 (Former Tozier Track) – Dispose of the property through fee-simple sale, exchange for land of at least equal appraised value, or by lease if the land is found to be in excess of municipal need, and if an MOA lead development is found to be infeasible, and if the disposal is in the best interest of the Municipality.”; and

**WHEREAS**, the HLBAC finds the exchange of the parcel to be in the best interest of the MOA and consistent with the HLB purpose and mission; now therefore

BE IT RESOLVED THAT THE HLBAC RECOMMENDS APPROVAL OF THE DISPOSAL BY EXCHANGE OF HLB PARCEL 3-080, LEGALLY DESCRIBED AS E ½, E ½, NW ¼, NE ¼, SECTION 33, T13N, R3W, S.M. FOR FOUR PARCELS OF LAND OWNED BY ALASKA HOUSING FINANCE CORPORATION, LEGALLY DESCRIBED AS LOTS 1A, 9, 10, AND 11A, BLOCK 102, ANCHORAGE ORIGINAL TOWNSITE; AND AMENDING THE *2026 HLB ANNUAL WORK PROGRAM*.

## Appendix C

PASSED and APPROVED on this, the 20<sup>th</sup> day of August, 2026.

Approved:

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

Attest:

  
\_\_\_\_\_  
Tiffany Briggs, Director  
Real Estate Department