



# HERITAGE LAND BANK

## 2026 ANNUAL WORK PROGRAM & 2027-2031 FIVE-YEAR MANAGEMENT PLAN

Tiffany Briggs, Real Estate Director  
Emma Giboney, Land Management Officer  
Ryan Yelle, Land Management Officer





# Heritage Land Bank

---

- **HLB is a self supporting, non-tax-funded division of the MOA Real Estate Department**
- Mission: to manage **uncommitted municipal land** and the Heritage Land Bank fund in a manner designed to benefit the present and future residents of Anchorage, promote orderly development and **achieve the goals of the Comprehensive Plan.**
- Currently manages **over 12,000 acres** of Municipal Land, majority of which has multiple development limitations.
- **Title 25 of AMC “Public Lands”** contains the statutes under which HLB operates.
- **HLB Advisory Commission** makes recommendations to the Assembly through an Annual and Five-year Work Plan and Resolutions.

# The 2026 Work Plan Process

---

## August

Drafted 2026 Work Plan

## September

- HLBAC Work Session 9/25
- 45-day public comment period and public hearing notice on 9/30

## November

- Public comment period closed on 11/21
- 11 submissions totaling 100 public comments received

## December

- HLBAC Public Hearing 9/18
- HLBAC Resolution recommending Assembly approval
- Edit draft to incorporate HLBAC recommended amendments (3), public comment driven amendments (21), and staff amendments (7)

## January/February

- CEDC meeting 1/8
- Assembly Resolution approving the 2026 Work Plan was introduced at the 1/13 Assembly meeting (AR 2026-07)
- Assembly work session 1/30
- Public Hearing and Assembly action scheduled for 2/17 meeting

# High Level of Each Chapter

---

## **Chapter 1: HLB Overview**

- History, Objectives, Acquisition Info, Inventory Status

## **Chapter 2: 2025 Progress Report**

- Accomplishments in land transactions, projects, and management
- HLBAC Resolutions

## **Chapter 3: 2026 Work Program**

- Potential land transactions, projects, and management

## **Chapter 4: Five-Year Management Plan**

- Potential land transactions, projects, and management

## **Appendices**

- Maps
- Policies
- HLB Fund History and Projections
- HLB Leases and Permits
- Public Comments and Responses
- HLBAC Res 2025-06 recommending Assembly approval of the Work Plan

# 2025 Progress Report Highlights

---

- Assembly authorization of funding for Holtan Hills Off-Site Improvements and completion of construction
- Execution of a reciprocal access agreement with AK DOT&PF for 8000 West End Rd (former Clitheroe Center), ending several years of legal access ambiguity for MOA staff, representatives, and assigns.
- Transfer of HLB Parcel 6-075 to Girdwood Parks & Recreation.
- Initiated Subdivisions for Girdwood Industrial Park and Orca Mountain View.
- Acquisition of Laurel Acres parcels for wetland conservation.
- Coordination as stakeholder with AFD on CWPP.

# 2026 Projects of Interest

---

- Girdwood Industrial Park (6-057F)
- Orca Mountain View (6-039)
- Natural Burial Cemetery (2-156)
- Wildland Fire Mitigation (Area Wide)
- Execute 3<sup>rd</sup> & Ingra lease with ACDA (4-046 & 4-047)
- Access to Chugach State Park (Area Wide)
- Rehab and Lease of 8000 West End Rd (former Clitheroe Center) (4-033B)
- Market Study and Haz Mat testing for former Tozier Track (3-080)



# Any Questions on the Work Plan?



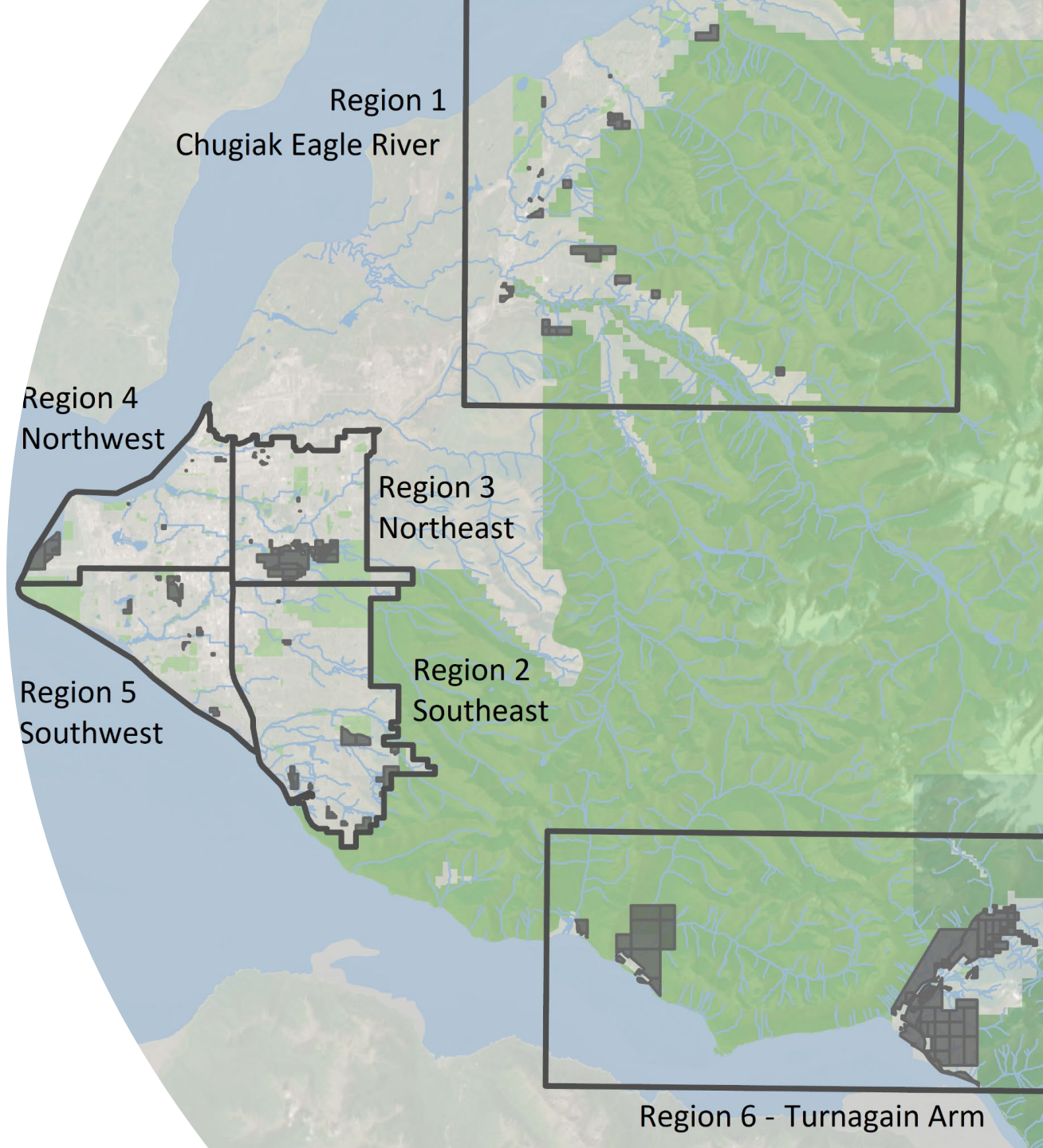
HLB Website



HLB Map



# HLB Regional Analysis & Parcels of Opportunity





# Land Suitability Analysis

---

Item within the 2025 Work Plan and continued to the 2026 Work Plan:

*“Spatial Analysis of HLB Parcels – With the help of the MOA Geographic Data and Information Center (GDIC), HLB completed an inventory of potentially developable HLB Parcels in Girdwood in 2023. HLB Staff will continue to with GDIC Staff to expand the spatial analysis to all HLB Parcels.”*

- “Developable land” can have several different meanings and scales based upon existing conditions and feasibility of development. This adds difficulty and several caveats to an analysis of this type.
- We intend to have this be a reoccurring item in the 5-year Management Plan in future Work Plans. Work will continue and be reevaluated as inventory, infrastructure, regulatory, and policy priorities change.

# Overview of Analysis

---

## Methodology

- *Spatial Analysis*: GDIC performed a spatial analysis of all HLB parcels in relation to several other existing datasets to include infrastructure (utilities, developed streets), zoning, and environmental factors (seismic, avalanche zones, and wetlands).
- *Statistical Analysis*: HLB organized and evaluated this information and performed a statistical analysis to summarize the results based on region. The purpose of this analysis is to gain a better understanding of the existing conditions within and surrounding HLB parcels.

## Analysis Limitations

- *Distance skew*: Distance to a given feature is measured via a straight line from the center of the parcel. This means the distance may be more accurate for small square parcels, and less accurate for large oddly shaped parcels.
- *Ignores real world constraints*: Distance to a given feature does not account for environmental constraints such as topography, wetlands, land ownership, etc. that would affect infrastructure alignment.
- *Regional availability*: Availability of data across regions varies due to different utility providers, lack of information on avalanche and seismic hazard, etc.
- *Proximity  $\neq$  Developable*: Proximity to infrastructure should not be assumed to mean “developable” by itself. Other factors such as land use plan classifications, zoning, market demand, use restrictions on the property, community input, etc. should also be considered.
- *Zoning  $\neq$  Developable*: Zoning by itself should also not be assumed to mean “developable” without looking at other factors.

# Summary Stats of HLB Parcels

SUMMARY STATISTICS	Northern Communities	Anchorage	Turnagain Arm	Girdwood	Total
Number of Parcels	45	107	27	53	232
Total Area (ac)	1184.9	2795.6	2396.3	6283.6	12660.4
Percentage of Total Area	9%	23%	19%	49%	100%
Zoning: Other (ac)	898.74	2263.24	2390.69	5785.01	11337.68
Zoning: Residential (ac)	283.23	459.3	0	354.76	1097.29
Zoning: Industrial (ac)	0	43.83	0	18.05	61.88
Zoning: Commercial (ac)	0	22.23	0	26.9	49.13
Zoning: Resort Use (ac)	0	0	0	83.56	83.56
% of total land with "developable zoning"*	5.80%	19.33%	0.90%	3.79%	29.81%
% of total "developable zoned" land per region*	19.44%	64.82%	3.01%	12.73%	100%

\*"Developable zoning" for this statistic means that the underlying zoning district allows for the construction of residential, commercial, industrial, or community uses.



# Summary Stats - Environmental Factors

---

<b>ENVIRONMENTAL FACTORS</b>	<b>Northern Communities</b>	<b>Anchorage</b>	<b>Turnagain Arm</b>	<b>Girdwood</b>	<b>Total</b>
Total Wetland Area (Acres)	45.5	1142.33	30.57	587.98	1806.38
Very High and High Seismic Risk Area (Acres)	0	107.72	no data	no data	107.72
High and Moderate Avalanche Risk Area (Acres)	128.56	79.98	no data	409.54	618.08
100 & 500 year Flood Hazard Area (Acres)	2.25	336.88	49.1	695.48	1083.71
Average Slope %	26.0	10.6	15.3	17.5	15.7

# Summary Stats - Infrastructure

---

<b>MEDIAN DISTANCE TO INFRASTRUCTURE (ft)</b>	<b>Northern Communities</b>	<b>Anchorage</b>	<b>Turnagain Arm</b>	<b>Girdwood</b>	<b>Total</b>
Street	598	372	262	705	444
AWWU Water Main	2334	662	N/A	2593	1472
AWWU Water Service Line	2511	758	N/A	2595	1469
AWWU Sewer Main	2540	943	N/A	1378	1435
AWWU Sewer Pressurized Main	3340	4953	N/A	4175	4744
AWWU Sewer Service Line	3289	946	N/A	1452	1307
Enstar Main	825	497	457	1323	640
Enstar Service	875	479	469	1299	740
CEA Overhead Utilities	N/A	627	289	1418	749
CEA Underground Utilities	N/A	412	599	1099	528

Five parcels have been identified by staff as opportunities for residential development given existing adjacent infrastructure and conditions:

2-144A through D

## 1-081 and 1-082

## 1-085LL and 1-111

1-088

6-001B through 6-001G

**HLB is not proposing a disposal or development of any of these parcels at this time.** These parcels have simply been identified as having potential to support residential uses and could be developed without the need for excessive off-site improvements or infrastructure.

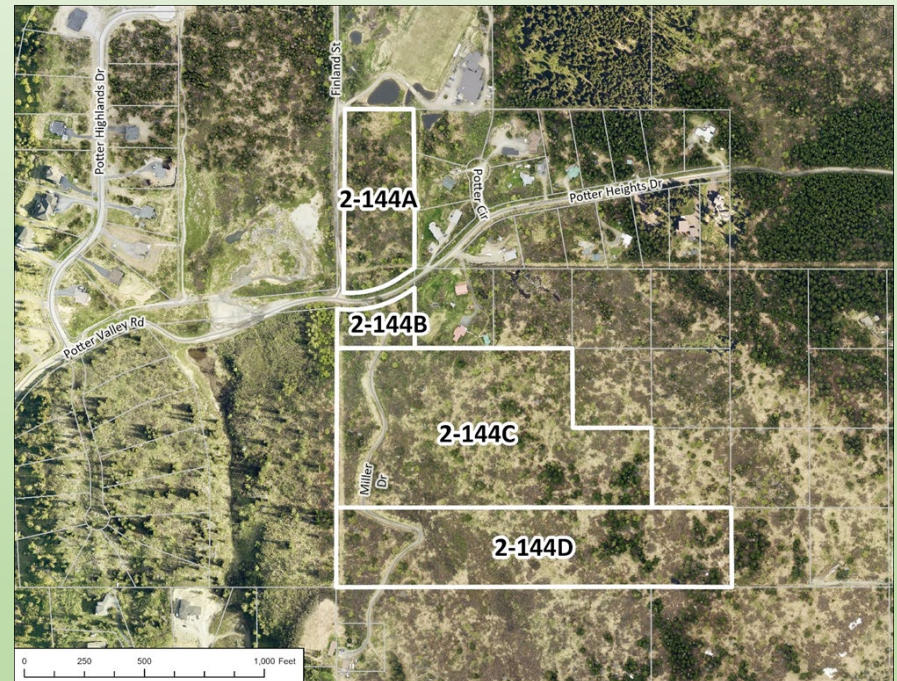
**Projects in Motion:** Orca Mountain View (Girdwood)  
Holtan Hills (Girdwood)  
3-080, former Tozier Track (Anchorage)



# HLB Parcels 2-144A through D

## (The Stairsteps)

- Located along Potter Valley Dr in the Anchorage Hillside
- 2-144C is zoned R-6 (1-acre) and is approx. 17.5 acres (12-14 lots)
- 2-144A, B, and D are zoned PLI and envisioned to serve as trailhead or passive recreation for Potter Valley Trail
- Approximate 20-25% slopes
- Not within a Road Service Area
- Cost to construct a road likely around \$750 LF
- Viability of onsite services is unknown without further study
- Recent Panoramic View Subdivision to the west (Lots listed for >\$225k)



# HLB Parcels 1-081 & 1-082

---

- Located along Eagle River Rd (Eagle River Valley)
- 1-081 is split zoned CE-R-6 and WS, 80 acres
- Steep slopes (>40%), slopes over 50% shall remain undisturbed per AMC Title 21
- Within a Road Service Area
- Viability of onsite services is unknown
- Large-lot development with access to Chugach State Park





# HLB Parcels 1-111 & 1-085LL

---

- Located along Wolf Den Dr
- 1-111 (25.5 acres) 1-085LL (12.4 acres)
- Zoned PCD (Uses restricted to residential or public institutional)
- Moderate slopes
- Within a Road Service Area
- Access to Public Water and Sanitary Sewer
- Mixed-Residential possible
- Community desire for cemetery development





# HLB Parcel 1-088

---

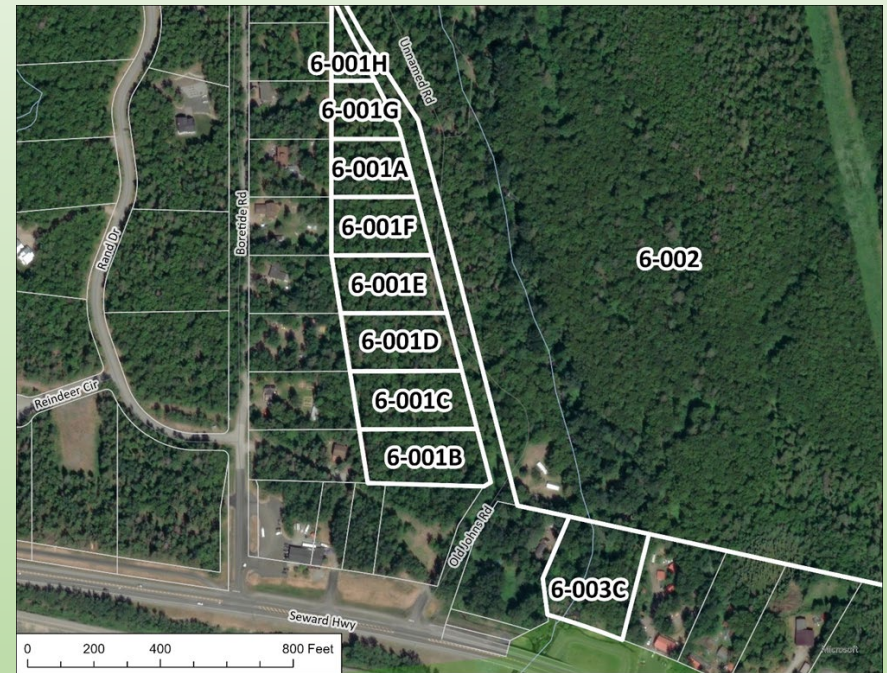
- Located at the terminus of Stonehill Dr.
- 36 acres (4-5 lots possible)
- Zoned CE-R-10
- Steep slopes (>40%), slopes over 50% shall remain undisturbed per AMC Title 21
- Within a Road Service Area
- Viability of onsite services is unknown, but lack of groundwater accessibility is suspected due to shallow bedrock
- Large-lot development with access to Chugach State Park



# HLB Parcels 6-001B through 6-001G

---

- Located along undeveloped “Old Johns Rd” in Indian
- 8.25 acres in total (8 lots)
- Zoned TA
- Moderate slopes
- Not within a Road Service Area
- Viability of onsite services is unknown without further study
- Access to Seward Hwy unknown
- Cost of developing Old Johns Rd would be around \$750-\$900 LF (\$1,312,500 - \$1,575,000)





# Projects in Motion

---

## Orca Mountain View (6-039)

14.5-acre Tract 2 being created for further exploration into residential opportunities for Girdwood.

Plat was approved by the Platting Board on Jan 7<sup>th</sup> and is anticipated to be recorded by late April pending fulfillment of conditions imposed on the preliminary plat.

HLB is conducting a sewer mainline extension feasibility analysis on Tract 2 to determine viability and cost of public sewer infrastructure. The results of this analysis will influence development decisions on this parcel and ultimately how many dwelling units can be constructed.



# Projects in Motion (cont.)

## Holtan Hills

A public-private partnership between CY Investments and Heritage Land Bank to develop a residential subdivision within the Crow Creek Neighborhood.

- Phase 1 in 2026 (39 lots)
- Phases 2 and 3 forthcoming

## Holtan Hills – Phase 1

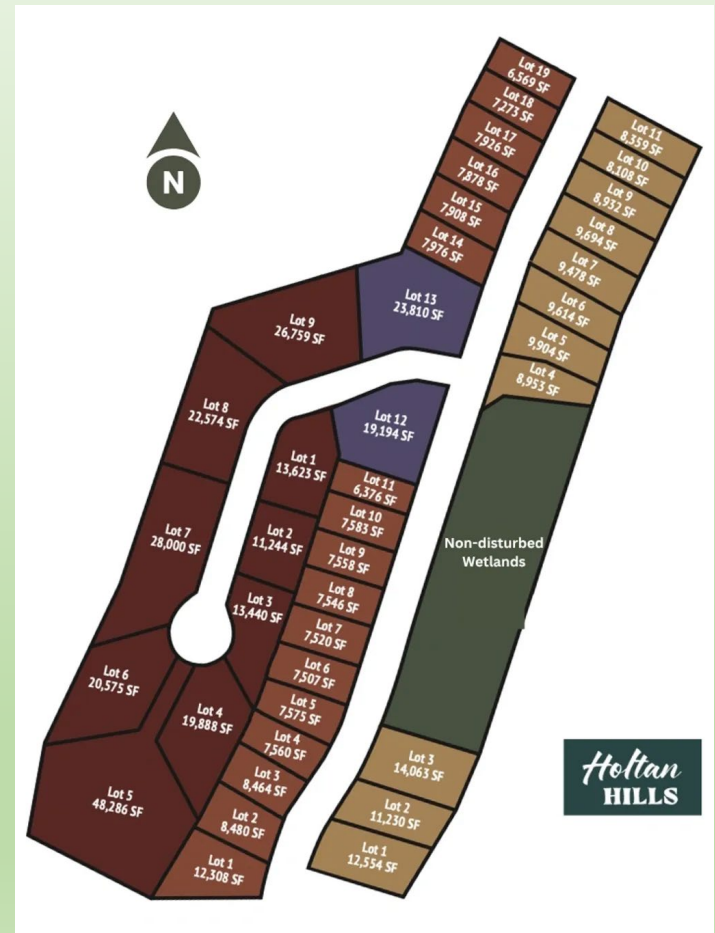


Image source: [holtanhills.com](http://holtanhills.com)



# Projects in Motion (cont.)

---

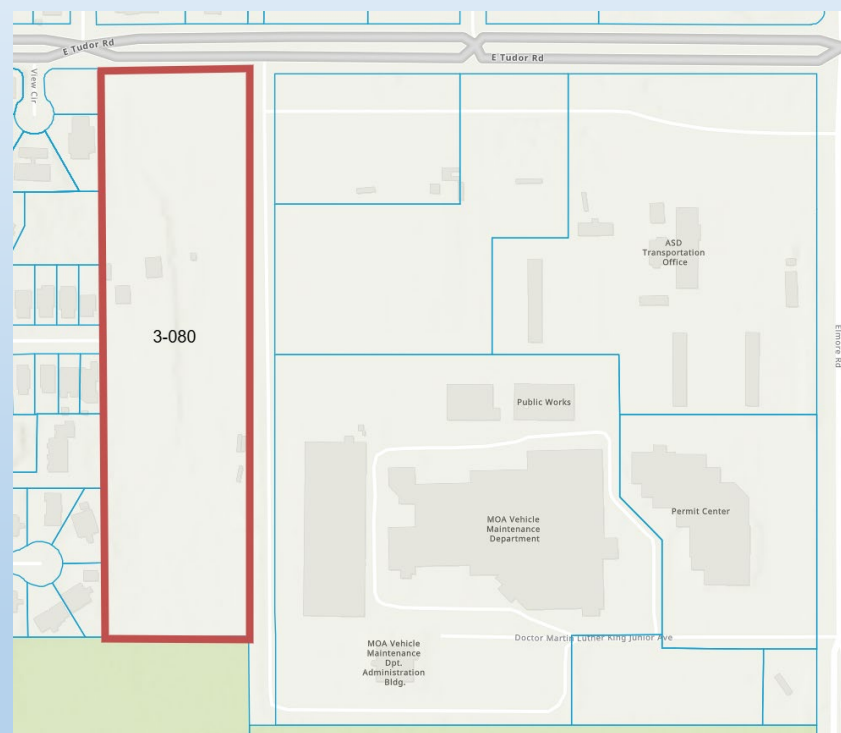
3-080

(former Tozier Track)

Acquired by HLB through a land transfer with Alaska Sled Dog Racing Association in 2021.

Envisioned as an extension of the Tudor/Elmore Municipal Campus and/or mixed use for approximately 40 years through adopted plans.

HLB is conducting a Market Study for the parcel to determine the parcel's best use. This study should be completed by late Spring. The results of the study will influence future land use decisions and development options.



# Any Questions?



Tiffany Briggs, Real Estate Director

Emma Giboney, Land Management Officer

Ryan Yelle, Land Management Officer