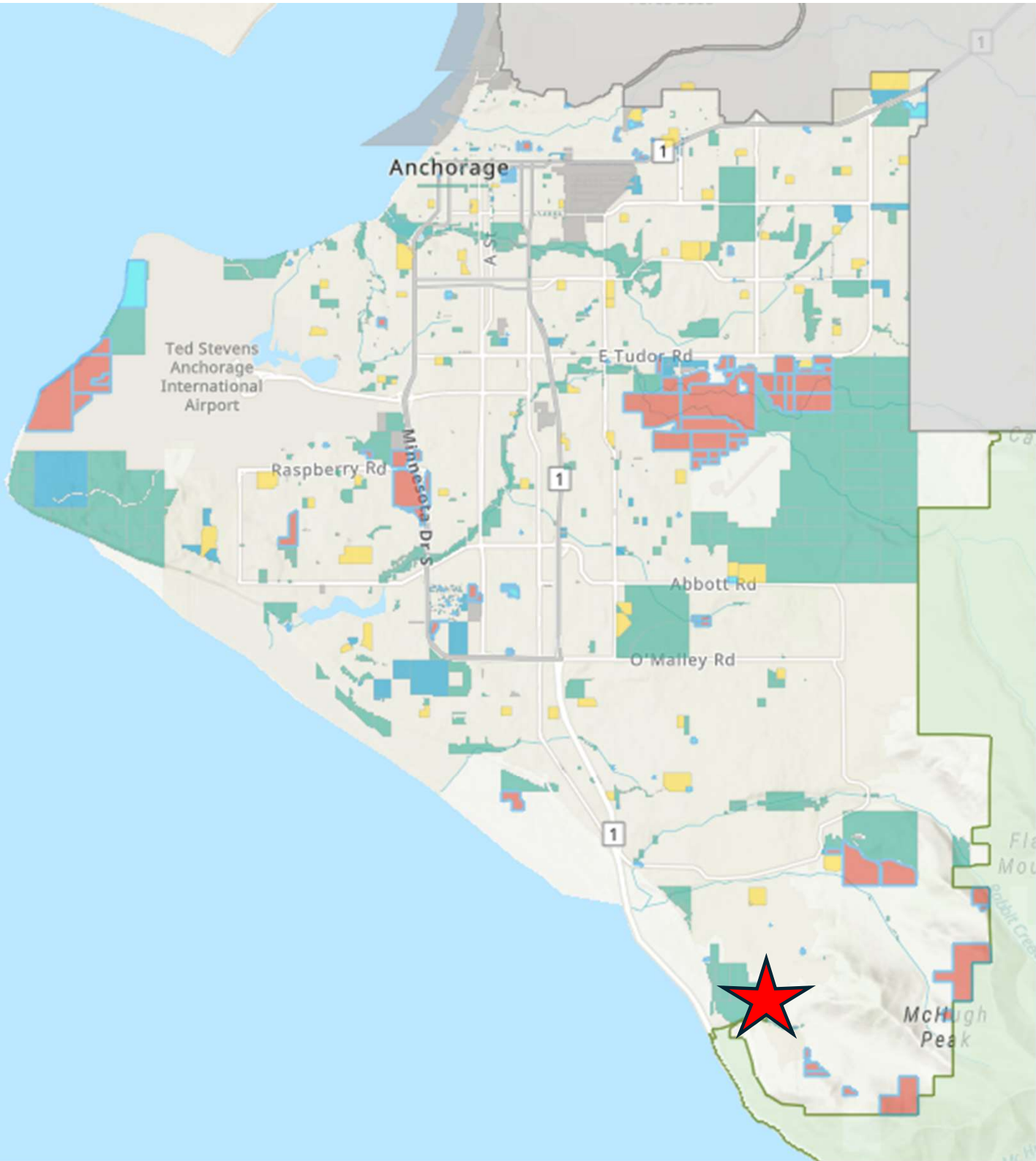




**AO 2026-72 Worksession: Authorizing the competitive disposal with conditions of HLB Parcel 2-156 for the purposes of a natural burial cemetery**

Presented by Heritage Land Bank on June 5, 2026





# Property Information

**Assembly District:** District 6

**HLB Parcel Number:** 2-156

**Parcel/Tax IDs:** 020-181-68

**Legal Description:** Tract B-2 Legacy Pointe Subdivision (Plat 2013-18)

**Location:** South Anchorage along Golden View Drive across from Moen Park. Adjacent to Potter Marsh Watershed Park.

**Size:** ≈ 9.6 Acres (419,432 Sq. Ft.)

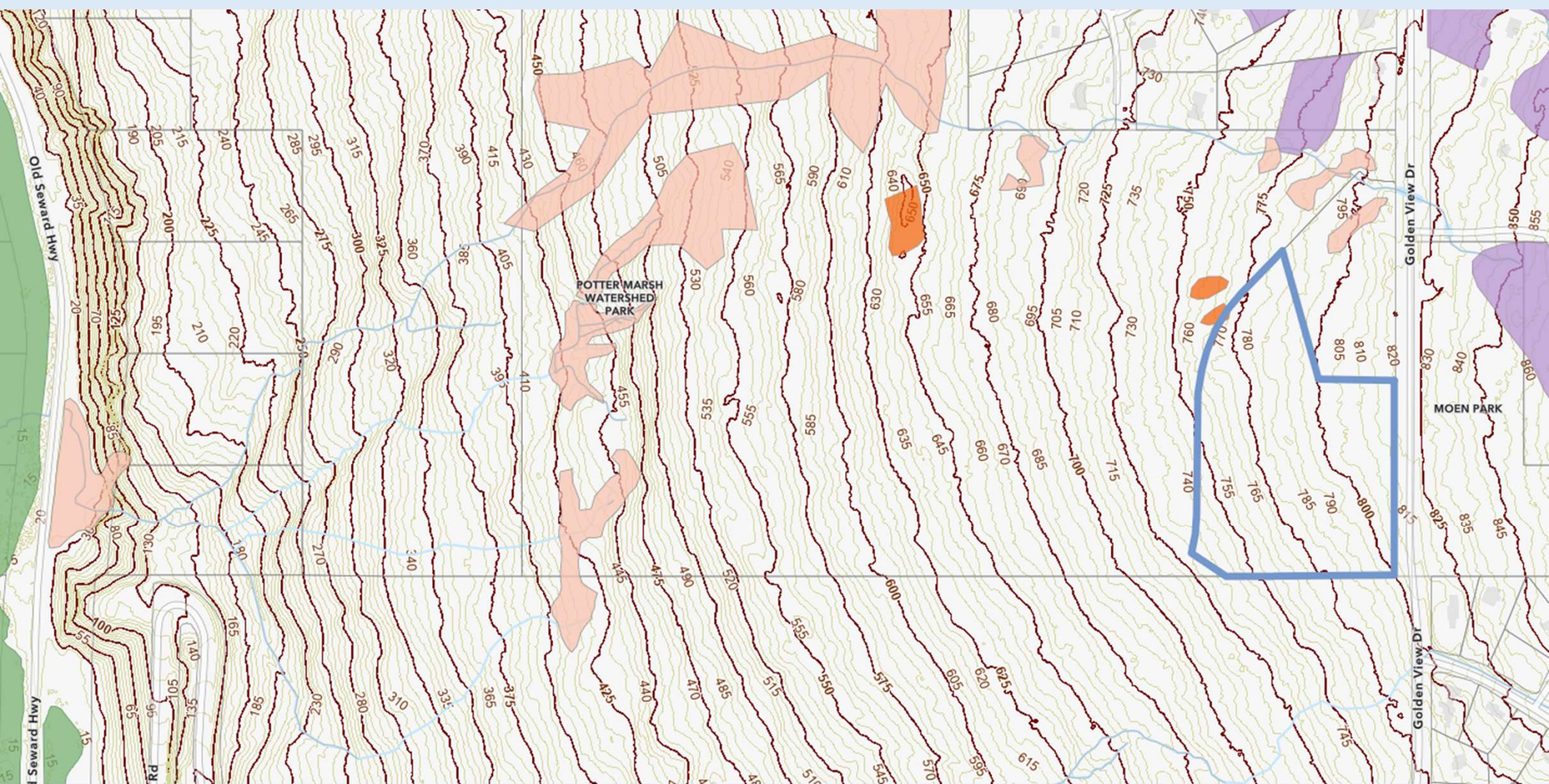
**Zoning:** PLI (Public Lands and Institutions)

**Existing condition and land use of the parcel and surrounding area:**

- This HLB parcel is currently vacant land used for passive recreation.
- To the east is Golden View Drive, with Moen Park across the street.
- To the south and west is the recently established 300-acre Potter Marsh Watershed Park.
- To the north is an AWWU parcel that is not developed.
- Through the north tip of the parcel there is a 25-foot-wide trail easement for Moen Trail.
- NO residences or private land down slope.



# Environmental Factors



**Seismic Zones:** Zone 2, Moderately-Low Ground Failure Susceptibility.

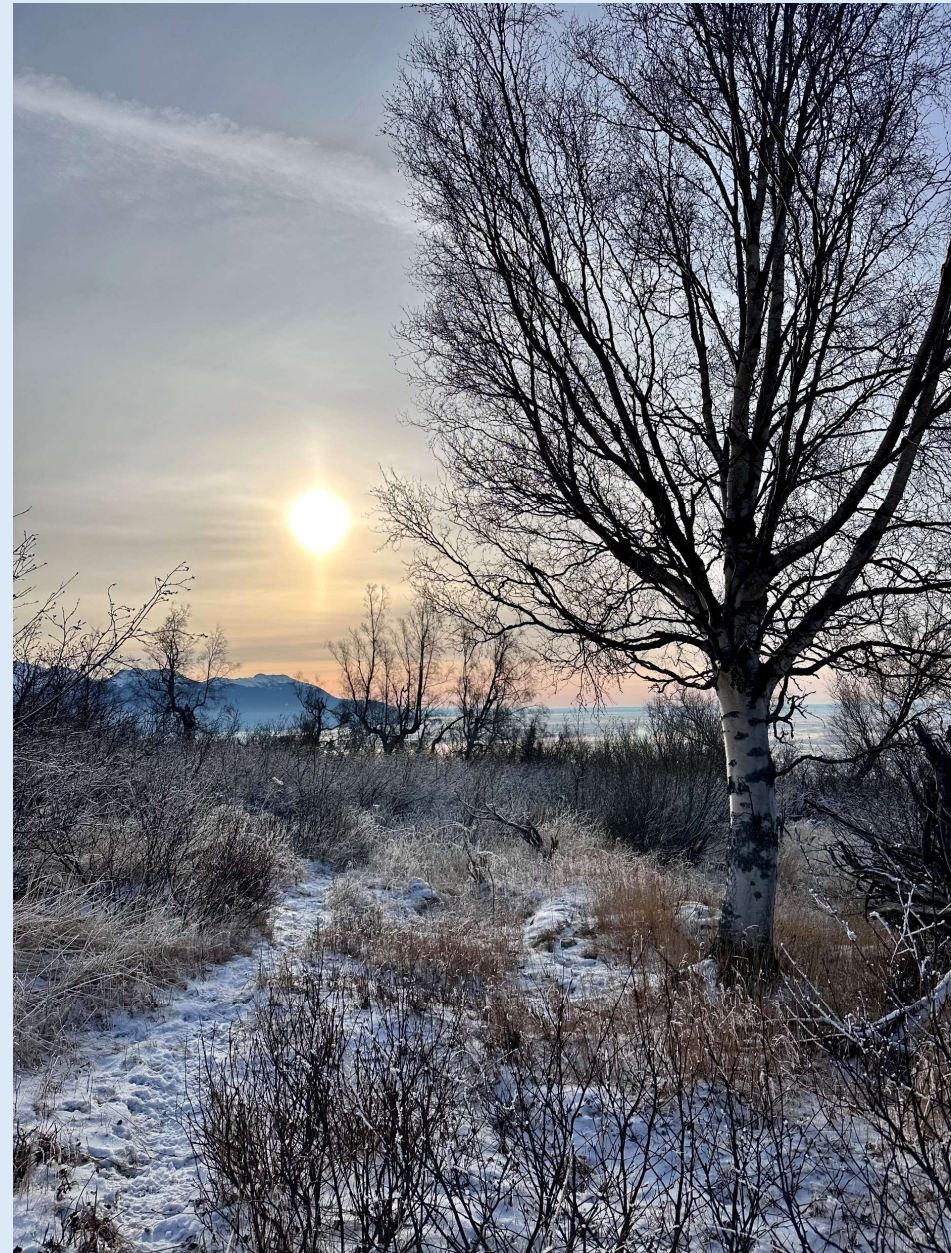
**Wetlands:** minimal low value wetlands (Class C) within the 25-foot setback of the northwestern parcel boundary

**Slope:** 13% average

**Mapped Streams:** None on property.

# Current Proposal: Natural Burial Cemetery

- “Operate a natural burial cemetery on the site while preserving the integrity of the existing ecological features.
- “Responsible for the planning, construction, operations, and perpetual maintenance of the property – a responsibility that would otherwise fall on the taxpaying public for a new municipal cemetery.”
- “This type of natural burial relies on affordable, **low-density** burial, restricting the use of large monuments or gravestones so viewsheds remain uninterrupted and **the land can serve the community as a multi-purpose space and as wildlife habitat.**”
- “We look forward to **collaborating with Parks and Recreation to ensure a seamless recreational experience** for all visitors”
- “Such collaboration secures our ability to preserve the existing **habitat and wildlife corridor between Potter Marsh and the Chugach Mountains.**”



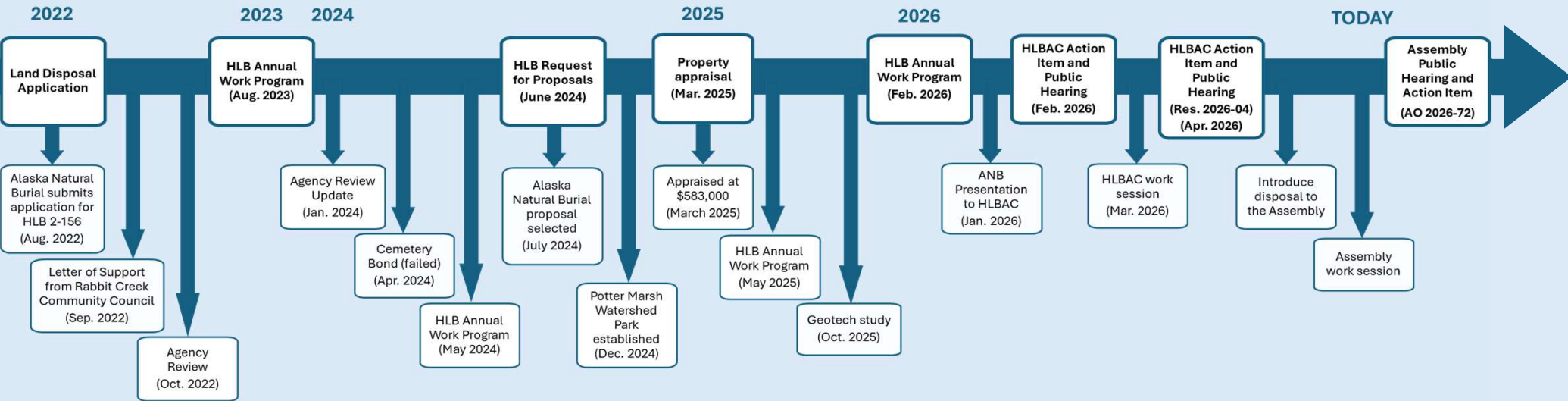
# Pathway through Title 25 disposal process (AMC 25.40.025H)



- Competitive Process
- Agency Review
- Appraisal
- HLBAC Public Hearing & Recommendation
- Assembly Public Hearing & Authorization
- Conditions to ensure municipal benefit
- Inclusion in HLB Annual Work Program

# Pathway through HLB disposal process

(AMC 25.40.025H)



# Staff

## Recommendation

*The current proposed action before the Assembly is the competitive disposal of HLB Parcel 2-156 to the non-profit organization Alaska Natural Burial for less than fair market value for the purposes of a natural burial cemetery.*

- Compatible land use
- Direct public benefit
- Indirect financial public benefit
- Lasting community support
- Title 25 Compliance
- Pathway to Title 21 Compliance

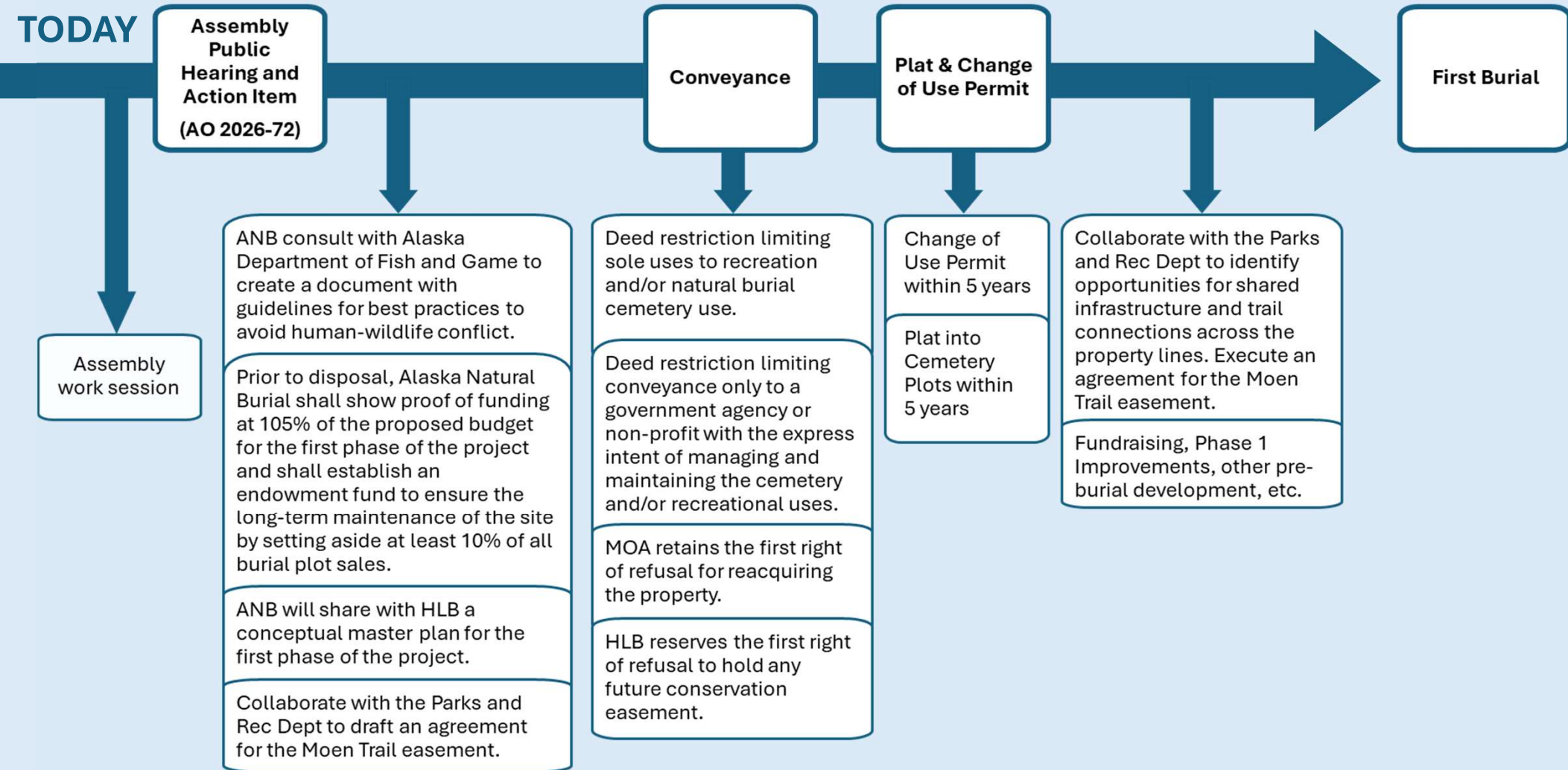
**Staff recommends this disposal with conditions.**



# Recommended Conditions

- 1) Prior to disposal, Alaska Natural Burial will continue to work with Alaska Department of Fish and Game to create a document with guidelines for **best practices to avoid human-wildlife conflict**. This document will be supplied to HLB prior to disposal.
- 2) Prior to disposal, Alaska Natural Burial shall show proof of funding at **105% of the proposed budget** for the first phase of the project and shall **establish an endowment** fund to ensure the long-term maintenance of the site by setting aside at least 10% of all burial plot sales.
- 3) Prior to disposal, Alaska Natural Burial will share with HLB a **conceptual master plan for the project** including best management practices to achieve the Green Burial Council Burial Cemetery Certification Standards; and
- 4) Prior to disposal, Alaska Natural Burial will execute an agreement for the **trail easement for Moen Trail** to be maintained by Anchorage Parks and Recreation Department; and after disposal, Alaska Natural Burial will continue to **collaborate with Parks and Recreation** to identify opportunities for shared infrastructure and trail connections across the property lines.
- 5) A reversionary clause shall be placed on the deed stating that if the property fails to achieve compliance with the Use-Specific Standards of AMC 21.05.040C.1 through a **Change of Use Permit review conducted within five (5) years** of the property transfer, the property will revert back to the Municipality of Anchorage and placed back into the Heritage Land Bank inventory.
- 6) A reversionary clause placed on the deed stating that if the property is not **platted into cemetery tracts within five (5) years** the property will revert back to the Municipality of Anchorage and placed back into the Heritage Land Bank inventory.
- 7) A deed restriction shall be placed on the property limiting its **sole uses to recreation and/or natural burial cemetery** use.
- 8) A deed restriction shall be placed on the property stating that it **may only be deeded to a government agency or non-profit** organization with the express intent of managing and maintaining the cemetery and/or recreational uses. The Municipality of **Anchorage retains the first right of refusal** for reacquiring the property.
- 9) After conveyance, Alaska Natural Burial intends to **follow the Green Burial Council's Natural Burial Ground Standards**, which include developing a maintenance and operations manual, conducting an Ecological Impact Assessment, and establishing strategies to conserve and enhance the natural habitat and flora of the region; additionally, Alaska Natural Burial will work towards becoming a Certified Conservation Burial Ground.
- 10) After conveyance, if a conservation easement is placed on the property as part of becoming a Certified Conservation Burial Ground, **HLB reserves the first right of refusal to be the holder of the easement**.

# Next Steps



## **AO 2026-72:**

An ordinance authorizing the competitive disposal with conditions of Heritage Land Bank Parcel 2-156 (PID 020-181-68-000), legally described as Tract B-2 Legacy Pointe Subdivision (Plat 2013-18) and located on Golden View Drive across from Moen Park in Anchorage, to the non-profit organization Alaska Natural Burial for less than fair market value for the purposes of a natural burial cemetery.

