ANCHORAGE, ALASKA
AO NO. 2023-___

AN ORDINANCE AUTHORIZING THE COMPETITIVE DISPOSAL OF PORTIONS
OF HERITAGE LAND BANK PARCELS 6-011, 6-016, AND 6-017, LEGALLY
DESCRIBED AS TRACT I PRINCE ADDITION ALYESKA SUBDIVISION (PLAT
87-131)(PID 075-311-04-000), TRACT B GIRDWOOD ELEMENTARY SCHOOL
SUBDIVISION (PLAT 85-38)(PID 075-031-32-000), AND TRACT 9A SECTION 9
TOWNSHIP 10 NORTH RANGE 2 EAST (PLAT 73-220)(PID 075-041-31-000), TO
CY INVESTMENTS LLC AS DESCRIBED IN THE DEVELOPMENT AGREEMENT
BETWEEN THE DEVELOPER AND THE MUNICIPALITY OF ANCHORAGE
DATED APRIL 29, 2022, AND AMEND THE HERITAGE LAND BANK 2021
ANNUAL WORK PROGRAM.

WHEREAS, the Municipality of Anchorage (MOA) proposes the disposal of portions
of Heritage Land Bank (HLB) Parcels 6-011, 6-016, and 6-017, legally described as
Tract I Prince Addition Alyeska Subdivision (Plat 87-131)(PID 075-311-04-000),
Tract B Girdwood Elementary School Subdivision (Plat 85-38)(PID 075-031-32-
000), and Tract 9A Section 9 Township 10 North Range 2 East (Plat 73-220)(PID
075-041-31-000), To CY Investments LLC as described in the Development
Agreement between the developer and the Municipality of Anchorage Dated April
29, 2022, and amend the HLB 2023 Annual Work Program; and

WHEREAS, HLB issued a Request for Proposals on April 6, 2021 for the
development of portions of three parcels in Girdwood commonly known as Holtan
Hills with the intent to provide housing; and

WHEREAS, HLB obtained an appraisal on December 18, 2021 where the
developed area was estimated to have a market value of two million one hundred
thousand dollars ($2,100,000); and

WHEREAS, the successful proposer was identified, and a Development Agreement
was drafted and entered on April 29, 2022 between the MOA and the Developer;
and

WHEREAS, the disposal will continue to implement residential housing identified in
the 1995 Girdwood Area Plan and the 2006 Crow Creek Neighborhood Plan; and

WHEREAS, this disposal will occur according to the terms of the Development
Agreement entered into by the Municipality of Anchorage and CY Investments, LLC
including equal distribution of net proceeds of lot sales; and
WHEREAS, this disposal will occur over three phases and is intended to take the form of a Planned Unit Development, affording the development a mixed-density model which will allow single-family, multi-family, and condo-type construction by the ultimate purchasers, thereby addressing several areas of housing needs in the community; and

WHEREAS, the disposal over three phases is for 16.1 acres for Phase 1, 17.1 acres for Phase 2, and 27.2 acres for Phase III, for a total of 60.4 acres of portions of HLB Parcels 6-011, 6-016, and 6-017; and

WHEREAS, a Planned Unit Development (PUD), which can allow for greater density than current zoning would allow, requires a Conditional Use Permit approved by the Planning and Zoning Commission; and

WHEREAS, Phase 1 of the proposed Holtan Hills Planned Unit Development will propose to have single-family, multi-family, and condo-type units; and

WHEREAS, the completed development will include infrastructure comprised of roads and utilities that will extend to Crow Creek Road creating a second point of egress for the neighborhood and creating the opportunity for development of lands west of Crow Creek Road with utilities in the future; and

WHEREAS, development of municipal lands through a public-private partnership offers an opportunity for greater public benefit by meeting the community’s goals in ways not typically feasible with a private development; and

WHEREAS, HLB and the Community of Girdwood have committed to work together to identify and apply for available State and Federal funding to develop secondary access on Crow Creek Road to the Holtan Hills development; and

WHEREAS, AWWU has sought a grant to cover the infrastructure costs of sewer to the parcels, which will reduce the development costs for offsite improvements; and

WHEREAS, the infrastructure development, including roads and utilities will attach to all parcels in Phase 1, including any lots subject to future conveyance to a Girdwood housing entity for the development of housing; and

WHEREAS, to meet the housing needs in Girdwood, the development of housing that is at least 50% occupied as primary residences whether owner occupied or leased on a five-month to yearly basis should be prioritized; and

WHEREAS, Girdwood has an estimated immediate need to add at least 150-300 units of year-round permanent housing for residents to its inventory and this demand will be updated through the Girdwood Area Plan that is underway; and
WHEREAS, many concerns have been expressed by the residents that the addition of more residents will increase the burden on the infrastructure and services available within Girdwood; and

WHEREAS, HLB is the primary owner of developable land within Girdwood for housing, industrial and commercial uses. HLB’s Work Plan which is due for updating should be developed concurrently and in coordination with the Girdwood Area Plan that is also underway specifically in addressing housing, commercial and infrastructure needs for the community; and

WHEREAS, the Assembly finds that the Girdwood community recognizes that while there will be opportunity for public involvement during the entitlement process (i.e., conditional use permit and planned unit development) where public feedback can help shape density requirements, the Girdwood community seeks assurance that this development will provide some relief to the housing pressures experienced by current and future full-time residents of Girdwood, specifically by providing more stable long-term rental property and more attainable housing to those at 120 percent and below area median incomes; and

WHEREAS, the land development costs are not typically recouped by the developer until such time as the lots are sold and/or housing units constructed and sold; and

WHEREAS, in the Development Agreement, CY Investments LLC has a duty to act as Declarant of the homeowners’ association for the Project; and

WHEREAS, as Declarant for the homeowners’ association, CY Investments LLC can set the terms of the planned community through the declaration, and of the homeowners’ association through the founding bylaws, including any restrictions on short term rentals, percentage required to approve changes to the homeowners’ association bylaws, as well as the time period in which the developer shall transfer control of the homeowners’ association to the individual owners and any rights retained, and all terms must be approved by HLB; and

WHEREAS, the return on investment to the HLB Fund will be deferred but likely significant, leading to the long-term health of the Fund; and

WHEREAS, this land disposal commits approximately 22% of the suitable residential developable land in Girdwood to the Holtan Hills development (2022 Existing Conditions Report by Huddle AK and Agnew::Beck); and

WHEREAS, the Assembly finds that a public commitment by the Municipality to improved communication and transparency, as well as a return on investment that considers the specific benefit to the Girdwood community as part of the calculation of the benefit for the Municipality as a whole, would be beneficial to the public interest; and
WHEREAS, the Assembly finds that as a resort community, Girdwood faces high external housing demand and has seen a drastic increase in short term rentals in the last 10 years, making it challenging for year-round residents of Girdwood to obtain housing, and raising concerns among residents that the character of this beloved and close-knit community will be lost as community members, especially working and middle class families, will be increasingly priced out of the housing market; and

WHEREAS, the projected profits of two Phases of the Holtan Hills development for HLB are estimated at approximately $1.2 Million and likely additional profits in Phase 3 that are not yet identified, those profits should be reinvested in further development of attainable housing in Girdwood; and

WHEREAS, the housing developed from Holtan Hills will contribute to the overall property tax base of the Girdwood Valley Service Area; and

WHEREAS, return on investments by HLB should not be viewed in strictly monetary terms, but overall benefit to the Municipality of Anchorage; and

WHEREAS, the proposed disposal of portions of HLB Parcel 6-011 is not in the 2023 HLB Annual Work Program (AR 2023-235, As Amended), pursuant to AMC § 25.40.020B, to proceed with the disposal, the 2023 HLB Annual Work Program must be amended; and

WHEREAS, following required public noticing, the HLB Advisory Commission (HLBAC) held a public hearing and passed HLBAC Resolution 2022-09(S), recommending the disposal of portions of HLB Parcels 6-011, 6-016, and 6-017, legally described as Tract I Prince Addition Alyeska Subdivision (Plat 87-131)(PID 075-311-04-000), Tract B Girdwood Elementary School Subdivision (Plat 85-38)(PID 075-031-32-000), and Tract 9A Section 9 Township 10 North Range 2 East (Plat 73-220)(PID 075-041-31-000), to CY Investments, LLC as described in the Development Agreement between the developer and the Municipality of Anchorage Dated April 29, 2022, and amend the HLB 2021 Annual Work Program; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. The MOA is hereby authorized to execute disposal of portions of HLB Parcels 6-011, 6-016, and 6-017, legally described as Tract I Prince Addition Alyeska Subdivision (Plat 87-131)(PID 075-311-04-000), Tract B Girdwood Elementary School Subdivision (Plat 85-38)(PID 075-031-32-000), and Tract 9A Section 9 Township 10 North Range 2 East (Plat 73-220)(PID 075-041-31-000), to CY Investments, LLC as described in the Development Agreement dated April 29, 2022.

The following terms shall attach to any conveyance of these parcels as well as be included in the Development Agreement:
A. CY Investments LLC will restrict the use of single-family properties built in Holtan Hills, Phase 1, to prohibit short-term rentals (less than 30 days in duration) except for rental of an Accessory Dwelling Unit (ADU) on the property, through the homeowners’ association bylaws; which shall further provide that, until such time as the Municipality adopts an ordinance, applicable to properties in the homeowners’ association, otherwise regulating short-term rentals, this specific restriction may be amended only by 100% unanimous approval of all parties entitled to vote on proposed amendments to the homeowners’ association’s bylaws; and

B. The above restriction and amendment vote requirement shall be included with the initial Declaration recorded by the Developer after approval of HLB and shall not be changed except by unit owners after formation of the homeowners’ association and transfer of rights to it.

This Assembly approval requires and is conditioned upon the agreement by the Developer to the following terms and conditions:

C. All developers must submit applications for land use entitlements to the Girdwood Board of Supervisors (GBOS) for review prior to seeking official action by the designated decision-making body; and

D. At least one multi-family lot for the development of at least 8 units to be drawn from HLB’s portion of profits will be designated for future disposal to a Girdwood housing trust or non-profit entity for the purposes of developing community housing for residents, if and only if a housing trust or entity is established which can legally receive and own property, and if and only if the housing trust or entity is established within five years of the recording of the plat for Phase 1 of Holtan Hills Subdivision and upon approval of the Conditional Use Permit for the Residential Planned Unit Development. Otherwise, the multi-family lot reverts to Heritage Land Bank ownership; and

E. CY Investments LLC and HLB will continue to engage with the Girdwood Board of Supervisors or delegated committee as the project progresses; and

F. CY Investments LLC will develop Holtan Hills through the Conditional Use Permit for a Residential Planned Unit Development and will request approval to exceed the allowable density for the gR-3 zoning district as part of this process; and

The above terms are required for legal disposal of parcels in this Ordinance. Conveyance is subject to the agreement of the Developer to comply with the terms of this resolution.
**Section 2.** Within 45 days of passage of this ordinance, and concurrent with the ongoing development, HLB and GBOS shall identify and mutually agree on and pay for engagement of a third party to liaise between HLB and GBOS until such time as HLB has a newly appointed and confirmed HLB director that has been in the position for at least six months.

**Section 3.** Within 30 days of the close of the sale, HLB staff shall provide an update to the Assembly through an informational memorandum.

**Section 4.** The Municipality’s intent for this development in all phases, is to provide community housing opportunities attainable for year-round residents of Girdwood.

**Section 5.** HLB, in consultation with GBOS or a committee it designates, shall work to identify available State and Federal funding to develop a secondary access on Crow Creek Road to the Holtan Hills development.

**Section 6.** Pursuant to AMC § 25.40.020B, this ordinance hereby amends the 2023 HLB Annual Work Program to include this disposal under the terms stated herein.

**Section 7.** This Ordinance shall become effective immediately upon passage and approval by the Anchorage Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _______ day of _______________, 2024.

_________________________________
Chair

ATTEST:

_________________________
Municipal Clerk
From: Assembly Vice Chair Zaletel


This ordinance authorizes the Municipality to execute the competitive disposal of portions of Heritage Land Bank (HLB) Parcels 6-011, 6-016, and 6-017, legally described as Tract I Prince Addition Aleyeska Subdivision (Plat 87-131)(PID 075-311-04-000), Tract B Girdwood Elementary School Subdivision (Plat 85-38)(PID 075-031-32-000), and Tract 9a Section 9 Township 10 North Range 2 East (Plat 73-220)(PID 075-041-31-000), to CY Investments, LLC as described in the Development Agreement between the developer and the Municipality of Anchorage dated April 29, 2022, and to amend the 2021 HLB Annual Work Program.

This proposed disposal of public land was originally introduced in November of 2022 as AO 2022-103. On February 7, 2023, after much deliberation, the Assembly took up this matter in the form of AO 2022-103(S-2) and voted to postpone action on that item indefinitely. This ordinance reintroduces this proposal incorporating all of the changes proposed by the S-2.

I request your support for the ordinance.

Reviewed by: Assembly Counsel’s Office

Respectfully submitted: Meg Zaletel, Assembly Vice Chair
District 4, Midtown