HOLTAN HILLS

In Girdwood, Alaska
History of Holtan Hills

Holtan Hills is named after lifelong Alaskan Howard Holtan. Howard was the Director of Project Management and Engineering for the Municipality of Anchorage.

Howard was also the Program Director of the Alyeska Mighty Mites program from the mid 1980’s until his untimely death in a plane accident in 2007. Howard took great joy in seeing the kids ski the entire mountain with a laugh and a smile.

Out of gratitude and deep respect for Howard, the Heritage Land Bank named Holtan Hills after Howard so his legacy in Girdwood may live on.
HISTORY OF HOLTAN HILLS
MEETING INFO

This meeting serves as our community meeting as required by the Municipality of Anchorage.

LIVE CHAT

During this presentation, the chat room will be active.
In April 2021, the Heritage Land Bank put out an RFP to develop a portion of their Girdwood holdings. In June 2021, the RFP was reviewed by the Selection Committee who was comprised of:

Christopher M. Schutte, Office of Economic & Community Development Director
Robin E Ward, Real Estate Department Director
Tiffany Briggs, Program & Policy Department/Manager, Real Estate Services
Steve Schmitt, Municipal Surveyor, PM&E

Kristi Bischofberger, MOS Watershed Manager
Mark Schimscheimer, Director of Engineering, AWWU
Kyle Kelly, Girdwood Valley Service Area Manager
Diane Powers, Admission Manager, Alaska Wildlife Conservation Center
Andrew Romerdahl, Senior Director of Real Estate, Cook Inlet Region, Inc.
On June 29, 2021, with a unanimous vote by the Selection Committee, the RFP was awarded to the CY Investments, LLC team which included a proposed partnership between the Municipality of Anchorage, Heritage Land Bank and the CY Investments, LLC development team.
At the heart of the proposal was the creation of a mixed density community with homesites of varying shapes and sizes to be sold to local and regional builders and private parties as individual homesites and multi-family tracts.

Due to the shortage of local occupied housing in Girdwood, the developers will offer the Holtan Hills homesites to Girdwood residents only for the first two weeks of homesite availability.
HOLTAN HILLS DEVELOPMENT TEAM

Connie Yoshimura  
CY Investments  
Owner  
Berkshire Hathaway  
HomeServices Alaska  
Realty  
Broker/Owner

Brandon Marcott, P.E  
Principal  
Engineer/Owner  
Triad Engineering

Seth Andersen, P.E  
Owner, Arete, LLC

Shelley Rowton  
Land Management Officer  
Heritage Land Bank

Tony Hoffman, P.L.S  
Senior Surveyor  
The Boutet Company

Natalie Travers-Smyre  
Associate Broker  
Manager, HOA Management Division  
Berkshire Hathaway  
HomeServices Alaska  
Realty

Charlotte Gaston  
Realtor  
Admin Assistant  
Berkshire Hathaway  
HomeServices Alaska  
Realty
COMMUNITY SUPPORT

We need the support of the Girdwood Community to make this project successful. We are here to listen to your ideas and concerns.

Holtan Hills cannot become a reality without your support and approval.
The steps that need to be completed before we can break ground.
OVERALL PROCESS

Area Master Plan → Conditional Use Permit for Residential Planned Unit Development → Phased Subdivision Plat
THREE APPLICATIONS ➔ ONE PUBLIC HEARING

• Planning & Zoning Commission – AMC 21.02.030

The Planning and Zoning Commission has decision-making authority over the following:

1. Conditional uses (AMC 21.03.080)

2. Preliminary plats, when a conditional use creates a subdivision or requires vacation of a dedicated public area, and the commission directs in the conditional use approval that it shall act as the platting authority (AMC 21.03.080F)

• Review and Action by Planning and Zoning Commission – AMC 21.09.030h

• The Planning and Zoning Commission shall hold a public hearing on the proposed area master plan.
• **Purpose**

An area master plan is intended to facilitate the planned development of large tracts of land under unified ownership or control, prior to subdivision or development of entire tracts or parcels within large tracts, in order to provide for land use compatibility and development responding to site-specific environmental constraints and opportunities. The area master plan shall establish the general arrangement of land uses, circulation and infrastructure systems for the identified development areas.

• **Applicability**

An area master plan review is required prior to development in any of the following Girdwood zoning districts: **gR-3**, gC-5, GRST-2, GCR-1, GCR-2, GCR-3, GDR, GRR.
• **Intent and Approval**

A residential planned unit development (PUD) is intended to allow flexibility for residential development in the zoning ordinance and to achieve the creation of a more desirable environment than would be possible through a strict application of the zoning ordinance. A residential PUD shall be processed as a conditional use in accordance with section 21.03.080. The planning and zoning commission shall evaluate the proposed planned unit development in accordance with the conditional use approval criteria at section 21.03.080D., and the following additional criteria:

a. Creative use of the land, imaginative architectural design, a consolidation of usable open space and recreation areas, and the preservation of natural features.

b. The mixing of compatible land uses, residential densities, and housing types within the neighborhood.

c. The efficiency of the configuration of utilities, vehicular circulation, and parking facilities.

d. Enhancing the surrounding environment.

e. Maintaining population densities and lot coverage that are consistent with available public services and the comprehensive plan.
General

These standards are enacted generally to promote the goals of the comprehensive plan as to the health, safety, convenience, quality of life, and welfare of the present and future inhabitants of the municipality; to secure adequate utilities and public facilities, provide for consideration of school and open space needs, and protect sensitive natural areas such as critical habitat, high-value wetlands, and riparian corridors; to enhance or preserve other significant natural features; to ensure the functional and efficient layout and appropriate use of land so as to achieve property lots of reasonable utility and minimize public costs to construct and maintain infrastructure; and to facilitate orderly growth and harmonious development of the municipality.
Please note: The following are working plans and are subject to change due to wetland delineation, topography, rezone, section line easement vacation and other environmental factors such as drainage.
PHASE ONE
The initial boundary and field work for the Tract plat and offsite utility and access design has been completed as of 12-18-21. The survey included boundary retracement of the 3 underlying HLB tracts:

- Tract 1, Alyeska Subdivision, Prince Addition, Plat 87-131
- Tract B of the Girdwood Elementary School Subdivision, Plat 85-38
- Tract 9A of the Supplemental Cadastral Survey (Plat 73-220)
The survey also included some retracement of the existing streams, trails and Glacier Creek high water as they affect the Holtan Hills development.

The next survey related steps include the following:

- Preparation and submittal of the DNR application for section line vacation through the development
- Preparation of the draft Holtan Hills Tract Plat, Conditional Application and Planned Unit Development documents for MOA submittal
DEVELOPMENT TASKS

• Permitting
• Rezone
• Wetlands Delineations
• Section Line Easement Vacations
• Planning and Zoning Approval
• Civil Design
Federal, state, and local government actions

• Federal Government confirmation of wetlands and any necessary permitting

• State government approval of Section Line Easement Vacations

• Local government must approve via Planning and Zoning Commission for the PUD/CUP
ECONOMIC CHALLENGES WE HAVE NO CONTROL OVER

• Supply chain disruptions
• Labor shortages
• Inflated prices
HOLTAN HILLS HOMEOWNER’S ASSOCIATION

A homeowner’s association will be created for Holtan Hills. The HOA will include detailed design criteria including:

• Exterior siding types
• Exterior paint colors
• Trail maintenance
• Recreational Vehicle Parking
• Minimum home size
• Tree preservation
FREQUENTLY ASKED QUESTIONS

1. **Who will be building the homes in Holtan Hills?**
   
The homesites will be available to any builder or private party. All buyers will be required to follow the Design Criteria for the Community.

2. **Who will be building the road?**
   
   That decision has not been made yet. Once the civil plans are completed, the project will be sent out to bid to general contractors who have the capacity and bonding capability to perform.
3. When is construction expected to begin?

The timeline for the beginning of construction is dependent upon receiving the approvals needed from Federal, State, and Local governments.

4. Where can I get a copy of the DRAFT Holtan Hills site plan?

The DRAFT site plan is available on the Heritage Land Bank website:

https://www.muni.org/Departments/hlb/Pages/default.aspx
5. Trails are very important to Girdwood Residents. What is your plan for adding trails to Holtan Hills?

As the site plan develops, trails will be integrated into the Community including access to the Athabascan Trail and the Historic Iditarod Trail.

CY Investments, LLC recently built a 1.5-mile trail in Potter Highlands.
6. What about the trees?

The development team recognizes the irreplaceable value of trees to a community. The preservation of trees will be integrated into the Design Criteria for Holtan Hills. For the general contractor, we ribbon trees adjacent to the ROW that are not to be cut, and we will fine $500 for any ribboned tree that has been cut down.

We include in the purchase and sale agreement that the home builder must minimize the area cleared for construction. The extent of this will be determined by the house design, slope, and grade of the homesite.

Trees, bush and dead materials must be removed from the site so we can be a Firewise community.
In order to embody the spirit of Girdwood, we would like the residents of Girdwood to design the logo for Holtan Hills.

The logo design contest will run through April 1, 2022.

Send your submissions to natalie@bhhsalaska.com

Winner will receive a $150 gift card for dinner at the restaurant of their choice.
FUTURE COMMUNITY UPDATE

February 2022
Specific date to be announced
The meeting will be noticed at least two weeks in advance