

Submitted by: Chair of the Assembly at
the request of the Mayor
Prepared by: Heritage Land Bank
For Reading:

CLERK'S OFFICE

APPROVED

Date: 7-26-05

ANCHORAGE, ALASKA

AO NO. 2005-72 (S)

1 AN ORDINANCE AUTHORIZING EXCHANGE OF A PORTION OF HERITAGE LAND
2 BANK PARCEL NO. 6-036 FOR A PORTION OF TRACT A-2D, ALPINE VIEW ESTATES
3 SUBDIVISION.

4
5 **WHEREAS**, the proposed exchange has been reviewed by all municipal agencies, and HLB
6 Parcel 6-036 is not needed for future municipal purposes; and
7

8 **WHEREAS**, the Municipality may exchange Heritage Land Bank land for other land on at least
9 an equal value basis, as determined by a fair market value appraisal, pursuant to Anchorage
10 Municipal Code section 25.40.020E.; and
11

12 **WHEREAS**, following a public hearing on February 22, 2005, the Heritage Land Bank Advisory
13 Commission passed Resolution 2005-03, approving a trade of Tract A-2D, Alpine View Estates
14 Subdivision, consisting of approximately 8.41 acres (Parcel A, Appendix A), for a portion of HLB
15 Parcel 6-036, consisting of approximately 1.93 acres (Parcel B, Appendix A), subject to the
16 condition that all associated costs, including appraisals, any additional land use studies, amending
17 the Girdwood Area Plan, survey and/or plat work, and rezoning, shall be at the applicant's
18 expense; now, therefore,
19

20 **THE ANCHORAGE ASSEMBLY ORDAINS:**
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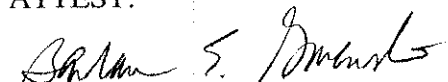
22 **Section 1.** The Municipality is authorized to exchange a portion of HLB Parcel 6-036
23 containing approximately 1.93 acres, for a portion of Tract A-2D, Alpine View Estates
24 Subdivision, containing approximately 8.41 acres, subject to the condition that all associated costs,
25 including appraisals, any additional land use studies, amending the Girdwood Area Plan, survey
26 and/or plat work, and rezoning, shall be at the applicant's expense.
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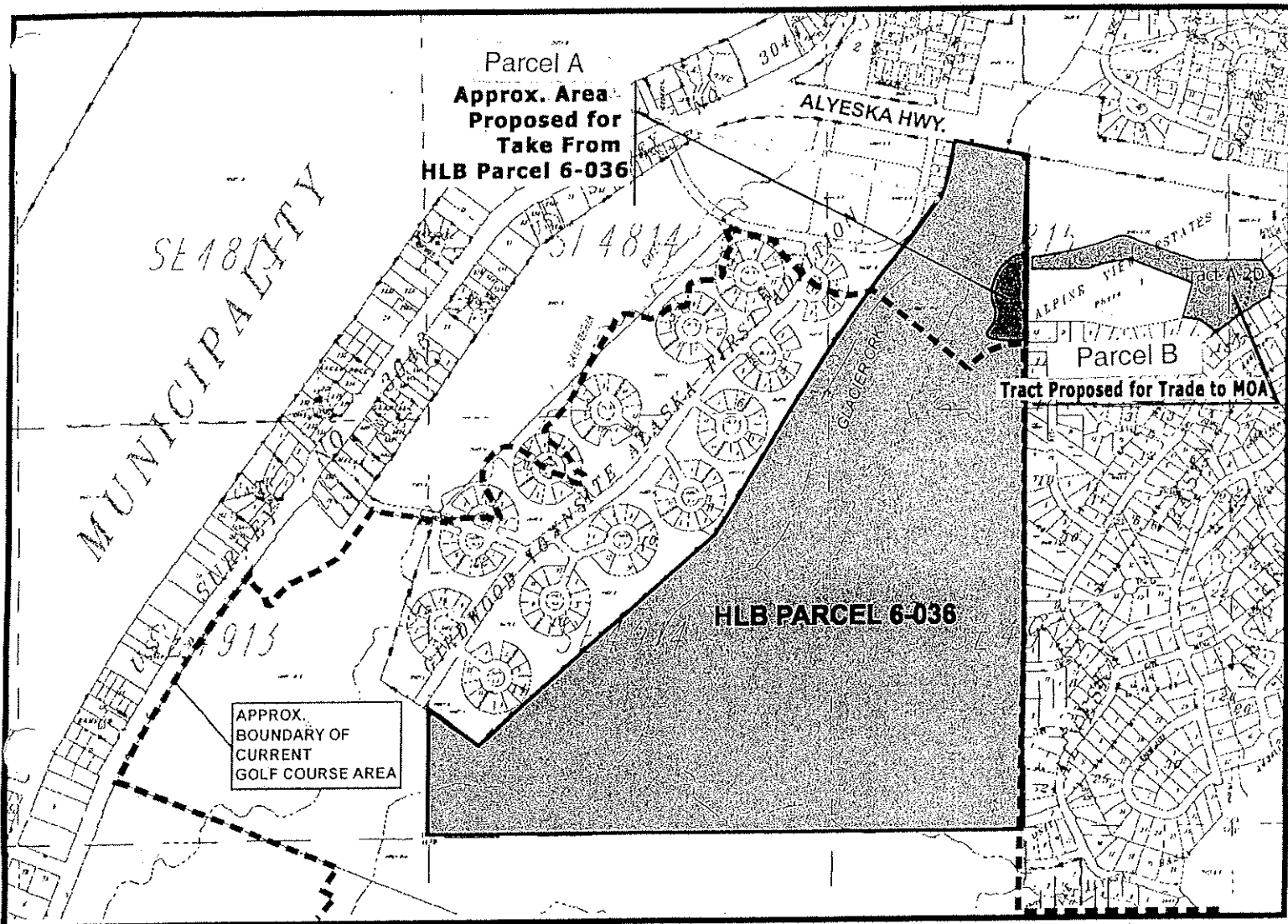
28 **Section 2.** This ordinance shall be effective upon receipt of appraisals of both parcels
29 indicating the fair market value of the 8.41-acre portion of Tract A-2D, Alpine View Estates
30 Subdivision is equal to or greater than the fair market value of the 1.93-acre portion of HLB Parcel
31 6-036 corresponding appropriate amendments to the Girdwood Area Plan recommended by the
32 Planning and Zoning Commission and approved by the Anchorage Assembly.
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34 PASSED AND APPROVED by the Anchorage Assembly this 26th day of July, 2005.

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Chair of the Assembly

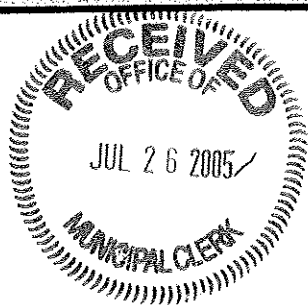
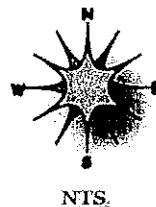
ATTEST:

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Municipal Clerk

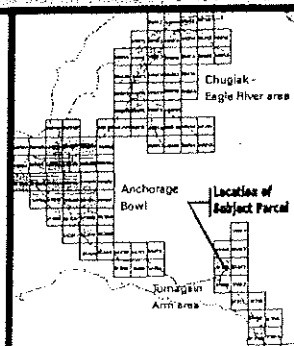


HLB PARCEL 6-036

LEGAL: TRACT 17C, GIRDWOOD TOWNSITE
LOCATION: GLACIER CREEK AND ALYESKA HIGHWAY
SIZE: 207.76 ACRES
ZONING: R11, Open Space, Commercial Recreation
CURRENT USE: Portion under Lease for golf/ nordic ski course



AM 368-2005:
Appendix A



MUNICIPALITY OF ANCHORAGE

DEPARTMENT OF CULTURAL & RECREATIONAL SERVICES

PARKS & RECREATION DIVISION

MEMORANDUM

DATE: March 17, 2003

TO: Girdwood Board of Supervisors

FROM: Carolyn Bloom, Acting Manager, Parks & Recreation

SUBJECT: Proposed Park Acquisition – Cabana Property

It has been proposed that a piece of property in the Alyeska Basin Subdivision be added to the Girdwood park system. Mr. Tim Cabana, the developer, has suggested that the property become park land and in exchange, that the Municipality compensate him with a piece of property from the Heritage Land Bank that he could develop. Parks & Recreation has been asked to look at the property and ascertain whether or not the parcel would be of benefit to the Girdwood park system.

The idea of a park in this area has been supported in various community discussions including the Land Use Committee meeting on May 14, 2002 and at the Girdwood Board of Supervisors regular meeting on May 20, 2002. Those present at the Land Use Committee meeting voted in favor of the proposal. The Board of Supervisors unanimously voted to accept the findings of the Land Use Committee and write letters of non-objection to support the idea.

In the Girdwood Area Plan, the "Public Facility Plan" section identifies a need for a neighborhood park in the Alyeska Basin area. It further describes a park, ranging in size from 5 – 15 acres that would include equipped play lots, tennis and basketball courts, and open play fields for soccer and softball. It would also include wooded footpaths and benches for passive use.

Parks & Recreation supports the acquisition of this parcel. However, we do not believe that this acquisition satisfies the need for a neighborhood park in the Alyeska Basin Subdivision. While this acquisition will preserve and retain open space, there will still be a need for a larger parcel that can be developed with those recreation facilities mentioned in the Girdwood Area Plan (play lots, tennis courts, basketball courts, or open play fields).

The parcel can be divided into two distinct parts:

1. One part of this parcel is open, free of trees and relatively flat. It is classified as Class C Wetlands. This open area would best be left as undeveloped, open space, for casual, passive use, similar to Moose Meadows Park. It could be used in the winter for cross country skiing, snowshoeing, or dog walking. In summer, when accessible and dry, it could be used by pedestrians to access to Alyeska Highway and the adjoining bike trail. It provides an unobstructed view of mountains in all directions.

Although it has been suggested that this property be developed with recreation facilities such as ball fields, ice rink, track, or play equipment, development of recreation facilities in this parcel does not seem feasible. Development of Class C Wetlands requires a permit from the Corps of Engineers. There are varying opinions about how difficult it would be to obtain a permit. Access is limited and not adequately supported by designated parking. The property is covered with varying depths of peat or muskeg that would have to be removed for development, driving up the cost of development.

2. The other part of this parcel is wooded and follows a small creek. There are setback requirements that prohibit construction within 25' of the creek. On this parcel, narrow, soft trails could be cleared, providing a link to a pedestrian route to eventually connect with trails that would lead to Glacier Creek or to Alyeska Highway and the adjoining bike trail.

In conclusion, it is the position of Parks and Recreation that this property could be an asset to the Girdwood park system. It provides for the retention of open space and also supports the goal of a system of neighborhood parks with pedestrian access. Both of these objectives are found in the Girdwood Area Plan. However, this parcel does not meet the criteria of a neighborhood park, that can support those recreation facilities needed for more active recreation.



Municipality of Anchorage

George P. Wuerch, Mayor



Girdwood Board of Supervisors

P.O. Box 390 • Girdwood, Alaska 99587

Girdwood Community Council <http://gbos.org> (907) 754-1234 gbos@girdwood.net
| Anne Herschleb | David Sears | Norman Starkey | Soren Wuerth | Diana Livingston |

June 11, 2002

Art Eash, Land Management Officer
Municipality of Anchorage Heritage Land Bank
PO Box 196650 Anchorage AK 99519-6650
(907) 343-4807 (Fax) 343-4526

Re: HLB/CRS Cabana Land Swap

Dear Art Eash,

The Girdwood Board of Supervisors unanimously agreed to request that the Heritage Land Bank and the Cultural and Recreational Services departments of the Municipality of Anchorage formally pursue the land swap described by Tim Cabana at the May 20, 2002 GBOS meeting and the May 14, 2002 Girdwood LUC meeting. Mr. Cabana indicated that you and he had discussed the *land swap*, however, George Cannelos attended the May 20, 2002 meeting and indicated that the swap was not formally "with" HLB. We understand that the final approval will need to come from the Anchorage Assembly as a "land disposal."

"MOTION: Letter of non-objection for the preliminary description by Tim Cabana of a land swap to be considered by HLB/ MUNI Cultural and Recreational Services and supporting the related guidelines on Pages 71 & 72 of the Girdwood Area Plan. 1.Sears/2.Livingston - PASSED (Unanimous)" *

The Girdwood Land Use Committee meets on the second Tuesday of each month. Girdwood LUC Diane Powers may be reached at 230-2439 for If you have any questions, please do not hesitate to contact me at 754-1234 or 783-3153. Please alert the GBOS office at 754-1234 when the GBOS copy of the final detailed version of the staff reports and a presentation packet is available. Thank you.

Sincerely yours,

Anne Herschleb, Chair
Girdwood Board of Supervisors

Attachment(s):

* GBOS May 20, 2002 Minutes

Copy to:

George Cannelos, HLB Executive Director | (907) 343-4807 | (Fax) 343-4526

Tim Cabana | (907) 783-3297 | (Fax) 783-3299

Jim Posey, Cultural and Recreational Services Director | (907) 343-4365 | (Fax) 343-4318

Girdwood Land Use Committee Chair Diane Powers

Mayor George P. Wuerch c/o Betty L. Fauber | (907) 343-4409 | (Fax) 343-4499

Girdwood Fire Chief Bill Chadwick | (907) 783-2511 | (Fax) 783-3122

Anchorage Assembly Member Dick Tremaine | tremaine@alaska.net

Anchorage Assembly Member Janice Shamberg | jcshamberg@gci.net

MUNI Public Works - Street Maintenance Jerry Pineau

Dick Dworsky | P. O. Box 196650, 99519-6650

DOC: 2002_06_11_HLB_CRS_CabanaLandSwap.htm



Municipality of Anchorage

George P. Wuerth, Mayor



Girdwood Board of Supervisors

P.O. Box 880 • Girdwood, Alaska 99557

Girdwood Community Council <http://gbos.org> (907) 754-1234 gbos@girdwood.net
| Anne Herschleb | David Sears | Norman Starkey | Soren Wuerth | Diana Livingston |

March 30, 2003

George Cannelos, Director
Municipality of Anchorage Heritage Land Bank
Post Office Box 196650 Anchorage Alaska 99519-6650
USPS CERTIFIED RETURN RECEIPT REQUESTED

Re: Proposed Park Acquisition - Cabana Subdivision

Dear Mr. Cannelos:

Carolyn Bloom, MOA Department on Cultural and Recreational Services, attended the Girdwood Board of Supervisor's (GBOS) March 17, 2003, meeting to discuss the above referenced park acquisition, consisting of an exchange of approximately 8.4 acres in the proposed Cabana subdivision for approximately 2.4 acres under HLB jurisdiction and directly adjacent to the Cabana subdivision. The Department of Cultural and Recreational Services "supports the acquisition of this parcel" (see enclosed memo dated 3/17/2003).

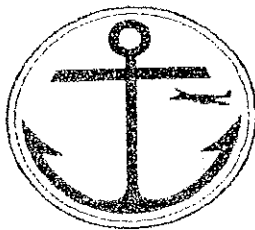
In May of 2002, this proposal was brought before the Girdwood Land Use Committee and the GBOS and received the support of both bodies; subsequently a letter dated June 11, 2002 (also enclosed) was sent to Art Eash, HLB, indicating this support.

At our March 17, 2003, meeting, the GBOS reaffirmed their support for this land exchange and would like the Heritage Land Bank to move forward with it.

Sincerely,

Anne Herschleb, Chair
Girdwood Board of Supervisors.

Municipality of Anchorage



P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org>

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
David Sears, Co-Chair, Diana Stone Livingston, Co-Chair;
Tracey Knutson, Richard Dowd

Mark Begich, Mayor

July 2, 2004

Ms. Robin Ward, Executive Director
Municipality of Anchorage, Heritage Land Bank
P. O. Box 196650
Anchorage, AK 99519-6650

Subject: HLB/CRS/Cabana Land Swap

Ms. Ward:

At the regular Girdwood Board of Supervisors meeting June 21, 2004 the proposed land swap between various municipal entities and Tim Cabana was brought up for discussion under Old Business. The issue for additional discussion was that the current land use study may reveal that on the lands proposed for exchange the soils may not support any kind of development. Following discussion of this further issue, upon motion duly made and seconded, the board unanimously agreed to provide a letter of non-objection to the land swap, even if the soils are determined not to be appropriate for any development.

I have reviewed my file on this matter, and it appears that from the initiation of this proposed land swap discussion, the land to be offered for trade by Mr. Cabana was not deemed to be appropriate for development. It has been generally accepted that the parkland so created would be similar in use to Moose Meadows.

Please contact us if you require any further clarification. Thank you.

Sincerely,

David Sears, Co-Chair

Diana Stone Livingston, Co-Chair

6-036: Agency Review Results

Department / Agency	Comments/objections?
AFD	No comments or Objections
ASD	No comments or Objections
APD	No comments or Objections
AWWU	In the event of a trade AWWU requires dedication of easements over existing utility mains where corridors may have been previously secured by municipal intergovernmental permit (IGP) Trade should be conditioned on platting the property to reflect traded portions. Questions what makes this situation unique when in past platting actions some developers have voluntarily dedicated parks, open spaces, greenbelts etc. without expectation of land trades or compensation.
Community Council: GBOS	Generally supports the concept of a trade based upon past presentations from the applicant.
Community Planning & Development	Points out that if the proposal were to go forward as is, the Girdwood Area Plan (GAP) would have to be amended.
Economic & Community Development	Preserve existing HLB Land for Economic Development potential in the future
Federation of Community Councils	No comments or Objections
Parks & Recreation	Requests postponement until they have opportunity to obtain information RE: HLB tract potential to provide for neighborhood park need
Clerk	No comments or Objections
HHS	No comments or Objections
ML&P	No comments or Objections
Merrill Field	No comments or Objections
Parking Authority	No comments or Objections
Property and Facility Management	No comments or Objections
Port	No comments or Objections
Public Transp.	No comments or Objections
Public Works	No comments or Objections
Street Maint.	No comments or Objections
Development Services	No comments or Objections
Land Use Enforcement	No comments or Objections
Project Mgmt. & Engineering	No comments or Objections
Traffic Engineering	No comments or Objections
SWS	No comments or Objections

MUNICIPALITY OF ANCHORAGE
DEPARTMENT OF CULTURAL & RECREATIONAL SERVICES
PARKS & RECREATION DIVISION
MEMORANDUM

DATE: November 21, 2003
TO: Pat Tilton, Land Management Officer, Heritage Land Bank
FROM: Tom Korosei, Park Planner
SUBJECT: Proposed Trade of Portions of HLB Parcel 6-036

Parks and Recreation believes that the subject Tract A-2D, Alpine View Estates, has significant limitations on development potential for park purposes. We understand that the parcel is predominantly Category C wetlands, and is traversed by a stream. Although we believe the Alpine View Estates parcel has some value as open space, improvement of such an area for active park use is likely to entail higher than average cost.

We note that the Girdwood Park and Open Space Master Plan¹ calls for a neighborhood park in the vicinity of the HLB land areas, and the *Girdwood Area Plan* suggests an open space area somewhat north of the Alpine View Estates parcel. The *Park, Greenbelt, and Recreation Facility Plan* suggests that the neighborhood park in this area should include play equipment, a picnic area, and an open play area large enough for softball or football, as well as areas of natural vegetation. It is unclear that the Alpine View Estates parcel would accommodate optimal development, or whether loss of the subject HLB areas would diminish park development opportunities contrary to the Girdwood Park and Open Space Master Plan.

Parks and Recreation staff requests that a recommendation regarding the proposed land trade be postponed until staff has had an opportunity to obtain additional information about the subject HLB land areas such as from a site visit under appropriate conditions. With additional information, further analysis of potential impacts of the proposed trade on community park and recreation needs may be possible.

Thank you for the opportunity to comment.

Cc: John Rodda, Acting Director, Cultural and Recreational Services
Carolyn Bloom, Acting Manager, Parks and Recreation

HLB parcel 6-036 Girdwood mem.doc

¹ *Park, Greenbelt, and Recreation Facility Plan* (1985), p. 13.

Heritage Land Bank Advisory Commission

Resolution 2004-03

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION AUTHORIZING THE HERITAGE LAND BANK TO NEGOTIATE AN EQUAL VALUE LAND TRADE FOR A PORTION OF HLB PARCEL 6-036

WHEREAS, the Heritage Land Bank owns HLB Parcel 6-036, located within Section 17, Township 10 North, Range 2 East, Seward Meridian, Alaska; and

WHEREAS, "It is the mission of the Heritage Land Bank to manage uncommitted municipal land ... to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the comprehensive plan." (AMC 25.40.010); and

WHEREAS, "The inventory responsibility of the Heritage Land Bank is to identify all land and interests in land to be managed and/or retained by the HLB for future municipal use or disposal." (AMC 25.40.010.B.); and

WHEREAS, "the disposal responsibility of the Heritage Land Bank is, at the direction of the mayor and Assembly, to convey management authority of Heritage Land Bank land for specific public facilities or purposes. Each disposal shall be in the municipal interest; and

WHEREAS, on January 14, 2004 the Heritage Land Bank Advisory Commission did hear a proposal from Mr. Tim Cabana asking for consideration to trade his property Tract A-2D, Alpine View Estates (approximately 7.04 acres) for park purposes for (approximately an 4.34 acre+/- portion) of HLB Parcel 6-036; and


WHEREAS, at its March 17, 2003 meeting the Girdwood Board of Supervisors reaffirmed their support of the proposal; and

NOW THEREFORE BE IT RESOLVED, THAT the Heritage Land Bank Advisory Commission grants approval to the Heritage Land Bank to negotiate an equal value trade of portions of HLB Parcel 6-036 for Tract A-2D of Alpine View Estates Subdivision a 7.07+/- acre parcel located within the Girdwood Valley. Subject to the following conditions and understandings:

1. The negotiated trade shall not include those lands that are subject to stream protection setback requirements.
2. After the parties have come to a mutually acceptable agreement, the product will be brought back to the Heritage Land Bank Advisory Commission for public hearing and action before the package is taken before the Municipal Assembly for public hearing and final action.
3. All costs associated with conducting a Land Use Study, Amending the Girdwood Area Plan, survey/plat work, rezone and appraisals shall be at the applicant's expense.

Approved by the Heritage Land Bank Advisory Commission this 10TH day of March, 2004.

APPROVED:


Jeffery D. Blake, Chair
HLB Advisory Commission

ATTEST:


ACTING DIRECTOR
Heritage Land Bank

MUNICIPALITY OF ANCHORAGE
HERITAGE LAND BANK ADVISORY COMMISSION

March 10, 2004
STAFF REPORT

HLBAC Resolution 2004-03

A resolution of the Heritage Land Bank Advisory Commission authorizing the Heritage Land Bank to negotiate an equal value land trade for a portion of HLB Parcel 6-036.

I. ISSUE

Whether the HLBAC should approve Resolution 2004-03, authorizing the Heritage Land Bank to negotiate an equal value land trade for an approximately 4.34-portion of HLB Parcel 6-036, an approximately 207.76-acre parcel located in the Girdwood area. The purpose of the trade would be that land received from this transaction would go to the MOA Parks and Recreation Department to become municipal park/open space, and the HLB land traded would be developed by the applicant.

II. AUTHORITY

AMC 25.40.010; "It is the mission of the Heritage Land Bank to manage uncommitted municipal land and the Heritage Land Bank 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."

AMC 25.40.025; "The HLB advisory commission 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 or an interest in land. Land disposals under this chapter include land sales, land exchanges, leases, and easements."

AMC 25.40.030; "All public notices of proposed HLB advisory commission actions, including public hearings regarding such actions, shall precede a hearing before the advisory commission on the proposed action by at least 14 days."

III. BACKGROUND AND PROPOSAL

The applicant initially approached the Heritage Land Bank in 2002 with a proposal to trade a portion of the property he is developing within Alpine View Estates Subdivision. The applicant explained that through such a trade, MOA could acquire a 7.04-acre neighborhood park site and thereby cut down the level of density within the Alpine View Estates Subdivision development, while providing him with areas that he could develop further for residential as well as possible commercial recreational uses (see map, Appendix A).

The transportation section of The Girdwood Area Plan proposes a new access roadway into the valley in the vicinity of the subject properties. However, specific routes have as yet not been identified.

The 4.34-acre area requested for this trade is part of the much larger 207.76-acre HLB Parcel 6-036, most of which is included within the current lease area of the proposed Girdwood Golf Course. This requested portion appears to fall outside of the currently defined boundary for the golf course area.

The Girdwood Area Plan identifies this location for "Open Space" and "Commercial Recreation" land uses. The Girdwood Area Plan identifies the applicant's property for "Open Space" and "Single Family Residential" uses.

Parks and Recreation personnel visited the overall 7.04-acre site proposed for the trade. They observed that the site appeared to have significant levels of wet, peaty soils that would make development of neighborhood park facilities problematic. In a March 17, 2003 memorandum to the Girdwood Board of Supervisors, Parks and Recreation stated that, although they supported the acquisition of the property, it would merely serve to 'preserve and retain open space' and would not 'satisfy the need for a neighborhood park in the Alyeska Basin Subdivision' (See Appendix B). In subsequent conversations with Parks and Recreation, they expressed an interest in evaluating the HLB property under discussion as a possible alternative for their neighborhood park need.

Approximately 2+/- acres of the 7.04 acre Tract A-2D contains a stream thread protected under a minimum 25 feet "Stream Maintenance and Protection Easement" (either side of the stream center line). This renders a portion of the area as absolutely unavailable for any form of development and therefore should be quantified, and the size of the area proposed for trade reduced accordingly.

The applicant has provided a geotechnical report from Shannon & Wilson, Inc. that indicates that the site contains peat depths of 2 to 12 feet. However, the test pits seemed to be in areas mostly surrounding the site proposed for trade. The report is 18 pages in length and available upon request.

A site visit by staff on August 1, 2003, after a long period of significantly dry weather, found the site to be peaty and wet enough to bring water up the sides of their boots. Houses under construction adjacent to the site were being built upon what appeared to be gravel fill pads on top of filter fabric. Based on these observations, in order for the site to be developed for a neighborhood park, either a significant amount of material would need to be excavated and replaced with suitable material or would require filter fabric and gravel pad type of construction to create a suitable base for a limited level of development.

The Girdwood Board of Supervisors provided a memorandum of support for the concept of a trade, attached as Appendix C.

At our January meeting the commission tabled action on Resolution 2004-03, and asked that staff look into questions they had concerning the timeline, process and expenses that the applicant would face if this resolution were passed. The following points were addressed:

- As pointed out by HLBAC Chair Mary Jo Thill, the Girdwood Area Plan states that "All tracts of municipal lands greater than 20 acres should not be developed until master planning has been done or required." The area under discussion is a portion of HLB Parcel 6-036, a 207.76 acre tract. We estimate the minimum area that would require inclusion in a study to be 21.32 +/- acres.
- The majority of the 207.76-acre tract falls within the lease area for the proposed Girdwood Golf Course. Although the lease area for the proposed golf course has been studied and published in "Girdwood Golf Course, Trail and Open Space Project: Site Specific Land Use Study," it did not address that portion of Parcel 6-036 under current discussion. The Municipal Attorney's office has informed us that a study **is** required prior to disposal of any portion of HLB Parcel 6-036. Costs associated with the required study could meet or exceed \$10,000.00, dependent on the scope of work.
- Legal staff was also asked whether going forward with a trade could compromise the current golf course lease. They have cautioned us that by doing so could add fuel to complaints from the Glacier Valley Development Corporation group that the Municipality is not fairly addressing their interests by allowing competing housing development adjacent to the lease area.
- HLB staff asked the Municipal Planning and Survey about costs associated with: re-platting the area from the larger parcel; rezoning; and, amending the GAP. The following data are conservative estimates, and includes an estimate for appraisal of the properties:

<u>Actions</u>	<u>Approx. costs</u>	<u>Estimated timeline</u> <u>(timelines are subject to change)</u>
Amending the GAP	\$3,360.00	= 2 to 3 months
Land Use Study	\$10k to \$15k	= 2 to 3 months to do plan, with
HLBAC/Assembly approval		= 2 to 3 months per body
Municipal Platting Fees	\$5.2k	= 2 to 3 months
Survey/Plat Work	\$10k to \$12k	= 2 to 3 months (with no delays)
Rezone	\$6k	= 2 to 3 months (concurrent w/replat)
Appraisals for all properties	\$4.5k to \$6k	= 2 months
TOTAL Estimated Costs	\$39,060.00+/-	= 12 - 17 months

The steps outlined above would be at the expense of the applicant and only be initiated if the commission approves HLBAC Resolution 2004-03 authorizing HLB to negotiate the equal value trade. Timeframe is very approximate and based upon a best case scenario of **little or no significant delays**.

IV. AGENCY COMMENTS

On October 30, 2003, staff sent a memorandum to municipal agencies as well as the Girdwood Board of Supervisors requesting they review the intent of the proposal and offer non-objection and/or justifying need to retain the subject property for municipal purposes. Or make additional comments. A summary of comments is included in this package (see Appendix D).

Of particular note, AWWU questions what makes this situation unique when in past platting actions some developers have voluntarily dedicated parks, open spaces, greenbelts, etc., without expectation of land trades or compensation (see Appendix E).

VII. RECOMMENDATION

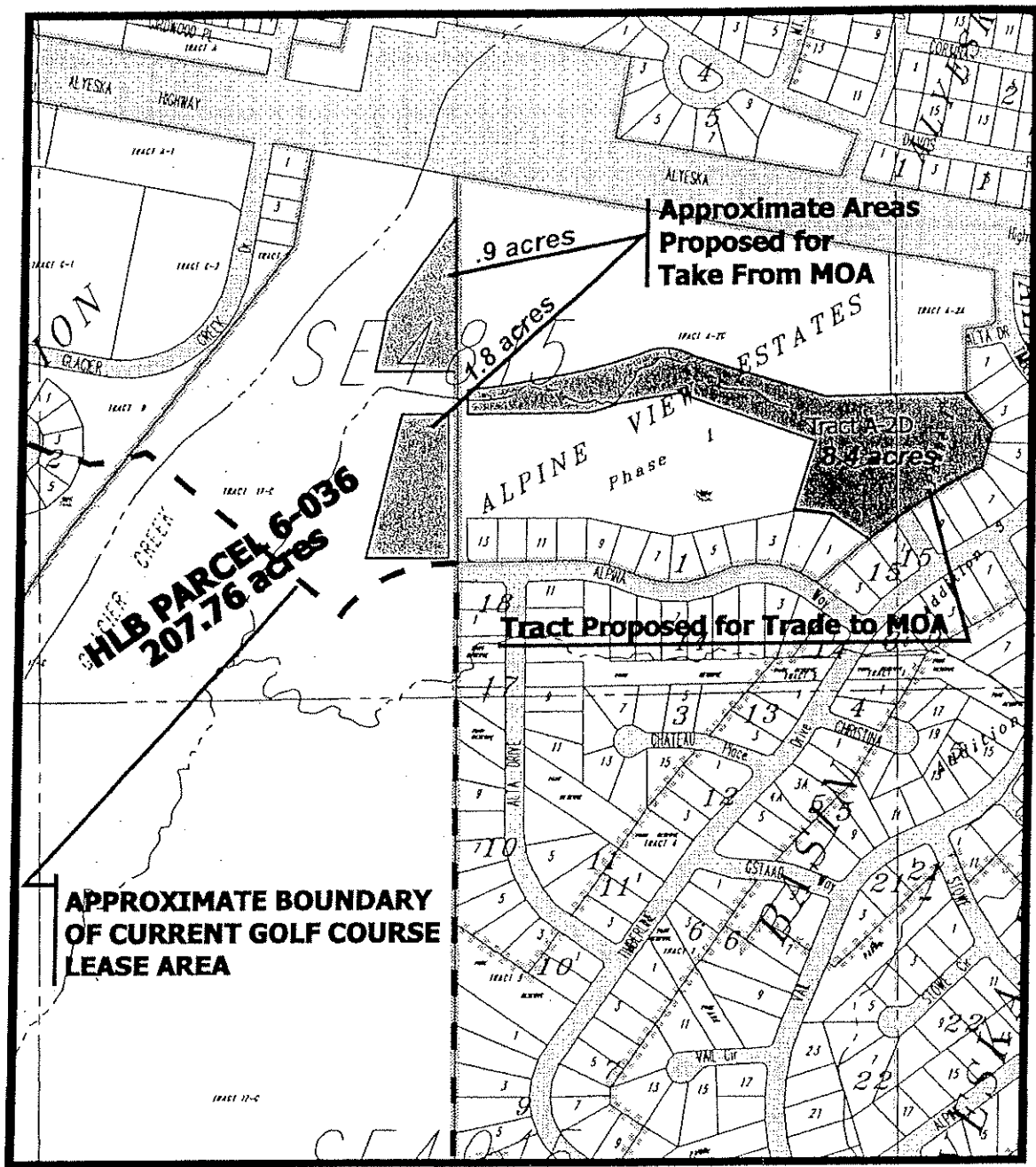
It is staff's recommendation that the HLBAC reject applicant's proposal of a trade Tract A-2D, Alpine View Estates for equal value portions of HBL Parcel 6-036, as it is unnecessarily costly to the applicant, nor does it benefit the HLB to dispose of a portion of its property when a neighborhood park can more efficiently be created directly through negotiations with Parks and Recreation.

Approximately 2.41+/- acres of the HLB parcel are designated in the *Girdwood Area Plan (GAP)* for "Commercial Recreation" uses. This would suggest that HLB may be better served to consider making this portion of the area available for development in the future in accordance with the *GAP*. Additionally, Parks and Recreation has expressed a desire to further evaluate the HLB parcel for its potential to satisfy developable neighborhood park needs.

The developer has been pursuing this proposal for some time. By giving a definitive answer to his request, a rejection of the proposal will provide the developer with opportunities to go forward with his development of the property or to consider dedication of the parcel as greenbelt/open space due to its questionable suitability for development as an active recreation area.

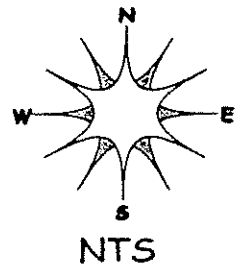
VIII. APPENDICES

- Appendix A: Location map
- Appendix B: 3/17/2003 Memorandum: MOA Parks to GBOS
- Appendix C: GBOS Memorandum
- Appendix D: Agency Review Summary
- Appendix E: AWWU Agency Review Comment
- Appendix F: HLBAC Resolution 2004-03



LOCATION MAP

Proposed Land Trade
Tract A-2D, Alpine View Estates
for
Portion of HLB Parcel 6-036



MUNICIPALITY OF ANCHORAGE

DEPARTMENT OF CULTURAL & RECREATIONAL SERVICES

PARKS & RECREATION DIVISION

MEMORANDUM

DATE: March 17, 2003

TO: Girdwood Board of Supervisors

FROM: Carolyn Bloom, Acting Manager, Parks & Recreation

SUBJECT: Proposed Park Acquisition – Cabana Property

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The idea of a park in this area has been supported in various community discussions including the Land Use Committee meeting on May 14, 2002 and at the Girdwood Board of Supervisors regular meeting on May 20, 2002. Those present at the Land Use Committee meeting voted in favor of the proposal. The Board of Supervisors unanimously voted to accept the findings of the Land Use Committee and write letters of non-objection to support the idea.

In the Girdwood Area Plan, the "Public Facility Plan" section identifies a need for a neighborhood park in the Alyeska Basin area. It further describes a park, ranging in size from 5 – 15 acres that would include equipped play lots, tennis and basketball courts, and open play fields for soccer and softball. It would also include wooded footpaths and benches for passive use.

Parks & Recreation supports the acquisition of this parcel. However, we do not believe that this acquisition satisfies the need for a neighborhood park in the Alyeska Basin Subdivision. While this acquisition will preserve and retain open space, there will still be a need for a larger parcel that can be developed with those recreation facilities mentioned in the Girdwood Area Plan (play lots, tennis courts, basketball courts, or open play fields).

APPENDIX B

The parcel can be divided into two distinct parts:

1. One part of this parcel is open, free of trees and relatively flat. It is classified as Class C Wetlands. This open area would best be left as undeveloped, open space, for casual, passive use, similar to Moose Meadows Park. It could be used in the winter for cross country skiing, snowshoeing, or dog walking. In summer, when accessible and dry, it could be used by pedestrians to access to Alyeska Highway and the adjoining bike trail. It provides an unobstructed view of mountains in all directions.

Although it has been suggested that this property be developed with recreation facilities such as ball fields, ice rink, track, or play equipment, development of recreation facilities in this parcel does not seem feasible. Development of Class C Wetlands requires a permit from the Corps of Engineers. There are varying opinions about how difficult it would be to obtain a permit. Access is limited and not adequately supported by designated parking. The property is covered with varying depths of peat or muskeg that would have to be removed for development, driving up the cost of development.

2. The other part of this parcel is wooded and follows a small creek. There are setback requirements that prohibit construction within 25' of the creek. On this parcel, narrow, soft trails could be cleared, providing a link to a pedestrian route to eventually connect with trails that would lead to Glacier Creek or to Alyeska Highway and the adjoining bike trail.

In conclusion, it is the position of Parks and Recreation that this property could be an asset to the Girdwood park system. It provides for the retention of open space and also supports the goal of a system of neighborhood parks with pedestrian access. Both of these objectives are found in the Girdwood Area Plan. However, this parcel does not meet the criteria of a neighborhood park, that can support those recreation facilities needed for more active recreation.



Municipality of Anchorage

George P. Wuerth, Mayor



Girdwood Board of Supervisors

P.O. Box 880 • Girdwood, Alaska 99527

Girdwood Community Council <http://gbos.org> (907) 754-1234 gbos@girdwood.net
| Anne Herschleb | David Sears | Norman Starkey | Soren Wuerth | Diana Livingston |

March 30, 2003

George Cannelos, Director
Municipality of Anchorage Heritage Land Bank
Post Office Box 196650 Anchorage Alaska 99519-6650
USPS CERTIFIED RETURN RECEIPT REQUESTED

Re: Proposed Park Acquisition - Cabana Subdivision

Dear Mr. Cannelos:

Carolyn Bloom, MOA Department on Cultural and Recreational Services, attended the Girdwood Board of Supervisor's (GBOS) March 17, 2003, meeting to discuss the above referenced park acquisition, consisting of an exchange of approximately 8.4 acres in the proposed Cabana subdivision for approximately 2.4 acres under HLB jurisdiction and directly adjacent to the Cabana subdivision. The Department of Cultural and Recreational Services "supports the acquisition of this parcel" (see enclosed memo dated 3/17/2003).

In May of 2002, this proposal was brought before the Girdwood Land Use Committee and the GBOS and received the support of both bodies; subsequently a letter dated June 11, 2002 (also enclosed) was sent to Art Eash, HLB, indicating this support.

At our March 17, 2003, meeting, the GBOS reaffirmed their support for this land exchange and would like the Heritage Land Bank to move forward with it.

Sincerely,

Anne Herschleb, Chair
Girdwood Board of Supervisors.

6-036: Agency Review Results

Department / Agency	Comments/objections?
AFD	No comments or Objections
ASD	No comments or Objections
APD	No comments or Objections
AWWU	In the event of a trade AWWU requires dedication of easements over existing utility mains where corridors may have been previously secured by municipal intergovernmental permit (IGP) Trade should be conditioned on platting the property to reflect traded portions. Questions what makes this situation unique when in past platting actions some developers have voluntarily dedicated parks, open spaces, greenbelts etc. without expectation of land trades or compensation.
Community Council: GBOS	Generally supports the concept of a trade based upon past presentations from the applicant.
Community Planning & Development	Points out that if the proposal were to go forward as is, the Girdwood Area Plan (GAP) would have to be amended.
Economic & Community Development	Preserve existing HLB Land for Economic Development potential in the future
Federation of Community Councils	No comments or Objections
Parks & Recreation	Requests postponement until they have opportunity to obtain information RE: HLB tract potential to provide for neighborhood park need
Clerk	No comments or Objections
HHS	No comments or Objections
ML&P	No comments or Objections
Merrill Field	No comments or Objections
Parking Authority	No comments or Objections
Property and Facility Management	No comments or Objections
Port	No comments or Objections
Public Transp.	No comments or Objections
Public Works	No comments or Objections
Street Maint.	No comments or Objections
Development Services	No comments or Objections
Land Use Enforcement	No comments or Objections
Project Mgmt. & Engineering	No comments or Objections
Traffic Engineering	No comments or Objections
SWS	No comments or Objections

APPENDIX D

ANCHORAGE WATER & WASTEWATER UTILITY

MEMORANDUM

DATE: December 10, 2003

TO: Pat Tilton, Land Management Officer

FROM:  Kurt Vause, Manager, Engineering Division, AWWU

SUBJECT: Proposed Trade of Portions of HLB Parcel 6-036 located in the Girdwood Valley

Comments:

1. An AWWU (public) sanitary sewer main is aligned on the east boundary of HLB Parcel 6-036 (also the property line common to the municipal parcel and the applicant's property). In the event of a land trade, AWWU requires dedication of easements over existing utility mains where corridors may have been previously secured by municipal Intergovernmental Permit (IGP).
2. In the event of a land trade, it should be conditioned on platting the property to reflect the traded portions, further distinguishing private from public parcels.
3. In past platting actions, numerous developers have dedicated greenbelts, creek setback protections, open space, parks, etc. without benefit, request, or expectation of a land trade or compensation. Is there something that makes this location and situation very unique and different to consider a "trade"? See conditions of approval (attached) to Preliminary Platting Case S-10930.

APPENDIX E

"Submitting an application for annexation into a Limited Road Service Area to the Street Maintenance Department within the timeframe required for the annexation application to appear on the April 2003 ballot."

b. **S-10816 Amendment to AMC 21.85**

Approval of an amendment to AMC 21.85.030 to add natural gas facilities to subdivision improvements in the urban and suburban areas of the Municipality.

Approval of the addition of a new section, AMC 21.85.155 requiring installation in accordance with specifications of the Municipality and the utility providing the service.

c. **S-10930 Alpine View Estates Subdivision with Vacation**

- A. Approval of the request to vacate St. Anton Way and partial vacation of Alta Drive rights-of-way subject to filing a suitable replat within 60 months.
- B. Approval of the Four-Phase Plan shown on the preliminary plat.
- C. Approval of the plat for 60 months subject to:
 - 1. Resolving utility easements.
 - 2. Resolving with AWWU:
 - a. Providing a 30-foot protective easement and/or right-of-way for the sanitary sewer mainline along the west property boundary.
 - b. Entering into mainline extension agreements with AWWU for the provision of public water and sanitary sewer to the proposed lots and tracts.
 - 3. Obtaining a wetland permit from the Corps of Engineers prior to the issuance of any permit

- c. A hydrology report as required by the *Anchorage Wetlands Management Plan* with a copy submitted to the Community Planning Department
 - d. Base flood elevation data has been provided for subdivision proposals and other proposed development which contains at least 50 lots or five acres, whichever is less to the Development Services Department as required by AMC 21.60.050.C.3 prior to the issuance of a land use permit.
 - e. A comprehensive storm water site plan in accordance with the guidelines of the Municipality's Storm Water Treatment Plan Review Guidance Manual for review and approval prior to the issuance of any fill and grading or land use permits.
 - f. A final site grading and drainage plan with appropriate horizontal and vertical elevations for the development to Public Works for approval, with approved copies to be filed with Building Safety and the Planning Department.
 - g. A copy of the approved wetlands permit issued by the Corps of Engineers, if required.
6. Resolving with Project Management and Engineering the need for additional explorations to determine the extent of peat throughout the site and the need for additional borings if pile foundations are required as recommended in the *1985 Geotechnical Report* prepared by Tryck, Nyman and Hayes.
7. Surveying the creek and showing the surveyed creek boundaries on the plat.

APPENDIX E (CONT)

16. Identifying the dashed line indicating an easement shown from Alta Drive to Tract A-2D. This is intended to provide public access to Tract A-2D, which is proposed to be acquired as a neighborhood park. Use and intent for the easement should be noted on the plat.

Identifying the 10' x 245' parcel/tract shown between proposed Lots 23 and 24 and specifying whether it is an easement or dedication for public access to the proposed park on Tract A-2D.

Resolving the need to submit a site and landscaping plan to the Community Planning Department showing the extent of the area to be cleared, the building pads and driveways for all single-family residential lots, the multi-family development and commercial areas in accordance with the Best Management Practices of the Anchorage Wetlands Management Plan. The site plan should provide a detailed landscape plan of the vegetation to be preserved especially the mature growth trees in the upland area of the site. A note should be placed on the site and landscaping plan requiring that the vegetation to be retained is to be flagged in the field and construction fencing or other firm barrier be used to ensure the survivability of the trees and vegetation.

19. Resolving the need to submit a final plat to the Planning Department to determine whether the plat shall be reviewed again by the Platting Board if the final plat differs from the preliminary plat in accordance with AMC 21.15.120.B.
20. Resolving with Parks and Recreation:
 - a. The location of a grade separated crossing in the vicinity of Glacier Creek, Alyeska Highway, and the north Section line of

A-2D is for public access.

- e. A note stating that development of this property is subject to obtaining a wetland permit from Corps of Engineers.
- f. A note on the plat stating the use and final ownership of Tract A2-D.
- g. A note stating that the development setback(s) along Kami Way is in addition to the required yard setback.
- h. A note regarding flood hazard if the site is determined to be within a flood hazard zone.

24. Making the following drafting changes:

- a. Street Names: Donner "Loop" should be labeled Drive. Rename Barren Ave., as another similar sounding street name already exists within the municipality. It will be designated Place. Kami will be designated either a Lane or a Court.
- b. Map Information: At Kitzbuhel Rd. and Alpine Ave., Lot 13 should be labeled 12.
- d. **S-10931 Alyeska Basin Unit 2, Block 1, Lot 1 with Vacation**

Case withdrawn by petitioner's representative per letter dated June 19, 2002.

- e. **S-10935 Astoria Park Subdivision with vacation of utility easements**
 - A. Approval of the request to vacate (eliminate) the 10-foot by 595-foot utility easement and the 20-foot by 490-foot utility easement subject to obtaining letters of non-objection from all the affected utility companies and filing a suitable re-plat within 18-months.

Resolution 2004-03

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION
AUTHORIZING THE HERITAGE LAND BANK TO NEGOTIATE AN EQUAL VALUE
LAND TRADE FOR A PORTION OF HLB PARCEL 6-036

WHEREAS, the Heritage Land Bank owns HLB Parcel 6-036, located within Section 17, Township 10 North, Range 2 East, Seward Meridian, Alaska; and

WHEREAS, "It is the mission of the Heritage Land Bank to manage uncommitted municipal land ... to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the comprehensive plan." (AMC 25.40.010); and

WHEREAS, "The inventory responsibility of the Heritage Land Bank is to identify all land and interests in land to be managed and/or retained by the HLB for future municipal use or disposal." (AMC 25.40.010.B.); and

WHEREAS, "the disposal responsibility of the Heritage Land Bank is, at the direction of the mayor and Assembly, to convey management authority of Heritage Land Bank land for specific public facilities or purposes. Each disposal shall be in the municipal interest; and

WHEREAS, on January 14, 2004 the Heritage Land Bank Advisory Commission did hear a proposal from Mr. Tim Cabana asking for consideration to trade his property Tract A-2D, Alpine View Estates (approximately 7.04 acres) for park purposes for (approximately an 4.34 acre+/- portion) of HLB Parcel 6-036; and

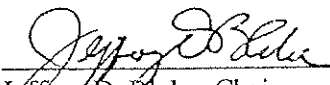
WHEREAS, at its March 17, 2003 meeting the Girdwood Board of Supervisors reaffirmed their support of the proposal; and

NOW THEREFORE BE IT RESOLVED, THAT the Heritage Land Bank Advisory Commission grants approval to the Heritage Land Bank to negotiate an equal value trade of portions of HLB Parcel 6-036 for Tract A-2D of Alpine View Estates Subdivision a 7.07+/- acre parcel located within the Girdwood Valley. Subject to the following conditions and understandings:

1. The negotiated trade shall not include those lands that are subject to stream protection setback requirements.
2. After the parties have come to a mutually acceptable agreement, the product will be brought back to the Heritage Land Bank Advisory Commission for public hearing and action before the package is taken before the Municipal Assembly for public hearing and final action.
3. All costs associated with conducting a Land Use Study, Amending the Girdwood Area Plan, survey/plat work, rezone and appraisals shall be at the applicant's expense.

Approved by the Heritage Land Bank Advisory Commission this 10TH day of March, 2004.

APPROVED:


Jeffery D. Blake, Chair
HLB Advisory Commission




ATTEST:


ACTING DIRECTOR
Heritage Land Bank



MUNICIPALITY OF ANCHORAGE
PLANNING DEPARTMENT

MEMORANDUM

Date: January 6, 2005
To: Robin Ward, Executive Director, Heritage Land Bank
Thru:  Tom Nelson, Director, Planning Department
Thru:  Cathy Hammond, Physical Planning Division Manager
From:  Ede Tobish, Senior Planner, Planning Department
Subject: Land Use and Issues Analysis of Possible Land Trade for HLB Parcel #6-036, Girdwood Valley

A. INTRODUCTION

The Heritage Land Bank (HLB) has been asked to consider and negotiate an equal value land trade for approximately 4.34 acres of the 207.06-acre HLB Parcel #6-036, which lies in mid-Girdwood Valley along Glacier Creek. The purpose of this land trade is to provide developable acreage within the HLB parcel as trade equity for land in the adjacent Alpine View Estates Subdivision, which would become municipal park and/or open space. This trade has been authorized and conditioned by the Heritage Land Bank Commission—*Resolution 2004-03*, from March 20, 2004. The purpose of this memo is to provide an overview of issues and recommendations relative to this proposal in a forum that can serve the HLB as a land use and preliminary disposal analysis.

Anchorage Municipal Code (AMC) *Section 25.40* establishes and defines the role of the HLB. Part of the Land Bank's function is to acquire, inventory, manage, withdraw, transfer, and dispose of municipal lands for various public purposes. Under *AMC 25.40.025—Heritage Land Bank Disposals*, the HLB is charged with determining which land or interests in lands should be disposed of, consistent with *AMC 25.40.020—Management of HLB Lands*, and the applicable policies of the comprehensive plan and implementing measures. A site-specific land use study for subject disposal lands shall be completed and adopted through the appropriate public process established in *AMC 25.40*.

A site-specific land use study of HLB lands must address the following:

- The need for community facilities such as roads, parks, trails, schools, etc;
- Identification of historical and natural landmarks, natural hazards, and environmentally sensitive areas;
- Public utility needs;
- Potential residential, commercial and industrial uses;
- Land use compatibility with adjacent areas. Consistency with land uses identified in the Comprehensive Plan and zoning for the area; and
- Consistency with land uses identified in the Comprehensive Plan and with zoning for the area.

B. BACKGROUND AND PROPOSAL

The landowner of Alpine View Estates Subdivision, located in the NW ¼ of Section 16 and the NE ¼ of Section 17, T12N, R2E, Seward Meridian, has submitted a request for a formal land trade to the municipal Heritage Land Bank. The landowner requests that the Municipality provide an equal value transfer of land, from within HLB Parcel #6-036, in exchange for proposed Tract A-2D, a 7.04-acre section of Alpine View Estates [refer to attached appendices for maps of subject parcels]. This tract is currently delineated in a preliminary plat and has not yet been recorded. At the time of this request, the applicant had not identified a specific section of the HLB parcel to fulfill this land exchange. The applicant instead identified that an approximate 4.34-acre portion of the northeast corner of HLB parcel 6-036, immediately adjacent to Alpine View Estates, would best fit into his subdivision's configuration. Proposed Tract A-2D is a wholly independent, non-development parcel, which includes a small tributary of Glacier Creek with adjacent forest and some ponded "C" wetlands.

C. LAND USE ANALYSIS AND ISSUES

1. HLB Parcel #6-036

Much of the undeveloped 207.76-acre HLB Parcel 6-036 is encumbered or otherwise included in the Girdwood Golf Course lease area, under agreements between the HLB and the Glacier Valley Development group. The general boundary for the future golf course development does not appear to encumber the subject area for this proposed land trade. The northeast border of Parcel 6-036 also includes an approximate .49-acre strip encumbered in an Intergovernmental Use Permit (#2003-043926-0) with the municipal Project Management and Engineering Department, which is reserved for public purposes, including utilities, trails and/or rights-of-way, as outlined in the agreement. Following is an outline of various land use designations of HLB Parcel #6-036:

- **Girdwood Area Plan (GAP) Designation(s) and Existing Conditions**

The 1995 GAP Land Use Plan map identifies this section of HLB Parcel #6-036 as mostly Open Space, with a portion north of the small stream as Commercial

Recreation. The GAP Land Use Suitability map delineates this section of Parcel #6-036 as a combination of *Generally Suitable* and *Generally Unsuitable* for development. The GAP Transportation Section identified a proposed new Girdwood Access road as running, conceptually, through the northeast section of Parcel 6-036, generally in the vicinity of the proposed trade lands. This new connector is described as a two-lane roadway with vegetative buffers. It will likely include a design speed of 40-45 MPH and associated turning radii, which may be an issue within the proposed trade areas of Parcel 6-036. The GAP recommends that a roadway corridor study be done to evaluate design needs, and community and environmental impacts. This same corridor was subsequently described in the more recent Girdwood Commercial Areas and Transportation Master Plan.

The preliminary platting for newer phases of Alpine View Estates has included a 60-foot right-of-way section for this new road, identified in the proposed plat as Kami Way, as recommended by MOA Traffic Engineering. Still unresolved relative to this future road corridor is the appropriate final right-of-way through the proposed land trade section of Parcel 6-036. This road issue will need formal right-of-way reservation based on engineered alignments and existing design speed standards, especially because of environmental constraints in the area, including wetlands, floodplain, topography, soils, public access and possible screening of future golf course amenities.

Parcel 6-036 includes a combination of typical Girdwood Valley coniferous forest, dominated by Sitka Spruce and Western Hemlock, and two distinct open wet meadow wetlands, designated as "C" in the Anchorage Wetlands Management Plan. These wet meadows generally drain into the small creek that exits Alpine View Estates Subdivision and meanders across the proposed trade lands before it turns south and drains into Glacier Creek. The lower portions of this creek have been reported as anadromous. But topography apparently precludes fish passage to portions of this stream in the trade area or farther into Alpine View Estates.

Based on the distribution of population and residential development in Girdwood, the GAP *Chapter 8—Public Policy Plan* highlights a future need for five neighborhood parks. These are defined in the GAP as:

- "...intended to provide space for active recreational facilities that may include equipped play lots, tennis and basketball courts, and open play fields...."
- "The parks would also include wood footpaths and benches for passive use."
- "These parks would range from 5-15 acres..."

- “The 1987 Park Plan locates Alyeska Basin Neighborhood Park along the western side of the subdivision near the end of Alpine Way. However, there may be a potential conflict if a new road is needed in the future to connect Seward and Alyeska Highways on the east side of Glacier Creek.”
- “An alternative location for the park may be the southern portion of the remaining undeveloped part of Alyeska Basin Subdivision that is on the north side of Alpine Way. The park, which would include the retention of the ephemeral stream and spruce/hemlock grove, could provide recreational amenities to the neighborhood. It could also provide a buffer for transition between existing residences and any new development that may occur on the remaining undeveloped land.”
- “Acquisition of the park could occur either be by fee-simple acquisition or through a land trade with the private landowner. The Heritage Land Bank would be an appropriate vehicle to effectuate such an acquisition.”

The GAP (page 72) references an alternative location for the neighborhood park intended for Alyeska Basin in the area of Alpine View Estates, which may be necessary because of conflicts with the future collector location. That area was formally delineated in the 1987 Turnagain Arm, Volume 3 version of the Anchorage Park, Greenbelt & Recreation Facility Plan.

Because the proposed land trade would result in a different land use in Parcel 6-036 than what exists, or is planned for the area in the GAP, a formal amendment to that section of the Land Use Plan would be required prior to transfer of ownership. The applicant has provided only a draft proposal for lot configuration for a proposed extension of Alpine View Estates Subdivision into the land trade areas of Parcel 6-036. A future GAP amendment is necessarily contingent on a final delineation of the actual area intended, and feasible, for future single family lots.

2. Alpine View Estates Subdivision

This relatively new subdivision currently includes a recorded plat for Phase 1 and preliminary approvals for future phases. The proposed area for this land trade is the 7.04-acre Tract A-2D, which is included in the preliminary plat approved for Phases 2 and 3 of this subdivision. Much of the tract is wetlands and stream channel. Wetlands in this parcel include grass and sedge-dominated meadows, underlain with varying depths of peat soils, transitional shrubby areas, and some permanent small pools and ponds. The easterly section of the wetland serves as the headwaters of Tract A-2D's stream channel. The remainder of the tract includes spruce/hemlock upland forest and a permanent, well-defined stream channel with some associated low-lying floodplain zones.

Much of the area in this tract has been reserved or is constrained because of wetland and stream features. In fact the majority of this site is either “C” wetlands, stream corridor, small ponds, and required setback areas from the creek, as conditioned in the

subdivision's existing General Permits for wetlands fills (*Glacier Creek 02-A and 03-A*). These General Permits include a requirement for a 75-foot setback from the creek in wetlands. The standard municipal 25-foot setback otherwise applies to upland areas adjacent to this creek. The General Permit reviews, conditions, and approvals were predicated on assumptions and offerings by the landowner that the wet meadow sections of this tract, at the subdivision's east edge, would not be filled, disturbed or developed. These areas of the subdivision, along with the creek corridor, were deemed the most important, and sensitive to development, in Alpine View Estates. Because of regulatory constraints and existing soils conditions, these areas would not likely receive future wetland permit authorizations for fill or disturbance.

These sections of the subdivision are identified as either open space or residential in the GAP Land Use Plan map. The existing subdivision includes wetland fill permits for Phase 1 and 2. Future phases, in areas north of Tract A-2D will require additional wetland permits, and to date, it is unclear to what extent those areas will be permitted or if fill restrictions will be conditions of those future approvals.

The landowner had previously submitted a preliminary plat for a proposed Phase 3 of Alpine View Estates [Case *S-11246*, December 2003], which included a dozen or so new lots, road access, and utilities laid out over the wetland meadow in the east edge of the parcel. This addition encompassed most of the east end of the current proposed trade parcel. This preliminary plat was rejected and sent back for redesign mainly because of outstanding environmental issues and a non-conforming proposed design.

Alpine View Estates includes public utilities from adjacent hook-ups and/or main lines to the existing Phases 1 and 2. These utilities are configured to provide services to future phases. Kami Way will provide primary access to the northern sections of Alpine View Estates and will become the north end of the new east valley connector. It is currently preliminarily platted to exit the parcel's west edge, just north of the stream, where it then enters HLB Parcel 6-036.

3. Additional Land Use Issues

The Girdwood Land Use Committee and the Girdwood Board of Supervisors approved the early platting actions for Alpine View Estates Subdivision, and passed supporting resolutions on the proposed land use trade for HLB acreage in Parcel 6-036. This support has been conveyed formally, via letters and copies of the resolution to the HLB. The Board of Supervisors acknowledged that Tract A-2D might only be suitable to provide natural open space public land to the Municipality.

The municipal Parks and Recreation Division of the Department of Cultural and Recreational Services reviewed the proposed land trade and evaluated the feasibility of configuring and constructing a neighborhood park in Tract A-2D. In a memorandum of March 17, 2003 (*Appendix D*), the acting manager of the Parks and Recreation Division conveyed a finding from their review, which stated, "While this acquisition will preserve and retain open space, there will still be a need for a larger parcel that can be developed with those recreation facilities mentioned in the GAP (play lots, tennis courts, basketball

courts, or open play fields)... In conclusion, it is the position of Parks and Recreation that this property could be an asset to the Girdwood park system. It provides for the retention of open space and also supports the goal of a system of neighborhood parks with pedestrian access. Both of these objectives are found in the GAP. However, this parcel does not meet the criteria of a neighborhood park that can support those recreation facilities needed for more active recreation."

Existing and potential public access to Tract A-2D includes preliminary plat pedestrian easements from the Phase 2 lots in Alpine View Estates, from Alta Drive into Tract A-2D to the north, and existing road venues at St. Anton Way off Timberline Drive, and from Barren Avenue at the west end. There is no public parking in the area and any future public parking to support a neighborhood park would necessarily have to be placed within Tract A-2D.

D. FINDINGS AND CONCLUSIONS

Given the environmental and associated regulatory constraints associated with Tract A-2D, including plat and wetland permit restrictions, existing soils conditions, and stream setback and floodplain issues, Planning concurs with Parks and Recreation's assessment of the parcel relative to its suitability and public value for a neighborhood park. Given the GAP's basic neighborhood park standards, this site would require extensive engineered design actions and fill before it is suitable for such a use. The only portion of Tract A-2D that could provide neighborhood park features without fill is that area along the stream channel, which is heavily forested. With the associated stream setback here, very little of this area could support neighborhood park facilities. It is highly unlikely that a suitable area of the wetland meadow of Tract A-2D would receive a wetland permit for fill in support of park facilities, given the permit history of this parcel.

While this tract has not been summarily restricted from development, the prior permit reviews revealed a strong agency propensity for delineating this area as vital to the function and headwaters of the stream. Projecting the existing required 75-foot setback in wetlands from the stream into this parcel encumbers nearly half of the wetland meadow. Even if the remainder of the meadow could receive Corps of Engineers authorization, there would not be sufficient area to support park facilities and associated amenities, as envisioned in the GAP.

Tract A-2D essentially represents the sum of area in Alpine View Estates constrained and compromised by a suite of development restrictions, relative to Title 21 regulations, GAP standards and policies, and regulatory findings. Tract A-2D would provide a community asset as a neighborhood natural open space that supports other public functions, such as flood attenuation, viewshed and wildlife habitat, and for water quality. It cannot support a neighborhood park per the standards in the GAP.

The north end of HLB Parcel 6-036 includes many of the same environmental constraints that are associated with Tract A-2D including the stream and wetland meadows. Coupled with these is a local topography issue, which will require consideration when planning for residential lots, access roads, utilities, and in siting the future east valley right-of-way

thru the area. The north end of Parcel 6-036 may not be wide enough to accommodate all of these land uses and public needs.

The Planning Department offers the following findings and conclusions on the proposed land trade:

1. Tract A-2D does not provide sufficient area, or appropriate land for a future neighborhood park, as envisioned in the GAP.
2. Tract A-2D represents valuable natural open space in this section of the Girdwood Valley and includes the headwaters of this small Glacier Creek tributary.
3. Tract A-2D corresponds to that area of Alpine View Estates that is constrained or could not otherwise be developed because of Title 21 regulations, GAP policies, and regulatory restrictions. Even without a land trade, most of this area will likely continue to provide open space and remain undeveloped because of these restrictions. Formally adding this tract to the Municipality's holdings, either as a neighborhood park or as an HLB parcel, is not necessary to preserve these public values.
4. Without considerable additional land use and engineering analyses and findings, it is not possible to determine the suitability of the 4.34 acre section of Parcel 6-036 for a land trade for residential development. Its suitability for providing single-family lots and associated infrastructure as an add-on to the adjacent sections of Alpine View Estates is indeterminate.
5. It would be appropriate for the HLB and the landowner of Alpine View Estates to consider an equal value land trade for portions of the north end of the HLB Parcel 6-036 in exchange for a similar area in the northwest corner of Tract A-2C of Alpine View Estates. This would provide the landowner or future owners with developable area of adjacent public land in exchange for conveyance of forested area in that section of Alpine View Estates that is otherwise needed for, and valuable as dedicated highway buffer. Such a trade would allow for an adequate and effective buffer zone to protect the viewshed and provide screening between Alyeska Highway and the future subdivision. At this location, code regulations for screening will not account for an effective buffer.

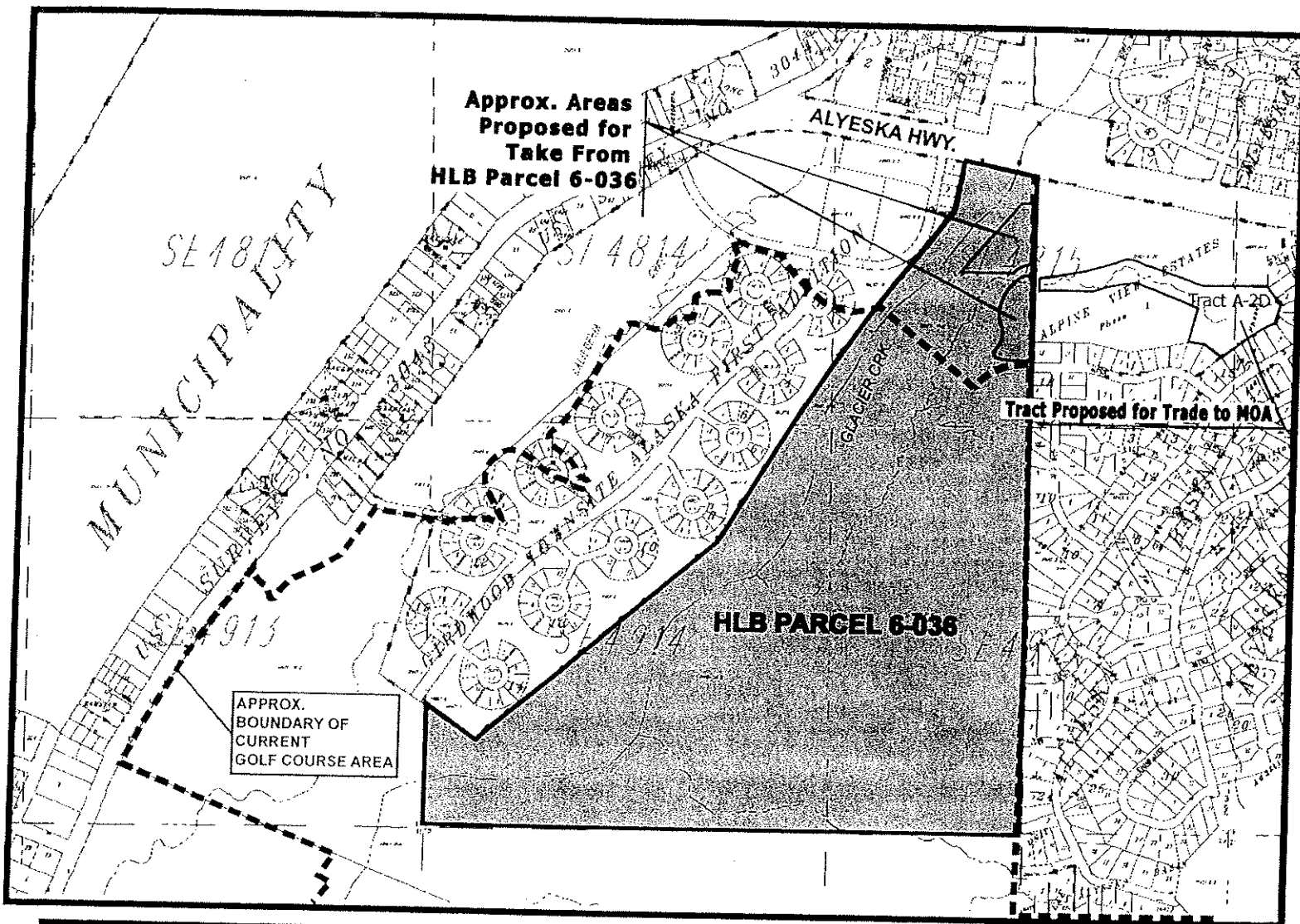
The following items would be required before a final determination for this request could be made:

1. The Municipality and the applicant must coordinate to identify a suitable area for the future right-of-way dedication for the east valley access road, which will enter the site as Kami Way north of the stream. This right-of-way needs to include sufficient area to accommodate traffic conveyance, design speed

geometry, snow storage and additional access points, pedestrian amenities, and landscaping-related requirements.

2. Final use determination of area within the existing Intergovernmental Use Permit (#2003-043926-0) corridor at the study area's east edge must be made. Some of this land may no longer be needed for the original purpose.
3. Determine who has the responsibilities for any necessary platting actions, and evaluation of platting constraints to the proposed land use of this area. Planning recommends that if the trade is approved, the landowner pursue Corps of Engineers permits prior to platting submittals.
4. Obtain Corps of Engineers authorizations for any fill and development plans in the "C" wetlands and/or for stream crossings west of Alpine View Estates in HLB Parcel 6-036. Permit conditions may further restrict the area of suitability for residential lots and/or associated utilities and roads. It should be presumed that the stream within the HLB parcel will continue to carry a 75-foot setback where there are adjacent wetlands and a 25-foot setback elsewhere.
5. Along with other conditions of approval, the GAP would need to be amended to make the proposed new residential development at this site a permitted land use in the R-11 zoning district. The GAP Land Use Map dictates land uses in the R-11 district, so that map would need to be amended to reflect the new designated land use for this section of Parcel 6-046.
6. The Heritage Land Bank would need to provide a cost-benefit analysis to determine if this use of public land for residential development provides equal public benefit to the land obtained in Alpine View Estates. Consideration should include costs associated with development of a neighborhood park at another location, since Tract A-2D cannot provide those facilities.
7. The Parks and Recreation Department or the Planning Department should undertake at least a cursory site evaluation of vacant lands south of Alyeska Highway and east of Glacier Creek, for a 5- to 15-acre parcel that could provide a neighborhood park. Without suitable acreage for this future park need, the north end of HLB Parcel 6-036 might have to be committed to that land use. [It should be noted here that the very north end of Parcel 6-036, where it abuts the Alyeska Highway right-of-way, is open and provides little screening of roadway impacts to residential areas to the south. Some additional non-disturbance area or new landscaping at the north end of Parcel 6-036 would likely need to be dedicated for screening.]

Attachments: Appendix A: Location Map
 Appendix B: HLB Parcel 6-036
 Appendix C: Girdwood Area Plan Land Use Plan Map 11
 Appendix D: March 17, 2003 Memorandum to GBOS from Parks & Recreation Division

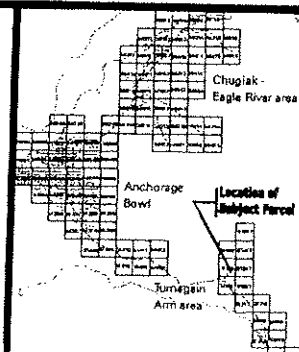


HLB PARCEL 6-036

LEGAL: TRACT 17C, GIRDWOOD TOWNSITE
LOCATION: GLACIER CREEK AND ALYESKA HIGHWAY
SIZE: 207.76 ACRES
ZONING: R11, Open Space, Commercial Recreation
CURRENT USE: Portion under Lease for golf/ nordic ski course



APPENDIX B

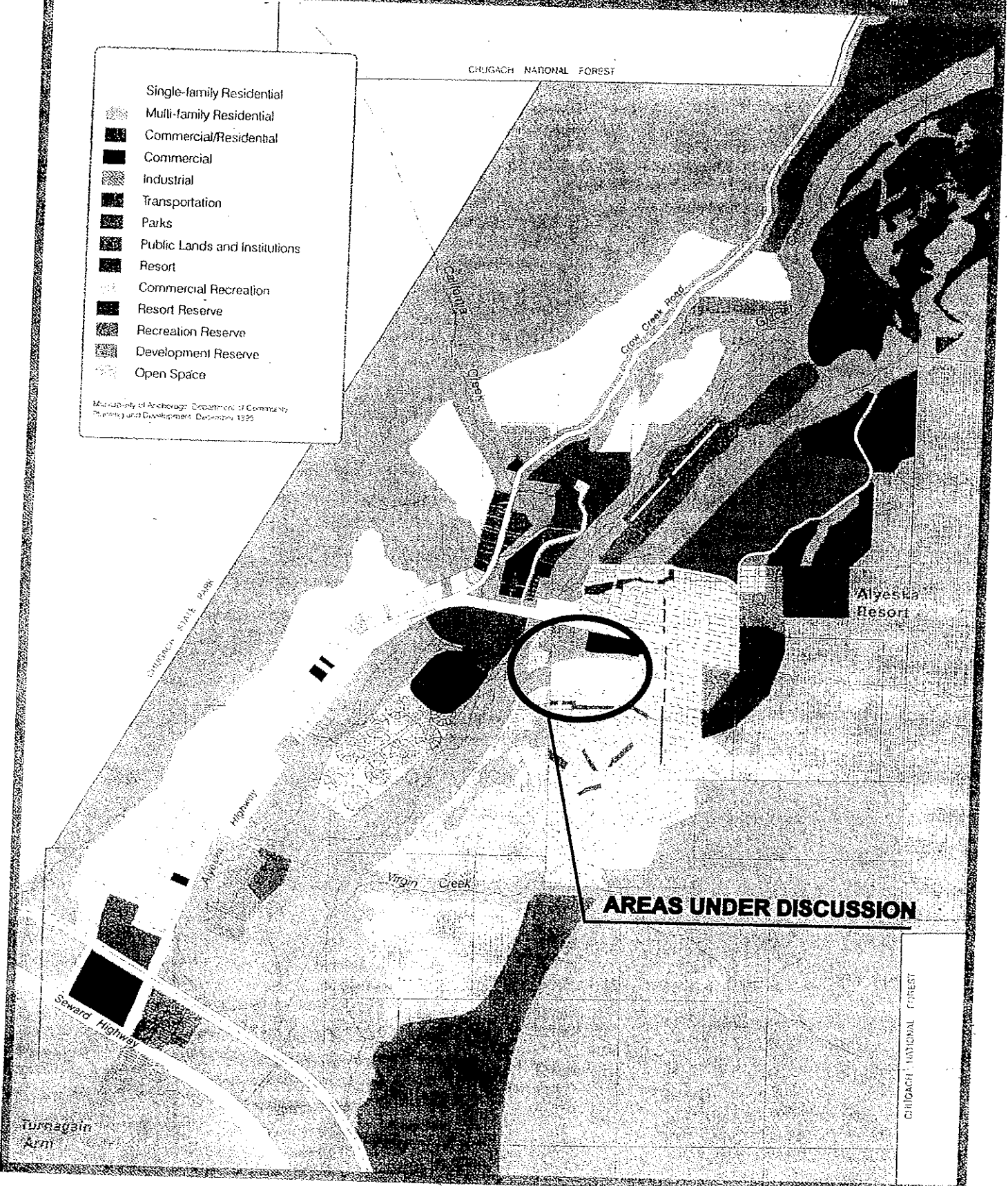


Land Use Plan (Lower Valley Enlargement)



0 1 2
mile

- Single-family Residential
 - Multi-family Residential
 - Commercial/Residential
 - Commercial
 - Industrial
 - Transportation
 - Parks
 - Public Lands and Institutions
 - Resort
 - Commercial Recreation
 - Resort Reserve
 - Recreation Reserve
 - Development Reserve
 - Open Space
- Municipality of Anchorage, Department of Community Planning and Development, December 1995



AREAS UNDER DISCUSSION

APPENDIX C

MUNICIPALITY OF ANCHORAGE

DEPARTMENT OF CULTURAL & RECREATIONAL SERVICES

PARKS & RECREATION DIVISION

MEMORANDUM

DATE: March 17, 2003

TO: Girdwood Board of Supervisors

FROM: Carolyn Bloom, Acting Manager, Parks & Recreation

SUBJECT: Proposed Park Acquisition – Cabana Property

It has been proposed that a piece of property in the Alyeska Basin Subdivision be added to the Girdwood park system. Mr. Tim Cabana, the developer, has suggested that the property become park land and in exchange, that the Municipality compensate him with a piece of property from the Heritage Land Bank that he could develop. Parks & Recreation has been asked to look at the property and ascertain whether or not the parcel would be of benefit to the Girdwood park system.

The idea of a park in this area has been supported in various community discussions including the Land Use Committee meeting on May 14, 2002 and at the Girdwood Board of Supervisors regular meeting on May 20, 2002. Those present at the Land Use Committee meeting voted in favor of the proposal. The Board of Supervisors unanimously voted to accept the findings of the Land Use Committee and write letters of non-objection to support the idea.

In the Girdwood Area Plan, the "Public Facility Plan" section identifies a need for a neighborhood park in the Alyeska Basin area. It further describes a park, ranging in size from 5 – 15 acres that would include equipped play lots, tennis and basketball courts, and open play fields for soccer and softball. It would also include wooded footpaths and benches for passive use.

Parks & Recreation supports the acquisition of this parcel. However, we do not believe that this acquisition satisfies the need for a neighborhood park in the Alyeska Basin Subdivision. While this acquisition will preserve and retain open space, there will still be a need for a larger parcel that can be developed with those recreation facilities mentioned in the Girdwood Area Plan (play lots, tennis courts, basketball courts, or open play fields).

APPENDIX D

The parcel can be divided into two distinct parts:

1. One part of this parcel is open, free of trees and relatively flat. It is classified as Class C Wetlands. This open area would best be left as undeveloped, open space, for casual, passive use, similar to Moose Meadows Park. It could be used in the winter for cross country skiing, snowshoeing, or dog walking. In summer, when accessible and dry, it could be used by pedestrians to access to Alyeska Highway and the adjoining bike trail. It provides an unobstructed view of mountains in all directions.

Although it has been suggested that this property be developed with recreation facilities such as ball fields, ice rink, track, or play equipment, development of recreation facilities in this parcel does not seem feasible. Development of Class C Wetlands requires a permit from the Corps of Engineers. There are varying opinions about how difficult it would be to obtain a permit. Access is limited and not adequately supported by designated parking. The property is covered with varying depths of peat or muskeg that would have to be removed for development, driving up the cost of development.

2. The other part of this parcel is wooded and follows a small creek. There are setback requirements that prohibit construction within 25' of the creek. On this parcel, narrow, soft trails could be cleared, providing a link to a pedestrian route to eventually connect with trails that would lead to Glacier Creek or to Alyeska Highway and the adjoining bike trail.

In conclusion, it is the position of Parks and Recreation that this property could be an asset to the Girdwood park system. It provides for the retention of open space and also supports the goal of a system of neighborhood parks with pedestrian access. Both of these objectives are found in the Girdwood Area Plan. However, this parcel does not meet the criteria of a neighborhood park, that can support those recreation facilities needed for more active recreation.

APPENDIX D (CONT)

Heritage Land Bank Advisory Commission

Resolution 2005-03

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL TO AUTHORIZE AN EQUAL VALUE LAND TRADE FOR A PORTION OF HLB PARCEL #6-036

WHEREAS, "It is the mission of the Heritage Land Bank to manage uncommitted municipal land ... to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the comprehensive plan." (AMC 25.40.010); and

WHEREAS, "The inventory responsibility of the Heritage Land Bank is to identify all land and interests in land to be managed and/or retained by the HLB for future municipal use or disposal." (AMC 25.40.010.B.); and

WHEREAS, "the disposal responsibility of the Heritage Land Bank is, at the direction of the mayor and Assembly, to convey management authority of Heritage Land Bank land for specific public facilities or purposes. Each disposal shall be in the municipal interest"; and

WHEREAS, the Heritage Land Bank owns HLB Parcel 6-036, located within Section 17, Township 10 North, Range 2 East, Seward Meridian, Alaska; and

WHEREAS, on January 14, 2004 the Heritage Land Bank Advisory Commission did hear a proposal from Mr. Tim Cabana asking for consideration to trade his property Tract A-2D, Alpine View Estates for park purposes for a portion of HLB Parcel 6-036; and

WHEREAS, at its March 17, 2003 meeting the Girdwood Board of Supervisors reaffirmed their support of the proposal; and

WHEREAS, on March 10, 2004, the Heritage Land Bank Advisory Commission approved HLBAC Resolution 2004-03, authorizing the Heritage Land Bank to negotiate an equal value trade of a portion of HLB Parcel 6-036 for Tract A-2D of Alpine View Estates Subdivision a 7.07+/- acre parcel located within the Girdwood Valley; and

WHEREAS, the Heritage Land Bank further stipulated that a land use study be conducted to examine the nature of the land trade, following which a Land Use and Issues Analysis was conducted by the senior planner of the MOA Planning Department; and,

WHEREAS, HLBAC Resolution 2004-03 approved entering into negotiations with Mr. Cabana with the direction that the resultant product be brought back to the HLB Advisory Commission for public hearing and action preparatory to Assembly hearing and possible action,

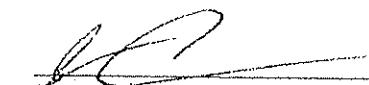
NOW THEREFORE BE IT RESOLVED, THAT the Heritage Land Bank Advisory Commission approves a trade of approximately 8.41 acres of Tract A-2D, Alpine View

Estates Subdivision, for approximately 1.93 acres constituting a portion of HLB Parcel #6-036, subject to the following conditions and understanding:

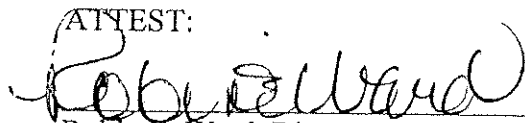
1. All associated costs, such as appraisals, any additional land use studies, amending the Girdwood Area Plan, survey/plat work, and rezoning shall be at the applicant's expense.

Approved by the Heritage Land Bank Advisory Commission on this, the 22nd day of February, 2005.

APPROVED:


James Cantor, Vice-Chair
HLB Advisory Commission

ATTEST:


Robin E. Ward, Director
Heritage Land Bank

MUNICIPALITY OF ANCHORAGE
HERITAGE LAND BANK ADVISORY COMMISSION

Staff Report
Resolution No. 2005-03
February 22, 2005

Prepared by Karlee Gaskill

I. ISSUE

Should HLB Advisory Commission approve Resolution No. 2005-03, authorizing the Heritage Land Bank to negotiate an equal value trade of land from within HLB Parcel #6-036, in exchange for Tract A-2D of Alpine View Estates, both located in Girdwood? The purpose of the trade would be to provide land received from this transaction to the MOA Parks and Recreation Department to become municipal park/open space, and to provide land currently held by HLB to be developed by the applicant.

II. AUTHORITY

AMC 25.40.010; "It is the mission of the Heritage Land Bank to manage uncommitted municipal land and the Heritage Land Bank 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."

AMC 25.40.025; "The HLB advisory commission 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 or an interest in land. Land disposals under this chapter include land sales, land exchanges, leases, and easements."

AMC 25.40.030; "All public notices of proposed HLB advisory commission actions, including public hearings regarding such actions, shall precede a hearing before the advisory commission on the proposed action by at least 14 days."

III. BACKGROUND AND PROPOSAL

The applicant initially approached the HLB in 2002 with a proposal to trade a portion of the property he is developing within Alpine View Estates Subdivision for a portion of HLB Parcel 6-036. The applicant explained that through such a trade, MOA could acquire municipal park and/or open space and thereby cut down the level of density within the Alpine View Estates Subdivision development, while providing him with areas that he could develop further for residential as well as possible commercial recreational uses. (See maps, Appendices A & B).

The Girdwood Area Plan (GAP) designates HLB Parcel #6-036 as "Open Space" and "Commercial Recreation." The Girdwood Area Plan designates the applicant's property as "Open Space" and "Single Family Residential."

In a March 17, 2003, memorandum to the Girdwood Board of Supervisors (GBOS), Parks and Recreation stated that, although they supported the acquisition of the property, it would merely serve to 'preserve and retain open space' and would not 'satisfy the need for a neighborhood park in the Alyeska Basin Subdivision' (See Appendix C). Parks and Recreation, subsequently expressed an interest in evaluating the HLB property under discussion as a possible alternative for their neighborhood park need.

The Girdwood Land Use Committee and the Girdwood Board of Supervisors have formally supported the proposed land use trade. (See Appendix D and E).

This trade has been authorized and conditioned by the Heritage Land Bank Commission—*Resolution 2004-03*, from March 20, 2004 (See Appendix F).

In order to satisfy the requirement for a site specific land use study, Thede Tobish, Senior Planner, Planning Department, produced a Land Use and Issues Analysis (LUIA) addressing the proposed trade (See Appendix G).

The LUIA concludes that while Tract A-2D has not been summarily restricted from development, it is constrained or could not otherwise be developed because of Title 21 regulations, GAP policies, and regulatory restrictions. Even without a land trade, most of this area will likely continue to provide undeveloped open space because of these restrictions.

The LUIA further concludes that the area is not suitable for a park as envisioned in the GAP, noting that even if a portion of the meadow at the east end of Tract A-2D could receive the necessary Corps of Engineers (COE) authorizations, there would not be sufficient area to support park facilities and associated amenities. The LUIA recounted the history of the applicant's COE permits. The General Permit reviews, conditions, and approvals were predicated on assumptions and offerings by the landowner that the wet meadow sections of this tract, at the subdivision's east edge, would not be filled, disturbed or developed. These areas of the subdivision, along with the creek corridor, were deemed the most important, and sensitive to development, in Alpine View Estates. The LUIA concludes that, because of regulatory constraints and existing soils conditions, these areas would not likely receive the wetland permit authorizations for fill or disturbance required to develop a neighborhood park.

In addition, the LUIA notes that there is no public parking in the area and any future public parking to support a neighborhood park would necessarily have to be placed within Tract A-2D.

The feasibility of development of the relevant portions of HLB Parcel #6-036 has yet to be established and would require a formal amendment to that section of the GAP.

The LUIA does not support development of the proffered land as a neighborhood park. It further states that most of the land is likely to remain undeveloped open space. Therefore, formally

adding this tract to the Municipality's holdings, either as a park or as an HLB parcel, is not likely to provide additional benefit the community.

Applicant disputes a number of the premises cited in the LUA (See Triad Engineering's February 3, 2005, letter, Appendix H). Applicant notes, among other things, that an adjoining church would allow parking for the proposed park in its parking lot (See Appendix I).

IV. AGENCY COMMENTS

On October 30, 2003, staff sent a memorandum to municipal agencies as well as the GBOS requesting they review the intent of the proposal and offer non-objection and/or justifying need to retain the subject property for municipal purposes. Or make additional comments. A summary of comments is included in this package (see Appendix J).

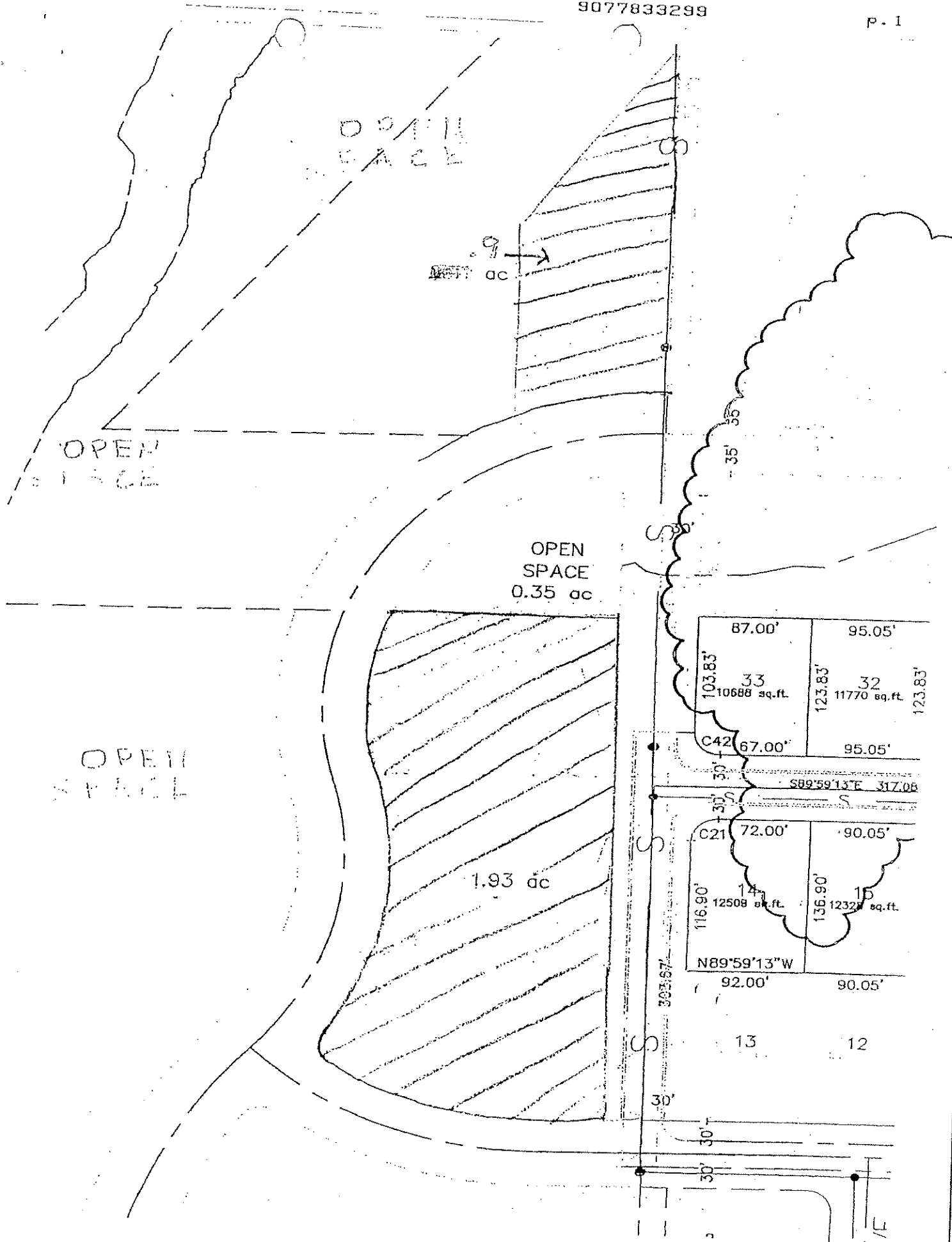
VII. RECOMMENDATION

Based on the LUA, it is staff's recommendation that the HLBAC reject applicant's proposal of a trade Tract A-2D, Alpine View Estates for equal value portions of HBL Parcel #6-036, because most, if not all, of the area is unlikely to be developed and will remain open space.

In the alternative, staff recommends approval of an equal value trade of portion of the southern parcel of HLB property (depicted in Appendix L), for the entire area offered by the applicant. This would provide for the open space in response to the recommendations of Parks and Recreation and the GBOS and allow HLB to retain the rest of HLB Parcel #6-036 for the benefit of the community. This alternative would be subject to appraisals of the proposed exchange parcels. All associated costs, such as appraisals, any additional land use studies, amending the Girdwood Area Plan, survey/plat work, and rezoning shall be at the applicant's expense.

VIII. APPENDICES

- Appendix A: Location map, subject portions of HLB Parcel #6-036
- Appendix B: Location map, Tract A-2D
- Appendix C: 3/17/2003 Memorandum: MOA Parks to GBOS
- Appendix D: GBOS Memorandum, March 30, 2003
- Appendix E: GBOS Memorandum, July 2, 2004
- Appendix F: HLBAC Resolution 2004-03
- Appendix G: Land Use and Issues Analysis
- Appendix H: Triad Engineering's February 3, 2005, letter
- Appendix I: Girdwood Chapel, UMC, letter January 13, 2004
- Appendix J: Agency Review Summary
- Appendix K: Location map, southern portion of HLB Parcel #6-036
- Appendix L: HLBAC Resolution 2005-03



Appendix A

MUNICIPALITY OF ANCHORAGE

DEPARTMENT OF CULTURAL & RECREATIONAL SERVICES

PARKS & RECREATION DIVISION

MEMORANDUM

DATE: March 17, 2003

TO: Girdwood Board of Supervisors

FROM: Carolyn Bloom, Acting Manager, Parks & Recreation

SUBJECT: Proposed Park Acquisition – Cabana Property

It has been proposed that a piece of property in the Alyeska Basin Subdivision be added to the Girdwood park system. Mr. Tim Cabana, the developer, has suggested that the property become park land and in exchange, that the Municipality compensate him with a piece of property from the Heritage Land Bank that he could develop. Parks & Recreation has been asked to look at the property and ascertain whether or not the parcel would be of benefit to the Girdwood park system.

The idea of a park in this area has been supported in various community discussions including the Land Use Committee meeting on May 14, 2002 and at the Girdwood Board of Supervisors regular meeting on May 20, 2002. Those present at the Land Use Committee meeting voted in favor of the proposal. The Board of Supervisors unanimously voted to accept the findings of the Land Use Committee and write letters of non-objection to support the idea.

In the Girdwood Area Plan, the "Public Facility Plan" section identifies a need for a neighborhood park in the Alyeska Basin area. It further describes a park, ranging in size from 5 – 15 acres that would include equipped play lots, tennis and basketball courts, and open play fields for soccer and softball. It would also include wooded footpaths and benches for passive use.

Parks & Recreation supports the acquisition of this parcel. However, we do not believe that this acquisition satisfies the need for a neighborhood park in the Alyeska Basin Subdivision. While this acquisition will preserve and retain open space, there will still be a need for a larger parcel that can be developed with those recreation facilities mentioned in the Girdwood Area Plan (play lots, tennis courts, basketball courts, or open play fields).

The parcel can be divided into two distinct parts:

1. One part of this parcel is open, free of trees and relatively flat. It is classified as Class C Wetlands. This open area would best be left as undeveloped, open space, for casual, passive use, similar to Moose Meadows Park. It could be used in the winter for cross country skiing, snowshoeing, or dog walking. In summer, when accessible and dry, it could be used by pedestrians to access to Alyeska Highway and the adjoining bike trail. It provides an unobstructed view of mountains in all directions.

Although it has been suggested that this property be developed with recreation facilities such as ball fields, ice rink, track, or play equipment, development of recreation facilities in this parcel does not seem feasible. Development of Class C Wetlands requires a permit from the Corps of Engineers. There are varying opinions about how difficult it would be to obtain a permit. Access is limited and not adequately supported by designated parking. The property is covered with varying depths of peat or muskeg that would have to be removed for development, driving up the cost of development.

2. The other part of this parcel is wooded and follows a small creek. There are setback requirements that prohibit construction within 25' of the creek. On this parcel, narrow, soft trails could be cleared, providing a link to a pedestrian route to eventually connect with trails that would lead to Glacier Creek or to Alyeska Highway and the adjoining bike trail.

In conclusion, it is the position of Parks and Recreation that this property could be an asset to the Girdwood park system. It provides for the retention of open space and also supports the goal of a system of neighborhood parks with pedestrian access. Both of these objectives are found in the Girdwood Area Plan. However, this parcel does not meet the criteria of a neighborhood park, that can support those recreation facilities needed for more active recreation.



Municipality of Anchorage

George P. Wuerth, Mayor



Girdwood Board of Supervisors

P.O. Box 2800 • Girdwood, Alaska 99517

Girdwood Community Council <http://gbos.org> (907) 754-1234 gbos@girdwood.net
| Anne Herschleb | David Sears | Norman Starkey | Soren Wuerth | Diana Livingston |

March 30, 2003

George Cannelos, Director
Municipality of Anchorage Heritage Land Bank
Post Office Box 196650 Anchorage Alaska 99519-6650
USPS CERTIFIED RETURN RECEIPT REQUESTED

Re: Proposed Park Acquisition - Cabana Subdivision

Dear Mr. Cannelos:

Carolyn Bloom, MOA Department on Cultural and Recreational Services, attended the Girdwood Board of Supervisor's (GBOS) March 17, 2003, meeting to discuss the above referenced park acquisition, consisting of an exchange of approximately 8.4 acres in the proposed Cabana subdivision for approximately 2.4 acres under HLB jurisdiction and directly adjacent to the Cabana subdivision. The Department of Cultural and Recreational Services "supports the acquisition of this parcel" (see enclosed memo dated 3/17/2003).

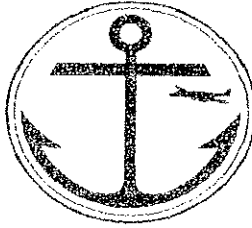
In May of 2002, this proposal was brought before the Girdwood Land Use Committee and the GBOS and received the support of both bodies; subsequently a letter dated June 11, 2002 (also enclosed) was sent to Art Eash, HLB, indicating this support.

At our March 17, 2003, meeting, the GBOS reaffirmed their support for this land exchange and would like the Heritage Land Bank to move forward with it.

Sincerely,

Anne Herschleb, Chair
Girdwood Board of Supervisors.

Municipality
of
Anchorage



P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org>

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
David Sears, Co-Chair, Diana Stone Livingston, Co-Chair;
Tracey Knutson, Richard Dowd

Mark Begich, Mayor

July 2, 2004

Ms. Robin Ward, Executive Director
Municipality of Anchorage, Heritage Land Bank
P. O. Box 196650
Anchorage, AK 99519-6650

Subject: HLB/CRS/Cabana Land Swap

Ms. Ward:

At the regular Girdwood Board of Supervisors meeting June 21, 2004 the proposed land swap between various municipal entities and Tim Cabana was brought up for discussion under Old Business. The issue for additional discussion was that the current land use study may reveal that on the lands proposed for exchange the soils may not support any kind of development. Following discussion of this further issue, upon motion duly made and seconded, the board unanimously agreed to provide a letter of non-objection to the land swap, even if the soils are determined not to be appropriate for any development.

I have reviewed my file on this matter, and it appears that from the initiation of this proposed land swap discussion, the land to be offered for trade by Mr. Cabana was not deemed to be appropriate for development. It has been generally accepted that the parkland so created would be similar in use to Moose Meadows.

Please contact us if you require any further clarification. Thank you.

Sincerely,

David Sears, Co-Chair

Diana Stone Livingston, Co-Chair

Copies to:

Hon. Mayor Mark Begich

Mr. Art Eash, Heritage Land Bank

✓ Mr. Pat Tilton, Heritage Land Bank

Mr. Tim Cabana

Mr. Jeff Dillon, Director, Cultural and Recreational Services

Mr. John Gallup, Girdwood Land Use Committee Chair

Mr. Dick Tremaine, Anchorage Assembly

Ms. Janice Shamberg, Anchorage Assembly

Ms. Carolyn Bloom, Cultural and Recreational Services

Appendix E

Heritage Land Bank Advisory Commission

Resolution 2004-03

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION AUTHORIZING THE HERITAGE LAND BANK TO NEGOTIATE AN EQUAL VALUE LAND TRADE FOR A PORTION OF HLB PARCEL 6-036

WHEREAS, the Heritage Land Bank owns HLB Parcel 6-036, located within Section 17, Township 10 North, Range 2 East, Seward Meridian, Alaska; and

WHEREAS, "It is the mission of the Heritage Land Bank to manage uncommitted municipal land ... to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the comprehensive plan." (AMC 25.40.010); and

WHEREAS, "The inventory responsibility of the Heritage Land Bank is to identify all land and interests in land to be managed and/or retained by the HLB for future municipal use or disposal." (AMC 25.40.010.B.); and

WHEREAS, "the disposal responsibility of the Heritage Land Bank is, at the direction of the mayor and Assembly, to convey management authority of Heritage Land Bank land for specific public facilities or purposes. Each disposal shall be in the municipal interest; and

WHEREAS, on January 14, 2004 the Heritage Land Bank Advisory Commission did hear a proposal from Mr. Tim Cabana asking for consideration to trade his property Tract A-2D, Alpine View Estates (approximately 7.04 acres) for park purposes for (approximately an 4.34 acre+/- portion) of HLB Parcel 6-036; and


WHEREAS, at its March 17, 2003 meeting the Girdwood Board of Supervisors reaffirmed their support of the proposal; and

NOW THEREFORE BE IT RESOLVED, THAT the Heritage Land Bank Advisory Commission grants approval to the Heritage Land Bank to negotiate an equal value trade of portions of HLB Parcel 6-036 for Tract A-2D of Alpine View Estates Subdivision a 7.07+/- acre parcel located within the Girdwood Valley. Subject to the following conditions and understandings:


1. The negotiated trade shall not include those lands that are subject to stream protection setback requirements.
2. After the parties have come to a mutually acceptable agreement, the product will be brought back to the Heritage Land Bank Advisory Commission for public hearing and action before the package is taken before the Municipal Assembly for public hearing and final action.
3. All costs associated with conducting a Land Use Study, Amending the Girdwood Area Plan, survey/plat work, rezone and appraisals shall be at the applicant's expense.

Approved by the Heritage Land Bank Advisory Commission this 10TH day of March, 2004.

APPROVED:


Jeffery D. Blake, Chair
HLB Advisory Commission

ATTEST:


ACTING DIRECTOR
Heritage Land Bank



MUNICIPALITY OF ANCHORAGE

PLANNING DEPARTMENT

MEMORANDUM

Date: January 6, 2005

To: Robin Ward, Executive Director, Heritage Land Bank

Thru: Tom Nelson, Director, Planning Department

Thru: Cathy Hammond, Physical Planning Division Manager

From: Kede Tobish, Senior Planner, Planning Department

Subject: Land Use and Issues Analysis of Possible Land Trade for HLB Parcel #6-036, Girdwood Valley

A. INTRODUCTION

The Heritage Land Bank (HLB) has been asked to consider and negotiate an equal value land trade for approximately 4.34 acres of the 207.06-acre HLB Parcel #6-036, which lies in mid-Girdwood Valley along Glacier Creek. The purpose of this land trade is to provide developable acreage within the HLB parcel as trade equity for land in the adjacent Alpine View Estates Subdivision, which would become municipal park and/or open space. This trade has been authorized and conditioned by the Heritage Land Bank Commission—*Resolution 2004-03*, from March 20, 2004. The purpose of this memo is to provide an overview of issues and recommendations relative to this proposal in a forum that can serve the HLB as a land use and preliminary disposal analysis.

Anchorage Municipal Code (AMC) *Section 25.40* establishes and defines the role of the HLB. Part of the Land Bank's function is to acquire, inventory, manage, withdraw, transfer, and dispose of municipal lands for various public purposes. Under *AMC 25.40.025—Heritage Land Bank Disposals*, the HLB is charged with determining which land or interests in lands should be disposed of, consistent with *AMC 25.40.020—Management of HLB Lands*, and the applicable policies of the comprehensive plan and implementing measures. A site-specific land use study for subject disposal lands shall be completed and adopted through the appropriate public process established in *AMC 25.40*.

A site-specific land use study of HLB lands must address the following:

- The need for community facilities such as roads, parks, trails, schools, etc;
- Identification of historical and natural landmarks, natural hazards, and environmentally sensitive areas;
- Public utility needs;
- Potential residential, commercial and industrial uses;
- Land use compatibility with adjacent areas. Consistency with land uses identified in the Comprehensive Plan and zoning for the area; and
- Consistency with land uses identified in the Comprehensive Plan and with zoning for the area.

B. BACKGROUND AND PROPOSAL

The landowner of Alpine View Estates Subdivision, located in the NW ¼ of Section 16 and the NE ¼ of Section 17, T12N, R2E, Seward Meridian, has submitted a request for a formal land trade to the municipal Heritage Land Bank. The landowner requests that the Municipality provide an equal value transfer of land, from within HLB Parcel #6-036, in exchange for proposed Tract A-2D, a 7.04-acre section of Alpine View Estates [refer to attached appendices for maps of subject parcels]. This tract is currently delineated in a preliminary plat and has not yet been recorded. At the time of this request, the applicant had not identified a specific section of the HLB parcel to fulfill this land exchange. The applicant instead identified that an approximate 4.34-acre portion of the northeast corner of HLB parcel 6-036, immediately adjacent to Alpine View Estates, would best fit into his subdivision's configuration. Proposed Tract A-2D is a wholly independent, non-development parcel, which includes a small tributary of Glacier Creek with adjacent forest and some ponded "C" wetlands.

C. LAND USE ANALYSIS AND ISSUES

1. HLB Parcel #6-036

Much of the undeveloped 207.76-acre HLB Parcel 6-036 is encumbered or otherwise included in the Girdwood Golf Course lease area, under agreements between the HLB and the Glacier Valley Development group. The general boundary for the future golf course development does not appear to encumber the subject area for this proposed land trade. The northeast border of Parcel 6-036 also includes an approximate .49-acre strip encumbered in an Intergovernmental Use Permit (#2003-043926-0) with the municipal Project Management and Engineering Department, which is reserved for public purposes, including utilities, trails and/or rights-of-way, as outlined in the agreement. Following is an outline of various land use designations of HLB Parcel #6-036:

- **Girdwood Area Plan (GAP) Designation(s) and Existing Conditions**

The 1995 GAP Land Use Plan map identifies this section of HLB Parcel #6-036 as mostly Open Space, with a portion north of the small stream as Commercial

Recreation. The GAP Land Use Suitability map delineates this section of Parcel #6-036 as a combination of *Generally Suitable* and *Generally Unsuitable* for development. The GAP Transportation Section identified a proposed new Girdwood Access road as running, conceptually, through the northeast section of Parcel 6-036, generally in the vicinity of the proposed trade lands. This new connector is described as a two-lane roadway with vegetative buffers. It will likely include a design speed of 40-45 MPH and associated turning radii, which may be an issue within the proposed trade areas of Parcel 6-036. The GAP recommends that a roadway corridor study be done to evaluate design needs, and community and environmental impacts. This same corridor was subsequently described in the more recent Girdwood Commercial Areas and Transportation Master Plan.

The preliminary platting for newer phases of Alpine View Estates has included a 60-foot right-of-way section for this new road, identified in the proposed plat as Kami Way, as recommended by MOA Traffic Engineering. Still unresolved relative to this future road corridor is the appropriate final right-of-way through the proposed land trade section of Parcel 6-036. This road issue will need formal right-of-way reservation based on engineered alignments and existing design speed standards, especially because of environmental constraints in the area, including wetlands, floodplain, topography, soils, public access and possible screening of future golf course amenities.

Parcel 6-036 includes a combination of typical Girdwood Valley coniferous forest, dominated by Sitka Spruce and Western Hemlock, and two distinct open wet meadow wetlands, designated as "C" in the Anchorage Wetlands Management Plan. These wet meadows generally drain into the small creek that exits Alpine View Estates Subdivision and meanders across the proposed trade lands before it turns south and drains into Glacier Creek. The lower portions of this creek have been reported as anadromous. But topography apparently precludes fish passage to portions of this stream in the trade area or farther into Alpine View Estates.

Based on the distribution of population and residential development in Girdwood, the GAP *Chapter 8—Public Policy Plan* highlights a future need for five neighborhood parks. These are defined in the GAP as:

- "...intended to provide space for active recreational facilities that may include equipped play lots, tennis and basketball courts, and open plat fields...."
- "The parks would also include wood footpaths and benches for passive use."
- "These parks would range from 5-15 acres..."

- “The 1987 Park Plan locates Alyeska Basin Neighborhood Park along the western side of the subdivision near the end of Alpine Way. However, there may be a potential conflict if a new road is needed in the future to connect Seward and Alyeska Highways on the east side of Glacier Creek.”
- “An alternative location for the park may be the southern portion of the remaining undeveloped part of Alyeska Basin Subdivision that is on the north side of Alpine Way. The park, which would include the retention of the ephemeral stream and spruce/hemlock grove, could provide recreational amenities to the neighborhood. It could also provide a buffer for transition between existing residences and any new development that may occur on the remaining undeveloped land.”
- “Acquisition of the park could occur either be by fee-simple acquisition or through a land trade with the private landowner. The Heritage Land Bank would be an appropriate vehicle to effectuate such an acquisition.”

The GAP (page 72) references an alternative location for the neighborhood park intended for Alyeska Basin in the area of Alpine View Estates, which may be necessary because of conflicts with the future collector location. That area was formally delineated in the 1987 Turnagain Arm, Volume 3 version of the Anchorage Park, Greenbelt & Recreation Facility Plan.

Because the proposed land trade would result in a different land use in Parcel 6-036 than what exists, or is planned for the area in the GAP, a formal amendment to that section of the Land Use Plan would be required prior to transfer of ownership. The applicant has provided only a draft proposal for lot configuration for a proposed extension of Alpine View Estates Subdivision into the land trade areas of Parcel 6-036. A future GAP amendment is necessarily contingent on a final delineation of the actual area intended, and feasible, for future single family lots.

2. Alpine View Estates Subdivision

This relatively new subdivision currently includes a recorded plat for Phase 1 and preliminary approvals for future phases. The proposed area for this land trade is the 7.04-acre Tract A-2D, which is included in the preliminary plat approved for Phases 2 and 3 of this subdivision. Much of the tract is wetlands and stream channel. Wetlands in this parcel include grass and sedge-dominated meadows, underlain with varying depths of peat soils, transitional shrubby areas, and some permanent small pools and ponds. The easterly section of the wetland serves as the headwaters of Tract A-2D's stream channel. The remainder of the tract includes spruce/hemlock upland forest and a permanent, well-defined stream channel with some associated low-lying floodplain zones.

Much of the area in this tract has been reserved or is constrained because of wetland and stream features. In fact the majority of this site is either “C” wetlands, stream corridor, small ponds, and required setback areas from the creek, as conditioned in the

subdivision's existing General Permits for wetlands fills (*Glacier Creek 02-A and 03-A*). These General Permits include a requirement for a 75-foot setback from the creek in wetlands. The standard municipal 25-foot setback otherwise applies to upland areas adjacent to this creek. The General Permit reviews, conditions, and approvals were predicated on assumptions and offerings by the landowner that the wet meadow sections of this tract, at the subdivision's east edge, would not be filled, disturbed or developed. These areas of the subdivision, along with the creek corridor, were deemed the most important, and sensitive to development, in Alpine View Estates. Because of regulatory constraints and existing soils conditions, these areas would not likely receive future wetland permit authorizations for fill or disturbance.

These sections of the subdivision are identified as either open space or residential in the GAP Land Use Plan map. The existing subdivision includes wetland fill permits for Phase 1 and 2. Future phases, in areas north of Tract A-2D will require additional wetland permits, and to date, it is unclear to what extent those areas will be permitted or if fill restrictions will be conditions of those future approvals.

The landowner had previously submitted a preliminary plat for a proposed Phase 3 of Alpine View Estates [Case *S-11246*, December 2003], which included a dozen or so new lots, road access, and utilities laid out over the wetland meadow in the east edge of the parcel. This addition encompassed most of the east end of the current proposed trade parcel. This preliminary plat was rejected and sent back for redesign mainly because of outstanding environmental issues and a non-conforming proposed design.

Alpine View Estates includes public utilities from adjacent hook-ups and/or main lines to the existing Phases 1 and 2. These utilities are configured to provide services to future phases. Kami Way will provide primary access to the northern sections of Alpine View Estates and will become the north end of the new east valley connector. It is currently preliminarily platted to exit the parcel's west edge, just north of the stream, where it then enters HLB Parcel 6-036.

3. Additional Land Use Issues

The Girdwood Land Use Committee and the Girdwood Board of Supervisors approved the early platting actions for Alpine View Estates Subdivision, and passed supporting resolutions on the proposed land use trade for HLB acreage in Parcel 6-036. This support has been conveyed formally, via letters and copies of the resolution to the HLB. The Board of Supervisors acknowledged that Tract A-2D might only be suitable to provide natural open space public land to the Municipality.

The municipal Parks and Recreation Division of the Department of Cultural and Recreational Services reviewed the proposed land trade and evaluated the feasibility of configuring and constructing a neighborhood park in Tract A-2D. In a memorandum of March 17, 2003 (*Appendix D*), the acting manager of the Parks and Recreation Division conveyed a finding from their review, which stated, "While this acquisition will preserve and retain open space, there will still be a need for a larger parcel that can be developed with those recreation facilities mentioned in the GAP (play lots, tennis courts, basketball

courts, or open play fields)... In conclusion, it is the position of Parks and Recreation that this property could be an asset to the Girdwood park system. It provides for the retention of open space and also supports the goal of a system of neighborhood parks with pedestrian access. Both of these objectives are found in the GAP. However, this parcel does not meet the criteria of a neighborhood park that can support those recreation facilities needed for more active recreation."

Existing and potential public access to Tract A-2D includes preliminary plat pedestrian easements from the Phase 2 lots in Alpine View Estates, from Alta Drive into Tract A-2D to the north, and existing road venues at St. Anton Way off Timberline Drive, and from Barren Avenue at the west end. There is no public parking in the area and any future public parking to support a neighborhood park would necessarily have to be placed within Tract A-2D.

D. FINDINGS AND CONCLUSIONS

Given the environmental and associated regulatory constraints associated with Tract A-2D, including plat and wetland permit restrictions, existing soils conditions, and stream setback and floodplain issues, Planning concurs with Parks and Recreation's assessment of the parcel relative to its suitability and public value for a neighborhood park. Given the GAP's basic neighborhood park standards, this site would require extensive engineered design actions and fill before it is suitable for such a use. The only portion of Tract A-2D that could provide neighborhood park features without fill is that area along the stream channel, which is heavily forested. With the associated stream setback here, very little of this area could support neighborhood park facilities. It is highly unlikely that a suitable area of the wetland meadow of Tract A-2D would receive a wetland permit for fill in support of park facilities, given the permit history of this parcel.

While this tract has not been summarily restricted from development, the prior permit reviews revealed a strong agency propensity for delineating this area as vital to the function and headwaters of the stream. Projecting the existing required 75-foot setback in wetlands from the stream into this parcel encumbers nearly half of the wetland meadow. Even if the remainder of the meadow could receive Corps of Engineers authorization, there would not be sufficient area to support park facilities and associated amenities, as envisioned in the GAP.

Tract A-2D essentially represents the sum of area in Alpine View Estates constrained and compromised by a suite of development restrictions, relative to Title 21 regulations, GAP standards and policies, and regulatory findings. Tract A-2D would provide a community asset as a neighborhood natural open space that supports other public functions, such as flood attenuation, viewshed and wildlife habitat, and for water quality. It cannot support a neighborhood park per the standards in the GAP.

The north end of HLB Parcel 6-036 includes many of the same environmental constraints that are associated with Tract A-2D including the stream and wetland meadows. Coupled with these is a local topography issue, which will require consideration when planning for residential lots, access roads, utilities, and in siting the future east valley right-of-way

thru the area. The north end of Parcel 6-036 may not be wide enough to accommodate all of these land uses and public needs.

The Planning Department offers the following findings and conclusions on the proposed land trade:

1. Tract A-2D does not provide sufficient area, or appropriate land for a future neighborhood park, as envisioned in the GAP.
2. Tract A-2D represents valuable natural open space in this section of the Girdwood Valley and includes the headwaters of this small Glacier Creek tributary.
3. Tract A-2D corresponds to that area of Alpine View Estates that is constrained or could not otherwise be developed because of Title 21 regulations, GAP policies, and regulatory restrictions. Even without a land trade, most of this area will likely continue to provide open space and remain undeveloped because of these restrictions. Formally adding this tract to the Municipality's holdings, either as a neighborhood park or as an HLB parcel, is not necessary to preserve these public values.
4. Without considerable additional land use and engineering analyses and findings, it is not possible to determine the suitability of the 4.34 acre section of Parcel 6-036 for a land trade for residential development. Its suitability for providing single-family lots and associated infrastructure as an add-on to the adjacent sections of Alpine View Estates is indeterminate.
5. It would be appropriate for the HLB and the landowner of Alpine View Estates to consider an equal value land trade for portions of the north end of the HLB Parcel 6-036 in exchange for a similar area in the northwest corner of Tract A-2C of Alpine View Estates. This would provide the landowner or future owners with developable area of adjacent public land in exchange for conveyance of forested area in that section of Alpine View Estates that is otherwise needed for, and valuable as dedicated highway buffer. Such a trade would allow for an adequate and effective buffer zone to protect the viewshed and provide screening between Alyeska Highway and the future subdivision. At this location, code regulations for screening will not account for an effective buffer.

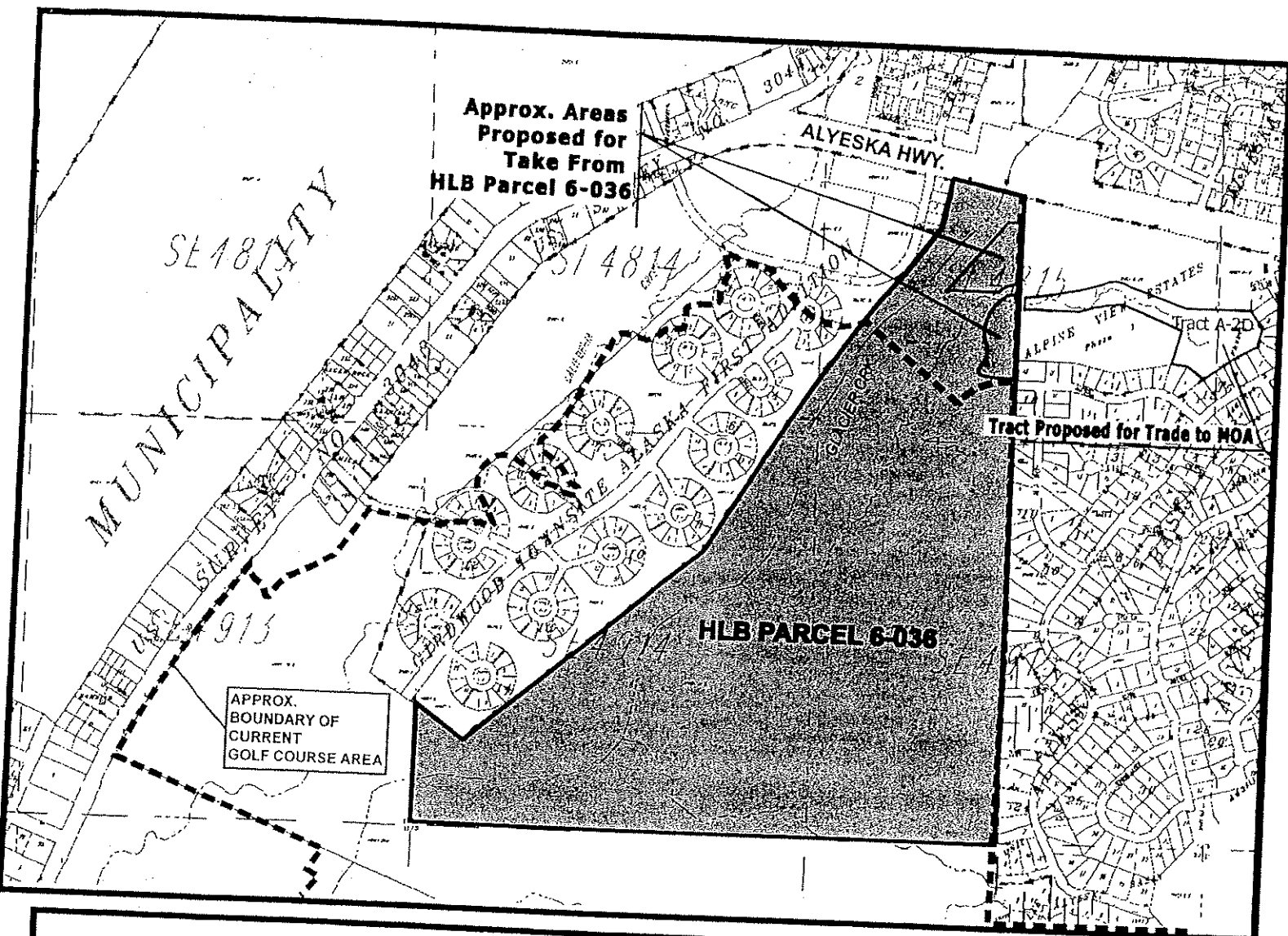
The following items would be required before a final determination for this request could be made:

1. The Municipality and the applicant must coordinate to identify a suitable area for the future right-of-way dedication for the east valley access road, which will enter the site as Kami Way north of the stream. This right-of-way needs to include sufficient area to accommodate traffic conveyance, design speed

geometry, snow storage and additional access points, pedestrian amenities, and landscaping-related requirements.

2. Final use determination of area within the existing Intergovernmental Use Permit (#2003-043926-0) corridor at the study area's east edge must be made. Some of this land may no longer be needed for the original purpose.
3. Determine who has the responsibilities for any necessary platting actions, and evaluation of platting constraints to the proposed land use of this area. Planning recommends that if the trade is approved, the landowner pursue Corps of Engineers permits prior to platting submittals.
4. Obtain Corps of Engineers authorizations for any fill and development plans in the "C" wetlands and/or for stream crossings west of Alpine View Estates in HLB Parcel 6-036. Permit conditions may further restrict the area of suitability for residential lots and/or associated utilities and roads. It should be presumed that the stream within the HLB parcel will continue to carry a 75-foot setback where there are adjacent wetlands and a 25-foot setback elsewhere.
5. Along with other conditions of approval, the GAP would need to be amended to make the proposed new residential development at this site a permitted land use in the R-11 zoning district. The GAP Land Use Map dictates land uses in the R-11 district, so that map would need to be amended to reflect the new designated land use for this section of Parcel 6-046.
6. The Heritage Land Bank would need to provide a cost-benefit analysis to determine if this use of public land for residential development provides equal public benefit to the land obtained in Alpine View Estates. Consideration should include costs associated with development of a neighborhood park at another location, since Tract A-2D cannot provide those facilities.
7. The Parks and Recreation Department or the Planning Department should undertake at least a cursory site evaluation of vacant lands south of Alyeska Highway and east of Glacier Creek, for a 5- to 15-acre parcel that could provide a neighborhood park. Without suitable acreage for this future park need, the north end of HLB Parcel 6-036 might have to be committed to that land use. [It should be noted here that the very north end of Parcel 6-036, where it abuts the Alyeska Highway right-of-way, is open and provides little screening of roadway impacts to residential areas to the south. Some additional non-disturbance area or new landscaping at the north end of Parcel 6-036 would likely need to be dedicated for screening.]

Attachments: Appendix A: Location Map
Appendix B: HLB Parcel 6-036
Appendix C: Girdwood Area Plan Land Use Plan Map 11
Appendix D: March 17, 2003 Memorandum to GBOS from Parks & Recreation Division

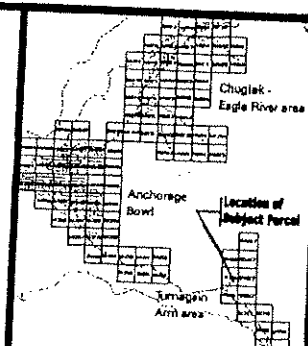


HLB PARCEL 6-036

LEGAL: TRACT 17C, GIRDWOOD TOWNSITE
LOCATION: GLACIER CREEK AND ALYESKA HIGHWAY
SIZE: 207.76 ACRES
ZONING: R11, Open Space, Commercial Recreation
CURRENT USE: Portion under Lease for golf/ nordic ski course



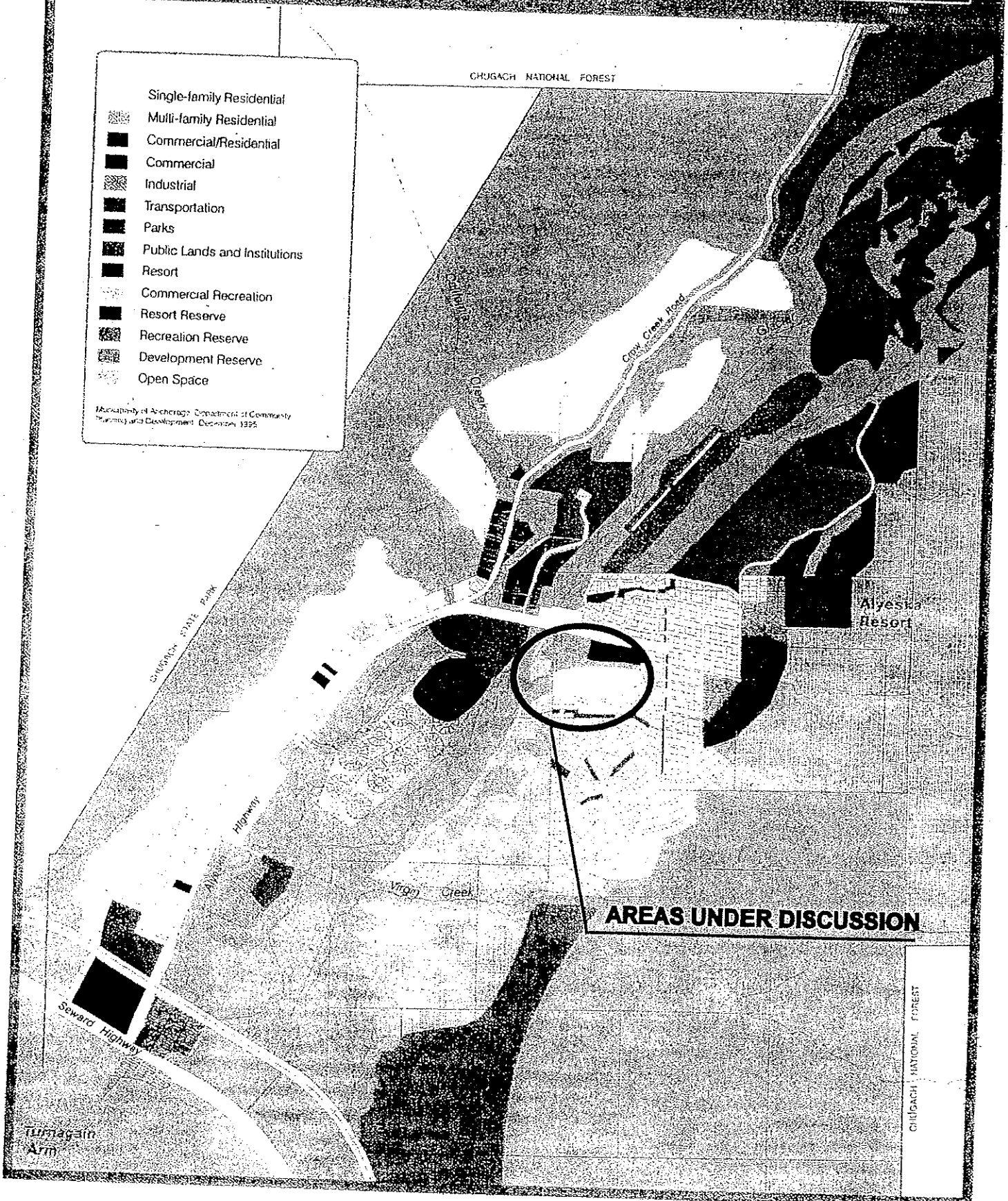
APPENDIX B



Land Use Plan (Lower Valley Enlargement)



- Single-family Residential
 - Multi-family Residential
 - Commercial/Residential
 - Commercial
 - Industrial
 - Transportation
 - Parks
 - Public Lands and Institutions
 - Resort
 - Commercial Recreation
 - Resort Reserve
 - Recreation Reserve
 - Development Reserve
 - Open Space
- Municipality of Anchorage, Department of Community Planning and Development, December, 1995



APPENDIX C

MUNICIPALITY OF ANCHORAGE

DEPARTMENT OF CULTURAL & RECREATIONAL SERVICES

PARKS & RECREATION DIVISION

MEMORANDUM

DATE: March 17, 2003
TO: Girdwood Board of Supervisors
FROM: Carolyn Bloom, Acting Manager, Parks & Recreation
SUBJECT: Proposed Park Acquisition – Cabana Property

It has been proposed that a piece of property in the Alyeska Basin Subdivision be added to the Girdwood park system. Mr. Tim Cabana, the developer, has suggested that the property become park land and in exchange, that the Municipality compensate him with a piece of property from the Heritage Land Bank that he could develop. Parks & Recreation has been asked to look at the property and ascertain whether or not the parcel would be of benefit to the Girdwood park system.

The idea of a park in this area has been supported in various community discussions including the Land Use Committee meeting on May 14, 2002 and at the Girdwood Board of Supervisors regular meeting on May 20, 2002. Those present at the Land Use Committee meeting voted in favor of the proposal. The Board of Supervisors unanimously voted to accept the findings of the Land Use Committee and write letters of non-objection to support the idea.

In the Girdwood Area Plan, the "Public Facility Plan" section identifies a need for a neighborhood park in the Alyeska Basin area. It further describes a park, ranging in size from 5 – 15 acres that would include equipped play lots, tennis and basketball courts, and open play fields for soccer and softball. It would also include wooded footpaths and benches for passive use.

Parks & Recreation supports the acquisition of this parcel. However, we do not believe that this acquisition satisfies the need for a neighborhood park in the Alyeska Basin Subdivision. While this acquisition will preserve and retain open space, there will still be a need for a larger parcel that can be developed with those recreation facilities mentioned in the Girdwood Area Plan (play lots, tennis courts, basketball courts, or open play fields).

APPENDIX D

The parcel can be divided into two distinct parts:

1. One part of this parcel is open, free of trees and relatively flat. It is classified as Class C Wetlands. This open area would best be left as undeveloped, open space, for casual, passive use, similar to Moose Meadows Park. It could be used in the winter for cross country skiing, snowshoeing, or dog walking. In summer, when accessible and dry, it could be used by pedestrians to access to Alyeska Highway and the adjoining bike trail. It provides an unobstructed view of mountains in all directions.

Although it has been suggested that this property be developed with recreation facilities such as ball fields, ice rink, track, or play equipment, development of recreation facilities in this parcel does not seem feasible. Development of Class C Wetlands requires a permit from the Corps of Engineers. There are varying opinions about how difficult it would be to obtain a permit. Access is limited and not adequately supported by designated parking. The property is covered with varying depths of peat or muskeg that would have to be removed for development, driving up the cost of development.

2. The other part of this parcel is wooded and follows a small creek. There are setback requirements that prohibit construction within 25' of the creek. On this parcel, narrow, soft trails could be cleared, providing a link to a pedestrian route to eventually connect with trails that would lead to Glacier Creek or to Alyeska Highway and the adjoining bike trail.

In conclusion, it is the position of Parks and Recreation that this property could be an asset to the Girdwood park system. It provides for the retention of open space and also supports the goal of a system of neighborhood parks with pedestrian access. Both of these objectives are found in the Girdwood Area Plan. However, this parcel does not meet the criteria of a neighborhood park, that can support those recreation facilities needed for more active recreation.

APPENDIX D (CONT)

440 W. Benson Blvd., Suite #101
P.O. Box 110890
Anchorage, Alaska 99511-0890

TRIAD ENGINEERING

Telephone 907-561-6537
Fax 907-561-6869
davegrenier@triad-quest.com

February 3, 2005

Municipality of Anchorage
Heritage Land Bank
P.O. Box 196650
Anchorage, Alaska 99519

Attn: Robin Ward, Executive Director

Subject: HLB Parcel #6-036 Land Trade, Girdwood Valley
Response to Planning Memorandum

Ms. Ward,

On behalf of the developer, Tim Cabana, his letter is in response to the Planning Departments memorandum dated January 2, 2005 relating to the proposed land trade adjacent to Alpine View Estates. The following is presented to correct and clarify several points or statements made in the memorandum.

- Under A, Introduction, the proposed land trade area is 2.83 ac, not 4.34 ac.
- Under B, Background and Proposal, the proposed trade is Tract A-2D consisting of 8.41 ac (not 7.04 ac) for 2.83 ac (not 4.34 ac).
- Under C, Land Use Analysis & Uses, second paragraph, the design speed would probably be 25 to 30 MPH through the Alpine view multifamily development & commercial section, not 40 to 45 MPH. Note that Alyeska Highway is 30 MPH in this area.
- Under C, paragraph 3, the proposed alignment shown on the submitted exhibits have taken environmental constraints, wetlands & topography into consideration. Note that the area is not in a floodplain.
- Under 2, Alpine View Estates Subdivision, note that approximately 40% of the 8.41 ac is uplands. Also note that the wetland permit granted for Alpine View Phase 2 did not have a condition that this area remains undisturbed. However, the trade was discussed with staff and it was our understanding that they were in support of a proposed trade.
- Under Additional Land Use Issues, last paragraph, please note that the church located on Lot A-2A has agreed to allow public parking on their lot. This would allow the public to park and use the trail easement located along the easterly boundary of the lot.
- Under Findings and Conclusions, note that there is no floodplain issues associated with this parcel. Also note that the Board of Supervisors acknowledged that this parcel may not be large enough for ball fields, however, they supported the trade for use as open space.
- Under Findings and Conclusions, the meadow area east of the Phase 2 lots is 4.34 acres or 52% of the total 8.41 acre tract. The area outside of the 75 ft setback and east of the Phase 2 lots is 3.39 ac, or 78 % of the meadow area.

Appendix H

- Note that both the Department of Cultural and Recreational Services and the Girdwood Board of Supervisors support the acquisition of this parcel. They both recognize that a larger parcel may be needed for play fields and courts. The challenge is to find a larger parcel in Girdwood.
- Under items required before final determination, the proposed location of the future right of way dedication has been studied to address design speed, geometry & pedestrian walkways.
- Additional wetland permits will be applied for at the appropriate time prior to development as well as any revisions required to the Girdwood Area Plan after the trade is completed. These actions will be the responsibility of the owner.

Please keep in mind that this request is based upon and in compliance with the Girdwood Area Plan. Prior to submitting the trade request, we approached the Planning Department, the Girdwood Board of Supervisors as well as members of the community. Our understanding was that all were in favor of the owner pursuing this trade.

We suggest that you refer to the "Applicant Report" dated January 14, 2003 for supporting documentation. If you have any questions or need additional information at this time, please call.

Sincerely,

TRIAD ENGINEERING

David A. Grenier, PE

Cc: Tim Cabana

Girdwood Chapel, UMC
Girdwood, Alaska

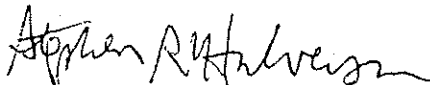
January 13, 2004

Memo for Record

Subject: Land swap between Alpine View Estates and Heritage Land Bank

Girdwood Chapel UMC owns the lot adjacent to the proposed park Mr. Cabana hopes to create through the land swap between Alpine View Estates and the Heritage Land Bank. We knew of this plan during the purchase of our lot in the spring of 2003. We told Mr. Cabana at that time that we had no objections to that plan.

We know this will place the park directly adjacent to our property. There is a pathway easement on our lot that connects our parking area with this proposed park. We have no objections to this and we are aware of the fact that our parking lot may be used by park visitors. I was a church trustee during the land purchase. The trustees saw the parking as a local mission the church could provide for the community. We do not plan to restrict our parking lot unless vandalism or other extenuating circumstances arise. We are currently site planning our lot with an architectural firm and our plans are fitting with the park Mr. Cabana proposes.



Steve Halverson
Board of Directors,
Girdwood Chapel, Inc.

6-036: Agency Review Results

Department / Agency	Comments/objections?
AFD	
ASD	No comments or Objections
APD	No comments or Objections
AWWU	No comments or Objections
	In the event of a trade AWWU requires dedication of easements over existing utility mains where corridors may have been previously secured by municipal intergovernmental permit (IGP)
	Trade should be conditioned on platting the property to reflect traded portions.
	Questions what makes this situation unique when in past platting actions some developers have voluntarily dedicated parks, open spaces, greenbelts etc. without expectation of land trades or compensation.
Community Council: GBOS	Generally supports the concept of a trade based upon past presentations from the applicant.
Community Planning & Development	Points out that if the proposal were to go forward as is, the Girdwood Area Plan (GAP) would have to be amended.
Economic & Community Development	Preserve existing HLB Land for Economic Development potential in the future
Federation of Community Councils	No comments or Objections
Parks & Recreation	Requests postponement until they have opportunity to obtain information RE: HLB tract potential to provide for neighborhood park need
Clerk	No comments or Objections
HHS	No comments or Objections
	No comments or Objections
ML&P	
Merrill Field	No comments or Objections
Parking Authority	No comments or Objections
Property and Facility Management	No comments or Objections
Port	No comments or Objections
Public Transp.	No comments or Objections
Public Works	No comments or Objections
Street Maint.	No comments or Objections
Development Services	No comments or Objections
Land Use Enforcement	No comments or Objections
Project Mgmt. & Engineering	No comments or Objections
Traffic Engineering	No comments or Objections
SWS	No comments or Objections

