

Submitted by: Chairman of the Assembly  
at the Request of the Acting Mayor  
Prepared by: Heritage Land Bank  
For reading: May 12, 2009

CLERK'S OFFICE

APPROVED *As Amended*

AR No. 2009-118

Date: 6-16-09

A RESOLUTION OF THE ANCHORAGE ASSEMBLY APPROVING THE  
HERITAGE LAND BANK (HLB) 2009 WORK PROGRAM AND 2010-2014 FIVE-  
YEAR MANAGEMENT PLAN

WHEREAS, it is the mission of the HLB to manage uncommitted municipal land and  
the HLB 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 25.40.010); and

WHEREAS, the HLB Advisory Commission, following public notice and hearing, shall  
recommend and submit for Assembly approval on a yearly basis an annual work  
program; and

WHEREAS, the HLB Advisory Commission shall also recommend and submit for  
approval a Five-Year Heritage Land Bank Management Plan that identifies those land  
acquisition, inventory, management, transfer and disposal objectives anticipated during  
this time frame, and include five-year revenue and expenditure projections of the HLB  
Fund; and

WHEREAS, the draft HLB Work Program and Five-Year Management Plan was  
presented to the HLB Advisory Commission in a public hearing on March 26, 2009,  
amending the document and approving Resolution 2009-04, recommending Assembly  
approval,

NOW, THEREFORE, THE ANCHORAGE ASSEMBLY HEREBY RESOLVES:

Section 1: The HLB 2009 Work Program and 2010-2014 Five-Year Management Plan  
is hereby approved.

Section 2: This resolution shall take effect immediately upon approval by the Assembly.

PASSED AND APPROVED this 16<sup>th</sup> day of June, 2009.

*Debbie Ossander*  
Chair

ATTEST:

*Brian E. Deneath*  
Municipal Clerk



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 269-2009

MEETING DATE: May 12, 2009

FROM: Acting Mayor

SUBJECT: A RESOLUTION OF THE ANCHORAGE ASSEMBLY APPROVING  
THE HERITAGE LAND BANK 2009 WORK PROGRAM AND 2010-  
2014 FIVE-YEAR MANAGEMENT PLAN

The administration forwards for your consideration a resolution approving the proposed 2009 HLB Work Program and 2010-2014 Five-Year Plan, attached. AMC 25.40.020.B. requires that the HLB Advisory Commission submit and recommend for Assembly approval an annual work program for the HLB and a five-year plan not less than once every five years. Both the annual work program and five year HLB Management Plan must include detailed descriptions of the proposed land acquisition, inventory, management, transfer and disposal activities of the HLB for the coming year, including revenues and expenditures of the HLB Fund. HLB has combined both the annual program and the five-year plan into a single, comprehensive document with the intention of updating the plan annually. The attached draft constitutes updated information for the current year and subsequent five-year period.

The 2009 HLB Work Program, 2010-2014 Five-Year Plan document complies with all requirements of AMC 25.40.020.B. and provides a proactive plan for both the near- and long-term allocation of HLB land and resources. This comprehensive document also lists all contemplated land acquisition, inventory, transfer and disposal activities proposed by the HLB during this and the next five years. Key project components include proposed land use studies, completing several ongoing projects and initiating a number of new significant projects.

AMC 25.40.020.B. requires public notice of not less than 45 days prior to a public hearing by the HLB Advisory Commission on the annual work program. On April 11, 2008, the draft work program was posted online and notices were published on the HLB's MOA web page and sent to all municipal, public and private organizations, including Assembly members, community councils and municipal department heads. The notice of public hearing was published May 20<sup>th</sup> and 27<sup>th</sup>, and June 3<sup>rd</sup> and 10<sup>th</sup>, 2008 for the June 12, 2008 Heritage Land Bank Advisory Commission work session and meeting. Assembly work sessions on the draft 2008 plan were scheduled July 27<sup>th</sup> and August 15, 2008 but were postponed.

In 2009, HLB provided public notice of its March 26, 2009 Commission meeting in a display ad in the Anchorage Daily News on February 4 and 8, 2009, and notice placed on the HLB's main web page and agenda sent via municipal routing, postal mail or e-mailed to all agencies, Assembly members, community councils and other interested parties, noting its availability either via download from the HLB web page or request for mailing of a hard copy of the draft document. On March 2, 2009, the meeting time was changed

1 from 11:30 a.m. to 10 a.m., and was re-sent to all previously notified parties on that date,  
2 and was updated on the HLB web page. Public notice of the commission meeting with  
3 revised meeting time was also published in the Municipal pages of the Alaska Journal of  
4 Commerce on March 8, 15, and 22, 2009, again noting the opportunity for the public to  
5 provide comments.

6  
7 On March 26, 2009, the Heritage Land Bank Advisory Commission conducted a public  
8 hearing, accepting public testimony and discussing written recommended changes and  
9 comments received. The Commission at that time amended and approved the attached  
10 work program, voting unanimously to recommend HLBAC Resolution 2009-04 for  
11 Assembly approval (see 'Appendix E' of attached draft Work Program/Five-Year Plan  
12 document). We request your favorable consideration.

13  
14  
15 Prepared By: William M. Mehner, Executive Director, Heritage Land Bank  
16 Concur: Mary Jane Michael, Executive Director,  
17 Office of Economic & Community Development Director  
18 Concur: Michael K. Abbott, Municipal Manager  
19 Respectfully submitted: Matt Claman, Acting Mayor  
20  
21 Attachment: Draft HLB Work Program and Appendices

**Content ID:** 007660**Type:** AR\_AllOther - All Other Resolutions

A RESOLUTION OF THE ANCHORAGE ASSEMBLY APPROVING THE

**Title:** HERITAGE LAND BANK (HLB) 2009 WORK PROGRAM AND 2010-2014  
FIVE-YEAR MANAGEMENT PLAN**Author:** katkusja**Initiating Dept:** HLB**Description:** Annual HLB Work Program and Five-Year Plan**Keywords:** Work Program Work Plan**Date Prepared:** 4/22/09 5:06 PM**Director Name:** William M. Mehner**Assembly  
Meeting Date:** 5/12/09**Public Hearing  
Date:** 5/26/09

<b>Workflow Name</b>	<b>Action Date</b>	<b>Action</b>	<b>User</b>	<b>Security Group</b>	<b>Content ID</b>
Clerk_Admin_SubWorkflow	4/30/09 1:47 PM	Exit	Joy Maglaqui	Public	007660
MuniMgrCoord_SubWorkflow	4/30/09 1:47 PM	Approve	Joy Maglaqui	Public	007660
MuniManager_SubWorkflow	4/29/09 8:35 PM	Approve	Michael Abbott	Public	007660
CFO_SubWorkflow	4/23/09 3:36 PM	Approve	Sharon Weddleton	Public	007660
CFO_SubWorkflow	4/23/09 3:28 PM	Checkin	Jo Katkus	Public	007660
ECD_SubWorkflow	4/23/09 2:34 PM	Approve	Tawny Klebesadel	Public	007660
HLB_SubWorkflow	4/22/09 5:13 PM	Approve	William Mehner	Public	007660
AllOtherARWorkflow	4/22/09 5:12 PM	Checkin	Lynn Roderick Van Horn	Public	007660

**HERITAGE LAND BANK**

**2009 ANNUAL WORK PROGRAM**  
**and**  
**2010-2014 FIVE-YEAR MANAGEMENT PLAN**



**MUNICIPALITY OF ANCHORAGE**  
**Matt Claman, Acting Mayor**

**HERITAGE LAND BANK**

**William M. Mehner, Executive Director**  
**Karlee Gaskill, Land Manager**  
**Denise Y. Moore, Sr. Office Associate**  
**Susan A. Paine, Land Manager**  
**Alison L. Smith, Land Manager**  
**Lynn Roderick Van Horn, Office Manager**

**Heritage Land Bank Advisory Commission**

**James Balamaci, Chair**  
**Eleanor Andrews**  
**Terry Bryan**  
**Anne Hays**  
**Ray Hickel, Vice-Chair**  
**Louise Hooyer**  
**Dee Quinn**

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### Appendices

Appendix A:	Regional maps of HLB Inventory
Appendix B	HLB Policies and Procedures
Appendix C:	HLB Fund Activities by Year and Fund Balance Graph
Appendix D:	HLB Leases and Permits
Appendix E:	HLBAC Resolution 2009-04

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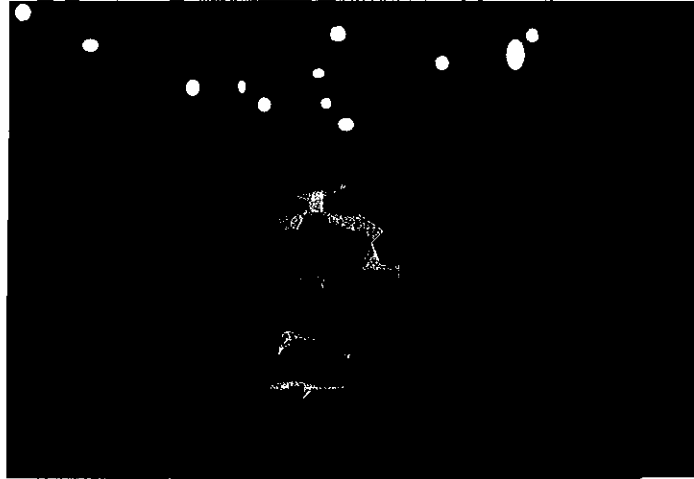
### **2009 Heritage Land Bank Commissioners** Standing, left to right:

PHOTO TO BE INSERTED

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## Chapter 1. OVERVIEW

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### The Heritage Land Bank Department

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The Heritage Land Bank (HLB) is a self supporting, non-tax based agency of the Municipality of Anchorage. HLB has its own fund and an advisory commission. Title 25 of the Anchorage Municipal Code, "Public Lands," contains the laws under which the Heritage Land Bank operates (AMC 25.40).

HLB was formed in 1983 to acquire and manage land being transferred to the municipality by the State of Alaska. Anchorage is entitled to receive certain state lands under the 1977 state Municipal Entitlement Act. The Mayor and Anchorage Assembly created HLB to manage these lands for the benefit of present and future residents of Anchorage. Over the years, HLB has accepted an expanded role to become the city's land management and real estate arm. Today, the land held within the HLB is one of the many crown jewels of Anchorage, comprising a valuable treasure of lands for present and future uses.

The Heritage Land Bank also includes the Division of Real Estate Services, located in the Permit Center at 4700 Elmore Road. It provides services to municipal agencies and manages a multitude of leases for the MOA. RES also manages land and facilities owned by the MOA and supervises the delinquent and foreclosure activities for properties in the municipality.

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## The Heritage Land Bank Mission Statement

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“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 present and future residents of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan.” (AMC 25.40.010)

The Heritage Land Bank (HLB) manages many types of land in its inventory of approximately 8,300 acres: residential, industrial, commercial, recreational and open space. Some of this land is leased to government agencies or the private sector, while other parcels are used or managed by municipal agencies under special permit or management authorizations. More than half of the entire HLB inventory is forested lands in the Girdwood Valley, with only a very small percentage of the remaining inventory developed or improved property.

HLB achieves its mission by managing an inventory of HLB land and resources to benefit a wide variety of municipal objectives. All proceeds from HLB land sales, leases, and other sources are deposited into the HLB Fund. With approval from the Mayor and Assembly, the fund should be used exclusively to support the annual operating expenses of HLB, to manage and/or improve HLB property, conduct land use, planning, and feasibility studies, carry out any off-site mitigations and acquire property for municipal use. Since its inception more than 25 years ago, the HLB has operated without any direct taxpayer support.

Municipal properties deemed surplus to current and future needs may generally be disposed of through competitive bid. Some parcels may, however, be sold directly to ‘authorities’ such as Anchorage Water and Wastewater Utility (AWWU), Municipal Light & Power (ML&P) or the Anchorage School District (ASD) for continued use by the MOA. Other parcels may be sold as a sole source sale to the Anchorage Community Development Authority (ACDA) to be developed where private stimulus can be supported for municipal purpose as approved by the Mayor and the Assembly.

The Mayor, with Assembly approval, may also designate any municipal land or interest in land for placement in the HLB. However, land placed in the HLB generally is:

- land reserved for unspecified purposes, or needed for specific or future public purposes;
- land determined excess to municipal needs but unsuitable for disposal and development; or
- other land determined excess to present or future municipal needs that may be suitable for disposal or development.

Land Management Objectives - HLB manages land to maximize benefits to the Municipality and the public. All management activities are consistent with the comprehensive plan and implementing measures, in order to enhance or protect land values over the long term. To the



extent possible, the HLB's goal is always to achieve more efficient and cost effective utilization. Our management objectives shall include:

1. The HLB shall ensure that all HLB lands are reasonably protected from adverse impacts, including fire, insect damage, plant disease, illegal dumping, hazardous or contaminated materials, trespass, vandalism, timber theft, and other threats.
2. The HLB will base all land use authorizations on prevailing market rates, except as otherwise provided by AMC 25.40. All payments due to the HLB shall remain current, or the HLB will take appropriate action to ensure payment or terminate the authorization in accordance with applicable lease terms.
3. The HLB shall seek to dispose of improved lands from its inventory to the appropriate municipal agency with the capability to manage and utilize improved facilities.
4. HLB will assist in implementing municipal plans as long as they are in accordance with HLB policy and economic guidelines.



### **Conveying Land to the Private Sector**

Parcels in the HLB inventory can be disposed of through trade, sale, lease or donation. HLB land disposals are based upon at least the appraised fair market value of the land, except as otherwise provided in AMC 25.40. HLB may exchange excess municipal land in the HLB inventory (for which no municipal purpose has been reserved or identified) for other non-municipal land which has greater potential value or attributes for municipal use. HLB shall dispose of land when the advisory commission, Mayor, and Assembly concur there is no current or planned municipal use for the land, and market conditions are favorable.

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## Annual Work Program

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“The advisory commission, following public notice and hearing as specified in this chapter, shall recommend, and submit annually for assembly approval, a work program which conforms to the ... five-year management plan, and which includes detailed descriptions of the proposed land acquisition, inventory, management, transfer and disposal activities of the Heritage Land Bank for the coming year...”. AMC. 25.40.020)

HLB is one of the few municipal agencies required to submit a work program to the Assembly. This requirement reflects the considerable public interest inherent in our programs, and offers the public an excellent opportunity to participate in the overall direction and scope of our activities. AMC 25.40.020 also requires submission of a Five-Year Management Plan to the Assembly. In 2002, the HLB combined these two requirements into a single document and has been producing a combined work program/five-year plan that is updated annually.

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## Five-Year Management Plan

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“The advisory commission, following public notice and hearing as specified in this chapter, shall recommend, and submit for Assembly approval, a five-year Heritage Land Bank management plan. The plan shall identify those land acquisition, inventory, management, transfer and disposal objectives anticipated during this timeframe.” (AMC. 25.40.020)

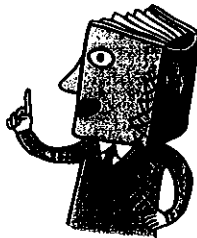
Predicting the future is at the very least a challenging undertaking. The success of land transactions often depends upon market conditions, financing, creative marketing, good ideas, politics and luck. Consequently, the one-year and five-year plans are best used as an overall guide to which the HLB tries its best to adhere. As an enterprise activity, the administration recognizes that the HLB must be prepared to seek out or recognize unforeseen opportunities as they arise that may promote the goals of the Anchorage Comprehensive Plan. Many changing – and challenging- factors make long range forecasting difficult, and therefore the assumptions, objectives and projections that follow in this document are our best attempt at a single point in time for charting our future that can still change dramatically in the course of a year.

Where no known municipal purposes can be identified by municipal agencies and when market conditions are generally determined favorable, HLB may sell, exchange or lease particular parcels within its inventory following public and agency reviews, a Heritage Land Bank Advisory Commission recommendation, and with Mayor and Assembly approval.

The majority of HLB land and resources will continue to be held for unspecified future use. HLB will seek to preserve and enhance the value of the land asset. HLB will focus its management responsibilities on unimproved land while removing improved properties or lands with designated uses from its inventory to other municipal agencies where and when appropriate.

Such land management decisions, including land disposals, must always be consistent with the Anchorage Municipal Code, the Anchorage Comprehensive Plan and its component area plans, and implementing measures. If it cannot be determined whether a proposed management or disposal action is consistent with the comprehensive plan and implementing measures, the HLB may complete a site-specific land use study prior to a final management or disposal decision.

The public has several opportunities to comment on any proposed action, disposal or activity of the HLB. Each year, the annual work program attempts to discuss every foreseen near-term initiative, and must be approved by the HLB Advisory Commission after a public hearing, and then by the Assembly following additional public hearings. Later, each initiative must be approved separately by the Advisory Commission and the Assembly. Thus, the public generally has at least four occasions to provide testimony on any given issue, and may have even more public process if zoning changes or conditional uses are planned.



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## A Brief History of the Heritage Land Bank

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In 1972 the Greater Anchorage Borough established a Land Trust Fund. Amended in 1976, the trust fund was created to acquire and manage property for the municipality. Six municipal department directors originally made up a Land Trust Fund Council, which maintained oversight over the fund and its properties. In 1983, the Anchorage Assembly created HLB by ordinance to manage municipal lands acquired from the state.

The Municipal Entitlement Act of 1978 granted Anchorage a total land entitlement of 44,893 acres. However, a shortage of available state land in the Anchorage area has made it difficult to fulfill this entitlement. As a result, the municipality has been able to select and obtain title to only about half its total land entitlement, or approximately 25,000 acres.

The ordinance creating the HLB also established the Heritage Land Bank Advisory Commission. The Advisory Commission consists of seven members, appointed by the mayor, to advise the mayor and Assembly regarding the management of land and funds in the HLB portfolio. The commission solicits public comment and public hearings as appropriate in order to gather and consider public input prior to making recommendations. HLB staff handles the day-to-day land management responsibilities of the HLB.

The HLB recognized the need to inventory its landholdings and in 1984 completed the first land and resource inventory. This inventory map book was last updated in hard copy in 1999, and now primarily exists online for public and municipal access at [www.muni.org/hlb](http://www.muni.org/hlb). It includes maps and categories of all HLB land by region. The inventory identifies all lands by HLB parcel number, municipal tax identification number, zoning classification, acreage and includes a statement of management intent, where applicable. The inventory also lists leases and permits on HLB land, including name of lessee or permittee, and annual rental amount.

Currently, the HLB manages approximately 8,300 acres divided into approximately 410 parcels. About 80 HLB parcels are leased or permitted to yearly and seasonal lessees or permittees, not including trailhead acreage leased by the Alaska State Parks system. A spreadsheet of leases and permits currently held by the Heritage Land Bank is attached as Appendix D and is also available online.

Many significant land uses and facilities in Anchorage have become reality over the years through contributions from the Heritage Land Bank. These include multiple school sites throughout the municipality, the Cuddy Family Mid-Town Park, demolition of Hollywood Vista apartments site for new development on Government Hill, protection of Conner's and Klatt Bogs, the Botanical Gardens lease of HLB lands, Rabbit Creek greenbelt, the Eagle River Town Commons, Eagle River Greenbelt, disposal of land for long-term lease of the Chugiak Senior Center, the disposal of the NW1/4 of Section 25 to the Parks Department for addition to Beach Lake Park, as well as the proposed disposal of many other parcels to Parks, including Section 36 in south Anchorage.

About half of all HLB lands are situated in Girdwood. HLB's past commercial, civic and recreational contributions in Girdwood include the dedication of Moose Meadows Park, land for the post office, parking expansion plans for town square, permits through Girdwood Parks and Recreation for the Girdwood Forest Fair, industrial storage lots, and the newly completed library/community center. A land use study was completed in 2006 for the Crow Creek area, and HLB is completing a land use study for recreation, commercial and civic uses in the South Townsite. In addition, HLB is spearheading a residential subdivision in Girdwood containing approximately 40 lots named Holtan Hills in memory of long-time Girdwood supporter Howard Holtan.

### **Updating and Amending Municipal Code**

In January 2005, the Assembly created a new chapter of the municipal code and the Anchorage

Community Development Authority (ACDA) from the former Anchorage Parking Authority. With this new Authority in place, the Municipality of Anchorage will be able to coordinate major public-private development projects that will rejuvenate older, deteriorated areas in Anchorage as well as create new economic and neighborhood developments. The Heritage Land Bank Executive Director was also director of the Anchorage Community Development Authority. In March 2007, the Assembly passed AO 2007-48, approving separate directors for each agency in order to provide direct management over their respective agencies and projects. However, the HLB will continue to work cooperatively with ACDA on various property and management projects.

For a number of years, HLB has been actively involved in planning and providing for compensatory wetlands mitigation required by the U.S. Army Corps of Engineers (COE) permitting process. In addition to providing wetlands mitigation on a site specific basis, such as for Elmore Road, HLB is working to develop a program that will allow the sale of compensatory mitigation credits for the preservation, restoration and creation of wetlands and streams throughout the municipality. This program will utilize a number of strategies available through the COE permitting process, including the establishment of an in-lieu-fee and mitigation bank agreement with the COE to protect our waterways and watersheds while generating sustainable HLB income. To assure a consistency in management of compensatory mitigation and conservation easements, HLB will propose a change to the Municipal Code to exclusively designate HLB as the grantee of conservation easements and funds generated by compensatory mitigation agreements with the COE.

### **State Entitlement Lands**

Pursuant to the Municipal Entitlement Act of 1978 (AS 29.65.010), boroughs and unified municipalities are entitled to receive land from the State of Alaska. This law specifies that the Municipality of Anchorage (MOA) is entitled to receive 44,893 acres. However, there is insufficient vacant land available to satisfy the MOA's entitlement within the boundaries of the MOA.

In 1986, MOA and the State signed the Agreement for the Conveyance of Land of the State of Alaska to the Municipality Of Anchorage, and the Settlement of Land Related Issues ("the Settlement"). An important goal for HLB remains the continuing conveyance of title to the municipality's outstanding land entitlements. While the State has conveyed substantial acreage and some monetary compensation to the MOA in fulfillment of the municipal entitlement mandate, there is currently a substantial shortfall. A number of parcels of land are in the slow process of being conveyed, including parcels in Eagle River, Indian and Bird Creek.

On occasion, HLB has also acquired properties that have been taken through tax deed, or has purchased land on behalf of other agencies through contributions from the HLB Fund whenever required by the administration.



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## The Heritage Land Bank Fund

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In 1976, the Municipality of Anchorage created a Land Trust Fund. In July 1976, its balance was \$170,432. During that year, the fund accrued \$10,826 in revenues and expended \$120,097, with the fund's first year-end balance of \$61,161.

On August 1, 1983, the **Heritage Land Bank** was created and the MOA's Land Management Fund was renamed the Heritage Land Bank Fund. According to AMC 25.40.035, the HLB Fund can be used for three purposes: the annual HLB operating budget; to acquire land for municipal use; and to manage and improve HLB land.

Our goal has been and continues to be to manage the fund closely to achieve our mission's objectives, with additional focus on increasing our asset value and fund strength. A graph in Appendix C of this document outlines the fund's activities since 1983, showing the annual fund balance at the end of each year, and a trend line of the moving average from year to year. The highest year-end fund balance occurred at the end of 2003, with a fund total of \$6,045,350. The lowest year-end fund balance since the HLB's initial 1983 fund balance of \$62,172 will be this most recent year, 2008, with an estimated year-end balance of \$840,000. Appendix C also has an itemized listing of major HLB Fund activities by year.

Current accounts due from other municipal agencies amount to approximately \$1 million, and is expected by the end of the 3<sup>rd</sup> quarter of 2009. In addition, HLB has contributed approximately \$4,265,000 on behalf of the Anchorage School District in expected reimbursements due when bond monies become available for land acquisitions.

HLB has been increasingly called upon to provide compensatory wetlands mitigation required by the COE for various government projects. This mitigation has been provided at reduced or no cost.

- Mitigation for the Elmore Road project had a total monetary value at current values of \$2,600,518. We received \$897,487.99 in compensation from the Alaska Department of Transportation and Public Facilities (ADOT).

- 27.5 acres of HLB land is committed to provide mitigation for the South Anchorage ball field and community park complex with no provision for compensation to HLB.
- HLB land compromising 2.28 acres will provide mitigation for the Fire Lake Dam project in Eagle River. There is no provision for compensation for this land.
- 9.74 acres for of HLB land will provide wetlands mitigation for the Chester Creek Trail. Monetary value of the mitigation for this project is \$326,787. While no compensation has been committed, HLB will continue to seek remuneration for this mitigation.
- Approximately 25 acres of HLB land provided for mitigation of East Dowling Road project. The value of the wetlands mitigation for this project is \$1,446,515. No provision has been made to compensate HLB from the State of Alaska DOT project.
- HLB will provide mitigation for Dr. Martin Luther King, Jr. Avenue. Total value of the mitigation credits we will provide is approximately \$680,951. HLB is seeking compensation.

HLB will continue to pursue compensation or offsets to address the shortfalls for the mitigation it has provided. HLB will be developing policies regarding the provision of wetlands mitigation to other municipal agencies.



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## Chapter 2. **HERITAGE LAND BANK PROGRESS REPORT: 2007 AND 2008**

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Much was accomplished by HLB in 2007 and 2008, although progress was impeded by our low fund balances. The determination was made to focus on capital projects with a reasonable likelihood of completion. Land use studies were launched in Girdwood and Eagle River, and land previously acquired by MOA was improved for municipal purposes, and additional parcels were acquired to promote projects and safeguard future needs. For the first time in over ten years, the Heritage Land Bank policies were reviewed and updated to more closely match current fee schedules of other land management agencies such as the State of Alaska, the Mental Health Trust Land Office and the University of Alaska, and to bring operating procedures into conformity with the Anchorage Municipal Code. The updated HLB Policies also clarifies the roles of permits, leases and other land uses. The document was approved by the Assembly in 2008, and is available online at: [www.muni.org/hlb](http://www.muni.org/hlb)

In 2008, the Coastal America Partnership, a national organization represented by all U.S. Cabinet Agencies, many states and the private sector, recognized the “Salmon in the City” Stewardship initiative for its efforts to protect, preserve and restore America’s Coastal Heritage with the Coastal America Partners Award. HLB was one of the initiative’s participants to be honored for its participation in this program.

HLB continues to actively participate in the Municipality Internal Creeks Committee and Municipality of Anchorage Watershed Task Force. The purpose of these groups is to ensure timely communication and information about watershed management, creek restoration, and salmon recovery projects within the Municipality.



## 1. DISPOSALS

HLB inventory disposals include sales, exchanges and leases to the private sector, and transfers of parcels to other municipal agencies. The HLB consults with other municipal agencies to determine whether HLB land is needed to fulfill various municipal purposes. If an agency identifies a need for HLB land (present or future) and provides sufficient justification for such need, HLB may initiate a disposal review process for such lands on behalf of the requesting agency. If HLB cannot satisfy the identified needs from HLB inventory, attempts to acquire land for that purpose may be initiated.

Conservation Easements – In 2007, the HLB successfully established a conservation easement on land located south of East Tudor Road totaling around 45 acres, preserving high value wetlands to accomplish compensatory mitigation for impacts associated with the Elmore Road project. HLB retained the conservation easement, while the land was removed from the HLB inventory. Conservation easements are considered permanent disposals for a specific municipal purpose.

The following disposals of Heritage Land Bank parcels occurred or were attempted in 2008:

Girdwood Land Exchange - The applicant initially approached the Heritage Land Bank in 2002, with a proposal to trade a portion of Tract A-2D of Alpine View Estates Subdivision for a portion of HLB Parcel 6-036, both located in Girdwood. Following approval by the HLB Commission, the Assembly authorized the proposed trade on July 26, 2005. The preliminary plat was approved in 2007, and exchange was completed in April 2008.

Chugiak – A twenty acre residential parcel on Jasmine Road was competitively offered, with no resulting interest, demonstrating a declining real estate market. Review of this disposal will be renewed in 2009 to determine if and when disposal is appropriate.

HLB Parcel 2-144 – Although this 37.5 acre residential parcel on the southern Hillside had generated some public interest in its disposal, it also received no bids, but may be offered again as market conditions warrant.

## 2. ACQUISITIONS

The Heritage Land Bank acquires property for placement into its inventory if the parcel has an undesignated use, but also acquires property on behalf of other municipal agencies for specified uses. HLB staff has provided significant staff time on several recent projects for other agencies: the Mt. Baldy land trade on behalf of Chugiak-Eagle River Parks and Recreation, assist the Anchorage School District in purchase of land in the Sand Lake area, the Lake Otis/Tudor Road and Spenard Road improvement projects on behalf of Project Management & Engineering/Right-of-Way, and other real estate transactions assistance on behalf of Parks and other MOA

departments. Such services are primarily requested by the administration, generally occur under comparatively short notice, and therefore usually cannot be anticipated for inclusion in this document.

The following acquisitions came into the Heritage Land Bank inventory:

#### **Acquisitions - 2007**

In September 2007, HLB purchased an approximately 2-acre lot on West 80<sup>th</sup> Avenue, adjacent to a proposed elementary school site in southwest Anchorage already owned by the Anchorage School District. The additional parcel will be combined with the larger adjacent parcel to provide sufficient acreage for the proposed school, with the intent that the Anchorage School District will reimburse HLB for the purchase.

#### **Acquisitions - 2008**

3116 Mt. View Drive – HLB purchased the site of the former R&K Furniture store, located near the entrance to the new Glenn Square shopping area, and added it to the HLB inventory. The parcel will be held for municipal use, eventual sale, or as part of the coordinated development of the Mt. View Arts and Cultural District. Currently, the property is being utilized by Project Management & Engineering, and the Anchorage Fire Department.

HLB Parcels 4-046 & 4-047 – In June 2008, Real Estate Services assigned two adjacent parcels in downtown Anchorage to the HLB inventory. The former native hospital site, located at 3<sup>rd</sup> Avenue and Gambell Street, was added to the inventory and can be made available by permit for short-term community use, with review by the Downtown Community Council. These parcels are being held for right-of-way or other downtown improvement projects.

HLB Parcel 3-068 – HLB acquired six small lots late in 2008 from Habitat for Humanity. These will be held for possible future disposal to another municipal agency. Although the parcels are adjacent to an elementary school, the steep grades on these parcels limit any development other than for recreational uses.



### **3. PROJECTS**

#### **Projects – 2007**

Crow Creek Neighborhood—Subdivision Platting – This is the first new subdivision under the Crow Creek Neighborhood Plan. Design was substantially completed in 2007. HLB is working closely with AWWU on water and sewer locations and connections that would facilitate AWWU's Waterline Loop Project (2009-2010) that will provide more dependable water sources to the Girdwood system. Platting will continue in 2009 for a new subdivision, Holtan Hills.

Glacier-Winner Creek Pre-Development - Winter Sports and Resort Economic Feasibility Study: The Girdwood Area Plan identified several thousand acres of HLB and state land near the confluence of Glacier and Winner Creeks in the upper Girdwood Valley for future resort development. The plan notes, "The skiable area has more than a 5,000-foot vertical drop, and a capacity for about 12,000 skiers (approximately 3 times the current capacity of Mount Alyeska)." One commercial firm now conducts Sno-cat and helicopter skiing in the area. HLB will consider feasible options for development of the Glacier-Winner Creek area. Study will focus on current and potential markets, and will examine both near-term and long-term strategies to bring about environmentally responsible development that meets the needs of both visitors and the community.

Tudor Campus/Dr. Martin Luther King, Jr. Avenue (formerly East 48<sup>th</sup> Extension) –The 3500 Tudor Road Master Plan was approved by the Assembly on November 13, 2007 (AO 2007-118) and was incorporated into the Anchorage Bowl Comprehensive Plan. The Master Plan calls for substantial lands to be utilized for open space, wetlands and recreation. Much of the land south of Dr. Martin Luther King, Jr. Avenue will be used for compensatory mitigation for the road project.

Trail System Design/Development in S. Anchorage – HLB will continue to work with Chugach State Park and other agencies to initiate discussion regarding the design and development of a trail system from Brewster Road in upper Bear Valley to Chugach State Park.

South Townsite Master Plan – Girdwood – Consideration of opportunities for development of an area lying south of the Alyeska Highway and the New Townsite. Agnew::Beck was contracted to develop a master plan and conducted several public workshops and meetings. Meetings were held throughout 2008, with completion expected in January 2009.

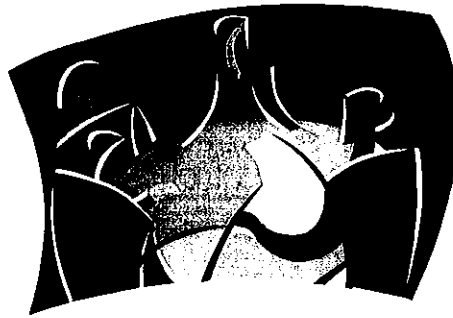
Girdwood New Townsite Parking – HLB replatted Parcels 6-019 and 6-021 in 2003 to provide for a new post office, additional parking for the Girdwood Townsite, and a commercial lot. HLB sold the commercial lot (6-019A) via sealed bid sale, in 2006. A neighboring development proposes a footpath and public parking on HLB land, consistent with the Municipal planning documents. A second, much larger parking facility is under consideration for Parcel #6-029, lying east of shops and a condominium fronting on Hightower Road. On-street parking and street improvements for the New Townsite area was substantially completed in 2008.

Girdwood Valley Flood Plain Mapping – HLB is participating with PM&E in mapping the Glacier Creek floodplain from Alyeska Highway up-valley.

Lower Fire Lake, Eagle River – HLB Parcel #1-075 includes a substandard dam that created this lake; state funds were designated to improve the dam. The HLBAC approved conveyance of land adequate for this project and to establish a conservation easement protecting the wetlands on the parcel.

Ball Field and Community Park Development in Bicentennial Park – In 2002, the Assembly passed AO 2002-165, authorizing the development of a 30-acre ball field and community park complex in the southwest corner of Bicentennial Park and directing the Parks and Recreation Commission to “consider and recommend measures as it deems appropriate to mitigate the loss of natural open space park land to development of a ball field complex.” HLB Parcel #3-048 (TID 008-151-01) contains the area recommended by AO 2002-165 for this mitigation. In 2006, the Assembly authorized a conservation easement to be recorded against Parcel #3-048 and management authority to be delegated to Parks & Recreation in furtherance of this mitigation. All mitigation measures were completed in April, 2009.

Elmore Road Mitigation – HLB assisted with the completion of Elmore Road by preserving high value wetlands to accomplish compensatory mitigation for impacts associated with the road project. The preserved HLB land is about 45 acres and has great ecological, habitat, open space and trail value. It is near the South Fork of Campbell Creek and is adjacent to Far North Bicentennial Park. HLB finalized the conservation easement to preserve the land in 2007. Total monetary value of the mitigation at current values was \$2,600,518. In 2008, HLB received partial compensation of \$897, 487.99 from the Alaska Department of Transportation and Public Facilities. HLB will seek a credit from DOT for the approximately \$100,000 shortfall.



## **Projects - 2008**

Section 36 – HLB Parcels 2-124, 2-125 and 2-126 (Anchorage Hillside). In 2002, the HLB Advisory Commission (HLBAC) recommended the Assembly withdraw these parcels from the HLB inventory, and designate them for park purposes, subject to the rezone of those portions of the parcels presently zoned as R-10 (Residential Alpine/Slope) to PLI-p (Public Lands and Institutions-park) and HLBAC approval of a report from Cultural and Recreational Services addressing issues of access, corridors and potential linkages with other parkland and property. This proposed action would fulfill a long-standing goal of much of the surrounding community. The Commission sought to strike a balance between the goal of creating a new regional park with Section 36, and the necessity to resolve long-standing access issues, especially with private property owners to the east of Section 36. Final platting efforts were accomplished in 2008. The Parks & Recreation Department has begun the master planning process. A large portion of this property will be proposed for addition to the Anchorage Mitigation Bank.

Girdwood Industrial Park – Development of HLB Parcel 6-057 is an ongoing project. DOWL Engineers completed a survey for replatting the property in preparation for road and utility improvements. A 2002 feasibility study helped determine the appropriate level of development for the project. The study concluded that the return on investment may be marginal. HLB plans to initiate a new plat process in 2009. State Legislative funding was requested for planning, platting and development of the new industrial park.

Girdwood Nordic Ski Club – HLB participated in early development of the Ski Club and will be providing seed money for construction of new Nordic trails in the Winner Creek area.

Commercial Drive Subdivision – Street Maintenance and AWWU were in joint control of a large underutilized parcel in Mountain View. HLB facilitated replatting of the parcel, with costs split three ways, with the result of providing platted lots to Street Maintenance and AWWU and a new 3 acre lot to the HLB inventory.

Ruane Road Upgrade – Ruane Road in Girdwood is the gateway to AWWU's and SWS's facilities, and the "Industrial Park." HLB, AWWU and Solid Waste Services contributed to the cost of improving Ruane Road as the main access to the utility facilities and industrial area.

Upgrades included paving this section of the road and providing pedestrian access along each side of the driveway.

Hiland Road/Stewart Property drainage – HLB Parcel 1-088. A water diversion system off Hiland Drive, apparently installed prior to HLB ownership, has failed causing damage to HLB land and threatening other structures down gradient. HLB continues to work with PM&E and Eagle River Street Maintenance to achieve a long term solution to the problem, which may include acquisition of land and or rights of way.

#### **4. LAND MANAGEMENT**

##### **Managing Uncommitted Municipal Lands**

Prior to a sale, exchange, lease, transfer or other major management decision involving HLB land, the Municipality may decide whether a site-specific land use study is necessary. A study is generally required if it is unclear whether the comprehensive plan and implementing measures provide enough specific guidance for the particular property in question. These studies address community facility needs including roads, parks, schools, utilities, trails, identifying historical and natural landmarks, natural hazard areas, environmentally sensitive lands; residential, commercial, industrial areas, and the compatibility of the proposed use or activity with adjacent areas. All studies are reviewed by the public prior to adoption by the HLB Commission and the Anchorage Assembly.

Chugiak/Eagle River Site Specific Land Use Study – A land use consulting firm was contracted in 2007 to provide the MOA with a study outlining use scenarios for HLB parcels in the Eagle River – Chugiak area. The first public workshop was held in September 2007, and a final study report should be completed in 2009 following approval by the Planning and Zoning Commission and the Assembly.

Trespass Issues – Unauthorized use of vacant municipal land is an ongoing, widespread problem for HLB and other landholding agencies. In wooded areas, dumping of refuse, camping and construction of small structures are common. The HLB will continue to monitor uses that violate the Anchorage Municipal Code and take enforcement measures where necessary.

Fire Fuels Reduction – In recent years, Anchorage's aging forests have become prone to Spruce Bark Beetle infestation. Increasing numbers of spruce trees have fallen prey to this devastating plague, leading to a rise in the 'fire fuel load' on some of HLB's forested lands. The Anchorage Fire Department, the only entity permitted to remove timber from HLB land, has addressed the higher priority parcels and engaged fire crews to clear out high fuel load areas on HLB property. Assessment of fuel loads will continue in other potential high-risk areas of the municipality. Five acres in the Girdwood south townsite area were mechanically cleared in June 2008 of dead

trees and other debris, reducing the fire fuel load. HLB has submitted a \$2,000,000 Legislative Grant Request for funds to address reduction of fire fuel on HLB lands on Turnagain Arm.

**HLB Inventory** – The Heritage Land Bank strives to maintain complete and current records of all lands and funds in its inventory. Parcel information is updated in HLB records on a regular basis as changes occur. The updated inventory incorporates mapping software from the municipality's Geographic Information Systems (GIS) to provide the public with the latest in mapping technology. The HLB mapping application is now available online, by visiting the HLB web page: [www.muni.org/hlb](http://www.muni.org/hlb), and a two-volume map book containing hard copies of the HLB inventory was printed in 2007 and is also available to the public for review in the HLB office in City Hall.

### **Municipal Entitlements**

**North Anchorage Land Agreement (NALA)** – The Heritage Land Bank and the Mayor have regularly met, and will continue to meet, with Eklutna, Inc., the State of Alaska and other interested entities regarding military lands generally north and west of the Glenn Highway to promote additional land conveyances selected as part of this agreement.

**Surveys** – Contracting has been initiated for survey of 155 Bird Valley parcel, expected to be complete by the end of 2009, with final patent soon thereafter. Survey of Indian Valley parcel is mostly complete, but trespass issues prevent MOA from accepting final patent.

### **Mitigation Projects**

As discussed in Chapter 1, HLB has been increasingly called upon to provide compensatory wetlands mitigation required by the U.S. Army Corps of Engineers for various government projects. HLB staff has worked and continues to work closely with Municipal, state, and federal agency staff on a number of projects requiring wetlands mitigation, particularly Dr Martin Luther King, Jr. Avenue and East Dowling Road.



**Table 2.1**

**2007 Heritage Land Bank Advisory Commission Resolutions**

<b>RESOLUTION NUMBER</b>	<b>SUBJECT</b>	<b>DATE</b>	<b>ACTION</b>
2007-01	Withdrawal of HLB #4-013 from inventory to RES	2/08/07	Approved
2007-01(S)	Revised Withdrawal/Disposal of HLB #4-013 from Inventory	6/26/07	Approved
2007-02	Withdrawal of HLB #4-014, 15 & 16 from inventory to RES	2/08/07	Approved
2007-03	Appointment of Sue M. Wolfe as HLB Director	3/02/07	Approved
2007-03(S)	Appointment of William (Bill) Mehner as HLB Director	4/03/07	Approved
2007-04	Easement through portions of HLB parcels in Girdwood for Parking Lot and Iditarod Trail	3/29/07	Amended and Approved
2007-05	Approval for Sealed Bid Sale of Portions of HLB Parcels 6-011, 16 & 17 in Girdwood, defined in Lower Matrix in Crow Creek Neighborhood LUS	3/29/07	Amended and Approved
2007-06	Road Easement through HLB Parcels 2-131 through 136 in Potter Valley	5/10/07	Postponed Indefinitely
2007-07	Relocatable Easement for USFS through HLB Parcels in 'Squirrel Cages' area of Girdwood	5/10/07	Approved
2007-08	Disposal of Leasehold Interest in HLB #6-043 and 6-044 to USFS, Girdwood	6/26/07	Postponed
2007-09	Withdrawal of HLB #6-248 on Alyeska Highway and Transfer to RES for park land	6/26/07	Approved
2007-10	Sealed Bid Sale of Portion of HLB #2-144 that is not Designated for park land	6/26/07	Amended and Approved
2007-11	Sealed Bid Sale of HLB Parcel #1-007-C in Chugiak	6/26/07	Approved
2007-12	Disposal of Portions of HLB Parcels 3-030, 31, 32A & 32B, 60, 64 and 65 to RES for Parks and conservation easements	10/11/07	Approved
2007-13	Withdrawal of a portion of HLB #3-064 for Parks management, and establishment of conservation easements	9/13/07	Approved
2007-14	Sale of HLB Parcel #3-004 at Reeve/Commercial in Mt. View	9/13/07	Approved
2007-A	Resolution Honoring Art Eash, Land Management Officer	9/13/07	Approved
2007-B	Resolution Honoring Gordon Severson, Outgoing HLB Chair	10/11/07	Approved
2007-11(S)	Sealed Bid Sale of HLB #1-007-C in Chugiak	12/13/07	Approved
2007-15	Correction of Land Acquisition – Removal from HLB Inventory	12/13/07	Tabled
2007-16	Approval of Revised HLB Policies	12/13/07	Postponed to 2008



**Table 2.2****2008 Heritage Land Bank Advisory Commission Resolutions**

<b>RESOLUTION NUMBER</b>	<b>SUBJECT</b>	<b>DATE</b>	<b>ACTION</b>
2008-01	Less than FMV Lease of HLB Parcels #3-032B and #3-060 to SOA for Crime Laboratory	1/10/08	Approved
2008-02	Utility Easement with ACS through portions of HLB Parcels #4-033A, 4-033B and 4-034 for Fiber Optic Cable and facilities	2/14/08	Approved
2008-03	Disposal of portions of HLB Parcels in Girdwood to US Forest Service for Relocatable Easement	3/27/08	Approved
2008-04	Purchase of Lot 11, Blk. 7, Alaska Industrial Subd., located on Mt. View Drive, for \$650,000	3/27/08	Approved
2008-05	Disposal of Easement to AWWU of portion of HLB Parcel #6-011 in Girdwood for installation of water transmission main and facilities	3/27/08	Approved
2008-06	Approval of the Chugiak-Eagle River Land Use Study for HLB Parcels #1-071 through 1-074	5/08/08	Approved
2008-07	Easement on HLB parcels in Girdwood to construct multi-use trails	6/12/08	Tabled
2008-08	Approval of the HLB 2008 Work Program and Five-Year Plan	6/12/08	Amended and Approved
2008-09	Perpetual Easement on HLB #6-075 for a portion of Winner Creek Trail in Girdwood	8/14/08	Tabled: no action
2008-10	Support resolution to AWWU Bd. of Directors for Phase IIB water improvement project in Girdwood	8/14/08	Approved
2008-11	Recommendation for Adoption of the Girdwood S. Townsite Master Plan	10/16/08	Approved
2008-12	Lease Disposal of HLB Parcels in Girdwood to include Sale of Trespass Hut, Upper Girdwood Valley	10/16/08	Approved



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### **Chapter 3. HERITAGE LAND BANK – 2009 WORK PROGRAM**

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The annual HLB Work Program is a guide for the allocation and management of HLB land and resources, subject to available funding. The plan recognizes that the functions and activities of the HLB must be consistent with the public trust and seeks to strengthen public involvement throughout the process. HLB will continue to conduct its affairs on behalf of the citizens of the Municipality of Anchorage in a manner based upon factual information consistent with the public trust.

Per AMC 25.40.020.B of the Anchorage Municipal Code, major HLB work items anticipated during each calendar year will be reviewed in advance by the public and be approved after public hearings before the HLB Advisory Commission and the Anchorage Assembly. In addition, the code states that public notice for the HLB Advisory Commission public hearing on the annual work program is provided no less than 45 days prior to the hearing. By comparison, all other HLB public hearings require that the public notice precede the hearing by no less than 14 days. The public will have additional opportunity to comment when a public hearing is later scheduled on each particular work item included in the approved annual work program. Municipal code requires that the HLB Advisory Commission provide public notice and hold a public hearing prior to taking action on any proposed action, including land disposals (sales, leases, exchanges, easements), and land transfers from the HLB inventory to other agencies.

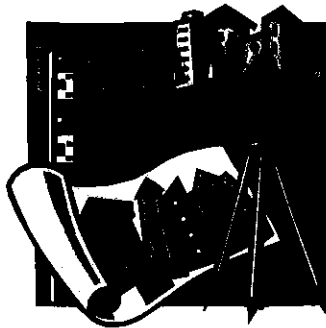
Following are the highest priority work items proposed for the HLB in 2009. In addition, HLB recognizes the need to accommodate new projects, or to delete proposed projects if or when circumstances warrant. Therefore, during the course of the year some reprioritization of work items may occur in order to address new developments. Any additions to the proposed list of disposals, however, will require an amendment to the work program with approval by the Advisory Commission and Assembly.

## **1. 2009 LAND MANAGEMENT**

### **Roles and Responsibilities**

The Administration and Assembly agree that HLB shall continue to review and work with appropriate business models and public-private partnerships that will enable it to continue carrying out important missions for the community. HLB may work with the Anchorage Community Development Authority (ACDA) to acquire and dispose of lands that would be best suited for development by the Authority. In this spirit, we anticipate HLB will:

- Continue working with specialists in public-private partnerships to examine business models and financing structures and tools beneficial to the community, Heritage Land Bank, and the Anchorage Community Development Authority;
- Review the use of local, state and federal programs that support public facility and infrastructure improvements as well as public/private redevelopment projects;
- Evaluate opportunities to implement the goals and policies of Anchorage 2020 Comprehensive Plan, Chugiak-Eagle River Comprehensive Plan and the Girdwood Area Plan through their role in other appropriate redevelopment areas, such as downtown Anchorage, Chugiak – Eagle River and Girdwood;
- Continue to participate in Project 21, the updating of Title 21 land use regulations and work with other municipal agencies to assess their future needs and evaluate future prospects for acquiring land.



### **Acquiring Municipal Entitlement Lands**

This year as in the past, the Municipality of Anchorage intends to work closely with the State of Alaska to identify and resolve any remaining land entitlement issues. In particular, HLB has land remaining to be conveyed to the Municipality, and is working on a schedule of conveyance. Several large surveys are underway to provide for conveyance, including approximately 1,200 acres designated for ski development in Girdwood's Glacier-Winner Creek as described in the previous chapter, 105 acres adjoining the Seward Highway in Indian, and 155 acres in Bird.

The Municipality of Anchorage will continue to work toward conveyance of lands specified in the 1986 Agreement for the Conveyance of Land of the State of Alaska to the Municipality of

Anchorage, and the Settlement of Land-Related Issues, such as Parcel #68 at Point Woronzof (ADL 223363), and Parcel #21 known as Airport North (ADL 201573).

### **North Anchorage Land Agreement (NALA)**

The MOA was granted rights to receive substantial acreage under the 1982 North Anchorage Land Agreement (NALA), a federally approved agreement resolving several longstanding land ownership disputes between Eklutna, the State and the Municipality. As part of the entitlement lands issue, HLB will consider possible land trades with Eklutna, Inc., and the State of Alaska in conjunction with NALA discussions. NALA provides for the future allocation of existing military land to the north and east of Anchorage, in the event it is declared excess to the Department of Defense (DOD), and provides for each party to receive up to 15,404 acres. The parties to the agreement believe the actual amount of land each is likely to receive is probably between 6,000-8,000 acres each, and only in the event of DOD declaration of the land as excess to its needs in the Anchorage area. To date, the MOA has received only 274 acres of NALA land under its public interest land entitlement, and no lands have been declared as excess by the DOD.

### **Surveys**

The HLB is contracting for boundary survey of 155 acres in the Bird Valley south of Anchorage to obtain patent from the State. HLB currently manages this land as part of the municipal entitlements program, but does not yet have patent.



## **2. 2009 PROPOSED DISPOSALS**

Parcel 3-004 – This 5.77 acre parcel is located between Commercial Drive and Reeve Boulevard in Mt. View. A competitive outcry auction was used as the sale method. Site contamination was later discovered during the Due Diligence period, and remediation may delay final disposal until late 2009.

Parcel 4-013 – This small parcel (.3 acre) located at 3<sup>rd</sup> & A Streets is currently used under renewable permit by the Ramada Inn for parking. Initial intent was for sale, and in 2008 the HLBAC recommended HLB look into leasing the lot. HLB expects to issue a sole source 10-year lease with a rent representing value of similar parking lots in the downtown Anchorage area.

Parcels 6-282 and 6-292 – HLB is curing a carryover trespass from state management by selling an alpine hut and leasing the ground for a 10-year term. The Lessee will take responsibility for operating and maintaining the hut by establishing a reservation system for its use.

Parcel 1-007C – As noted in Chapter 2, this approximately 20 acre parcel in Chugiak residential neighborhood was offered for competitive sale in 2008 and received no bids. As market conditions improve, HLB will continue to market the parcel.

Parcel 6-043 – U.S. Forest Service Administrative Site. Forest Service requested purchase of the leased parcel under the Chugach National Forest administrative headquarters facility located at the Girdwood Valley entry. Parcel is bifurcated by the Alyeska Highway; USFS agreed to purchase the entire parcel without subdividing, thereby reducing HLB management costs. However, the parties do not agree on the appraisal method and instructions, delaying disposal to 2009.

Parcel 6-057 – Girdwood South Townsite Parcels Leasing. HLB will start discussions with Little Bears and other potential non-profit entities desiring long term leases in the South Townsite and will start the competitive leasing process for several commercial sites.



### **3. 2009 ACQUISITIONS**

Mt. View/Porcupine Drive Purchase – HLB may complete a purchase from the State of Alaska, Department of Natural Resources for a one acre parcel with a 12,000 square foot building on Porcupine Drive. The sale is being conducted under a state statute allowing for a negotiated sale to non-profits and governmental entities. HLB intends to hold the property for municipal use or potential sale or exchange.

West High/Romig Middle Schools – The Anchorage School District has initiated a long-term Master Planning process for the West/Romig campuses. MOA is requesting State Legislative funding for strategic acquisitions of land surrounding the campuses to improve traffic, access and pedestrian safety. On behalf of ASD, HLB is investigating the acquisition of several strategic properties. The Master Plan is expected to be complete by the end of 2009.

HLB Parcel 6-297 - Alpine View Estates, Girdwood. HLB acquired this 8.66 acre parcel as part of a land trade in 2008. It is primarily wetlands and is proposed for use in the wetlands mitigation bank.

Spenard Road Upgrade – HLB may facilitate purchase of land on behalf of Project Management and Engineering along this corridor to help alleviate future parking issues associated with the upgrades to the Spenard Road right-of-way.

Industrial land near 76<sup>th</sup> Avenue – HLB may acquire three vacant surplus parcels currently managed by Parks and Recreation.

Laurel Acres Subdivision – HLB is formally selecting a number of recently tax foreclosed properties within the Laurel Acres Subdivision for public purpose. This land is located within Wetland 60, which also contains the right of way for the 100<sup>th</sup> Avenue extension and other potential development sites. The Laurel Acres properties may be used for mitigation for these projects in the future.



#### **4. 2009 PROJECTS**

##### **Current and Continuing Projects**

Glacier-Winner Creek Nordic Trails - Synthesis of various studies and analyses will lead to a plan for development featuring year-round sports and Nordic trail systems for the upper Girdwood valley. Initial development phases for Nordic skiing, hiking and possible mountain biking trails will continue. Girdwood 2020 is supporting the establishment of a new non-profit Girdwood Nordic Ski Club. Once the Club is established as a non-profit and submits a business plan, HLB will help fund design and engineering of an initial Nordic trail corridor into the Glacier-Winner Creek drainage from the Alyeska Hotel. HLB will also issue a long-term easement for construction of the trails on HLB property.

Girdwood Industrial Park – A potential industrial development of HLB Parcel 6-057 is an ongoing project, with new platting to be initiated in 2009.

Girdwood RV/Campground Proposed Design/Development Assistance – HLB will assist private efforts to select sites and develop RV and campground facilities in Girdwood, east Anchorage and the Chugiak-Eagle River areas.

California Creek Bank Stabilization - Both Glacier and California Creeks are in need of bank restoration at various points to provide for safety of the New Townsite. Engineering and permitting services are required before HLB can contract for any work on either of these salmon-bearing streams.

Section 36 (HLB Parcels 2-124 – 2-126) – As covered in Chapter 2, survey and platting has resolved access road issues. Upon completion of the Master Planning process, the parcels will be removed from the HLB inventory following Assembly approval, and management authority will be transferred to the Parks and Recreation Department by Real Estate Services.

The southern part of Section 36 is predominantly wetlands and contains creek corridors. Subject to COE approval, portions of these parcels may be suitable for preservation for wetlands mitigation purposes. The Parks and Recreation Department is currently in the master planning process, and HLB will retain the ability to issue conservation easements.

HLB Parcels in Campbell Tract – HLB parcels within Campbell Tract, or portions of them, are being examined for use as compensatory mitigation for Dr Martin Luther King, Jr. Avenue. Other HLB parcels within Campbell Tract are proposed to be incorporated in a wetlands mitigation bank. Lands used for this purpose would be preserved with conservation easements.

HLB Parcel #3-064 – This 80-acre parcel is located south of the proposed E. Dowling Extension and west of the Elmore Road. The upland portions of this parcel are proposed for development or use as a municipal snow disposal site. HLB proposes to offer the wetlands portion of this parcel for compensatory mitigation for the East Dowling Road Extension.

Hollywood Vista – Except for an in-holding by the Parks Department for a nursery, the parcels comprising this Government Hill property were transferred from the HLB inventory to ACDA via AO 2006-178, with the conditions that HLB get reimbursed \$808,000 by ACDA for hard costs associated with the land, and that it would revert back to HLB inventory if not successfully developed within five years of the transfer. ACDA is expected to reimburse HLB for its costs as the development is completed.

Affordable Housing - HLB, in cooperation with the Anchorage Community Development Authority and the Department of Neighborhoods, will continue to evaluate the potential use of suitable HLB parcels or acquisition of property for affordable housing projects.

Hiland Road/Stewart Property drainage – HLB Parcel 1-088. This project is a continuation from 2008. A water diversion system off Hiland Drive, apparently installed prior to HLB ownership, has failed causing damage to HLB land and threatening other structures down gradient. HLB continues to work with PM&E and Eagle River Street Maintenance to achieve a long term solution to the problem, which may include acquisition of land and or rights of way.

### **Other 2009 Projects**

Crow Creek Road Parcels – Planning and preparation regarding housing, infrastructure and trail systems will continue for this area. Work was begun on the “Lower Matrix” plat (now Holtan Hills Subdivision) to be developed for home sites or sold for development. HLB submitted the platting application in mid-December 2007 and plat approval is expected by Fall 2009. HLB’s 2005 Crow Creek Neighborhood Land Use Plan calls for at least 465 housing units to be developed in this 1,000-acre area over the next several years, some of which are to be sold

directly by HLB. Coordination with Anchorage Water and Wastewater Utility is an ongoing essential element.

Girdwood and Chugiak-Eagle River Cemeteries - HLB will work with these communities to identify parcels with a minimum of five acres in each area for a potential cemetery. Funding for this project was included in the FY2010 State Legislative funding requests.

Wetland 60 – This is a large wetland area located within the curve of Minnesota Drive. It contains large tracts of municipal lands and is entirely Class B wetlands. The right of way for 100<sup>th</sup> Avenue crosses the area. HLB is working with the COE and other interests to develop a plan for the area which will incorporate wetlands mitigation.

Second road for Girdwood from the Seward Highway - HLB will continue to support the Girdwood Commercial Areas and Transportation Plan for an alternate Valley entry, recognizing the vulnerability of the town to flood, fire or other incident capable of blocking access. Possibly with federal funds and in conjunction with Alaska Department of Transportation, the project will review projected routes identified in the plan.

Chugach State Park Access – In order to improve access to Chugach State Park as the Anchorage 2020 Comprehensive Plan encourages, HLB will continue exploring the feasibility of exchanging certain HLB parcels adjacent to Chugach State Park in return for state land of equal value elsewhere which would have greater utility for municipal purposes. HLB and Chugach State Park will collaborate to improve access to the park. Chugach State Park has produced a study identifying potential access points, and HLB will work with the state and the public to accommodate some of these desired access areas. Several potential access points are under consideration by HLB, the state and citizen groups.

Ted Stevens Anchorage International Airport Planning Project - The Anchorage 2020 Comprehensive Plan recognizes that the West Anchorage District Plan is intended to provide resolution of airport/community land issues. In the absence of the Plan, HLB will continue to work with the airport and the west Anchorage community councils to attempt to resolve several ongoing land use issues. HLB continues to negotiate with TSAIA regarding this and other lands in the airport area with the potential for a global exchange of several parcels to benefit long-range plans.

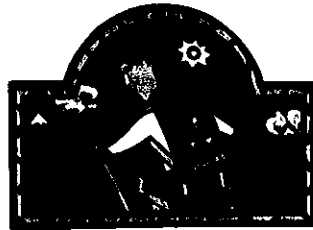
Compensatory Mitigation Program/Wetlands Evaluation – HLB is working to develop a program that will allow the sale of compensatory mitigation credits for the preservation, restoration and creation of wetlands and streams throughout the municipality. This program will utilize a number of strategies available through the COE permitting process, including the establishment of an in-lieu-fee and mitigation bank agreement with the Corps to protect our waterways and watersheds while generating income for municipal use. HLB parcels in Region 3 in the Campbell Tract will continue to be examined for use for compensatory mitigation of wetlands impacts associated with various projects in the Campbell Creek watershed. Subject to approval by the Corps, HLB will propose that the Interagency Review Team, established as part of the In-Lieu-Fee and Mitigation Bank Agreement, shall conduct open meetings, and that notice of the



meetings and opportunities to comment will be provided to the community councils. To assure a consistency in management of compensatory mitigation and conservation easements, HLB will propose a change to the Municipal Code to exclusively designate HLB as the grantee of conservation easements and funds generated by compensatory mitigation agreements with the COE.

Other mitigation projects for 2009 include East Dowling Road, Dr Martin Luther King, Jr. Avenue, the Fire Lake Dam project, and the Chester Creek Trail, all discussed in more detail in Chapter 1.

Reverter Clauses – In many cases, municipal lands are encumbered by “reverter clauses” that require the reconveyance of the property back to the previous owner (usually the state or federal government) if the property is no longer used for a specified purpose. Three examples are HLB Parcels #4-004, 05 & 06, contiguous parcels located downtown Anchorage at 7<sup>th</sup> Avenue and I Street, currently permitted to the Anchorage Parking Authority for use as a parking lot. The lots are encumbered by a deed restriction and “reverter clause” that limits their use to municipal purposes only. Without the reverter clauses, these parcels could be sold to the private sector. HLB will continue to work to remove these clauses through state and federal legislation.



## **5. 2009 LAND MANAGEMENT**

### **Uncommitted Municipal Lands**

Uncommitted lands include those held in reserve in the HLB inventory for possible future needs by various municipal agencies. Although these lands may currently have HLB management designations, for the purpose of the HLB inventory focus, they may still be considered as “uncommitted,” to indicate availability for other potential municipal uses.

Trespass Issues – Heritage Land Bank has a responsibility to manage its lands for the benefit of the entire community and will continue to enforce trespass violations. The HLB posts signs in areas of known trespass as part of its overall strategy, and will arrange for the removal of illegal structures and vehicles wherever they are found.

Municipality Internal Creeks Committee and Municipality of Anchorage Watershed Task Force – HLB is an active member of these groups. Their purpose is to ensure timely communication

and information about watershed management, creek restoration, and salmon recovery projects within the Municipality.

### **HLB Inventory**

Changes to the inventory occur over time, and per the Heritage Land Bank Policies adopted by the Assembly, the inventory is to be updated “not less than once every three years” (AMC 25.40.010.B). In 2007, the MOA’s GIS Division of the IT Department completed an inventory map-book that is now available online and printable on demand. The new web application is on the HLB web page at [www.muni.org/hlb](http://www.muni.org/hlb)

### **Land Use Studies/Planning**

Chugiak-Eagle River HLB Land Use Study – HLB has received several proposals to use HLB Parcels 1-072, 73 and 74 for a variety of uses. These three parcels are located in Eagle River near the Harry J. McDonald Recreation Center. In 2007, HLB and Agnew::Beck began the Chugiak-Eagle River HLB Land Use Study. The study is available on the Agnew::Beck website. It is anticipated that the Municipal review of the study will be complete and that it will be incorporated into the Chugiak-Eagle River Comprehensive Plan in 2008.

Mountain View Arts and Cultural District Revitalization Project - This is a major, long-term redevelopment project involving HLB staff, which will continue through the Anchorage Community Development Authority and the Anchorage Community Land Trust to move this project forward.

HLB Parcel #3-066 - With thoughts geared toward participation in the redevelopment of the Mt. View Arts and Cultural District Project, HLB purchased the former site of the R & K Furniture store, located on Mt. View Drive, and added it to the inventory. It is currently being used for municipal purposes as storage for the Project Management & Engineering Dept., and by the Fire Department for equipment storage during the Airport Heights station’s renovation. Expected plans will include eventual demolition of the improvements.

Girdwood's "South Townsite" - Several hundred acres lie between Glacier and California Creeks, south of Alyeska Highway and north of Ruane Road, located close to Girdwood’s commercial area. The South Townsite Master Plan, to be adopted by February 2009 by Agnew::Beck and HLB analyzes appropriate ways to implement previous plans including the Commercial Areas and Transportation Plan. The master plan defined the developable area and designates specific areas for civic, recreational and commercial/retail uses. HLB is starting to plat the property consistent with the adopted plan, specifically to identify developable lots and tracts for future development and expects to have the plat completed by the end of 2009.

Girdwood Valley Flood Plain Mapping – HLB continues to participate in PM&E's flood plain survey and mapping to meet FEMA standards for most of the Girdwood Valley. Information will be available for use in planning, design and development decisions.

Girdwood Area Plan Update – The Municipal Planning Department is initiating an update of the Girdwood Area Plan. HLB is participating in the update and will provide Planning with conveyance status updates and information on plans for future use of Girdwood lands.





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## **Chapter 4. Heritage Land Bank Five-Year Work Plan, 2010-2014**

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Over the next five years, HLB intends to address numerous important objectives, including:

- obtaining the municipality's remaining land entitlements from the state,
- managing the HLB Fund to increase annual yields (rate of return), and to acquire strategic properties required for municipal purposes,
- enhancing public trust in the HLB land management process, through wise stewardship and sound decisions,
- continued improvements to the accuracy, accessibility and reliability of the HLB land and resources inventory,
- transferring management authority for certain HLB lands to appropriate municipal agencies,
- disposing of HLB lands where doing so will achieve municipal purposes, and
- evaluating means by which HLB can best serve the public for the long-term.

### **Acquiring State Entitlement Lands**

The Heritage Land Bank will continue to obtain title to remaining state land, pursuant to the Municipal Entitlement Act and subsequent agreements. MOA is responsible for surveying these parcels at its expense, per statutory requirement. HLB staff will continue to work closely with Alaska Department of Natural Resources to acquire patents for each land selection.

HLB will also continue negotiations with the State of Alaska for a global exchange of lands agreement with the Ted Stevens International Airport with a goal toward protecting access to the Coastal Trail and safeguard other area trails and recreation sites.

### **Possible Disposals of HLB Parcels: 2010-2014**

The Heritage Land Bank will review several of its holdings for disposal during this five-year planning period. The list on the next page and outlined in the following pages represents HLB parcels that will be considered for disposal, provided such disposals are consistent with the MOA's comprehensive plan, market conditions, and more detailed planning documents and studies that may be forthcoming during this five-year timeframe.

### Potential Disposal Properties: 2010-2014

HLB Parcel	Location	Size	Zone	Disposal type
1-034	Chugiak-Eagle R.	2.5	PLI	TBD
1-071	Eagle River	40 acres	R-10	TBD
1-072	Eagle River	7.8 acres	R-2ASL	TBD
1-073	Eagle River	3.7 acres	PLI	TBD
1-074	Eagle River	92 acres	PLI	TBD
1-084	Eagle River	35 acres	R-1	TBD
1-089 (ptn.)	Hiland Road	36.73 acres	R-1	TBD
2-124, 125 & 126	Section 36/Clark's Road	Approx. 623.5 acres	R10, PLI-P	Transfer to Parks
2-127	Potter Valley	20.2 acres	R-6	Transfer – Parks
2-136	Potter Valley	49.3 acres	PLI	TBD
2-144	Potter Valley	37.5	PLI	Park (8 acres), Sale
2-146	Potter Valley	12.5 acres	PLI	TBD
2-156	Goldenview Drive	13.5 acres	PLI	Sale or Exchange
3-064 (ptn.)	Campbell Tract	80 acres	PLI	Wetlands mitigation disposal of approx. 26 acres
4-004, 5 & 6	Anchorage	.3 acre	B-2B	Lease or Sale
4-010, 11 & 12	9 <sup>th</sup> Ave. & L St	.2 - .3 acre	B-2C	Lease or Sale
TBD: State to convey upon survey	Indian	105 acres	R-11	TBD, based on final Turnagain Arm Area Plan update
6-001A-H	Indian	Approx. 9 total acres	R-11	HLB may sell to adjacent landowners or subdivide into larger parcel sizes consistent with area lots.
6-040	Girdwood	40 acres	GR-3	Possible sale for residential development
6-010, 6-011	Girdwood	1000 acres (portion)	GCR-2, GDR & GOS	Develop pursuant to Crow Creek area land use study and Girdwood Area Plan
6-297	Girdwood	8.66 acres	GC-10	Wetlands mitigation proposed

The HLB parcels under consideration for disposal in the 2010-2014 period listed in the table above are described in more detail on the following pages. Several of these parcels will need to be reviewed more carefully or land use studies undertaken before determining final disposition or use.

#### Region 1 – Chugiak–Eagle River area

1. HLB Parcel #1-034 – This 2.5-acre parcel in the Chugiak-Eagle River area is zoned PLI and is located adjacent to the northwest quarter of Section 25. HLB has received inquiries as to the availability of this parcel, and will offer this parcel for sale by competitive bid when market conditions warrant.

2. HLB Parcel #1-071 – This 40-acre parcel in Eagle River, zoned R-10, will be considered for disposal.
3. HLB Parcel #1-072 – Following completion of a land use study for this area, this 7.8-acre parcel zoned R-2A SL, will be considered for disposal.
4. HLB Parcel #1-073 – A 3.7-acre parcel in Eagle River currently zoned PLI. Following completion of a land use study for this and other adjacent HLB properties, it will be considered for disposal.
5. HLB Parcel #1-074 – This parcel will be considered for disposal following completion of the land use study for HLB parcels in this area.
6. HLB Parcel #1-084 – This is a 35 acre parcel in Eagle River, zoned R-1, to be considered for sale once access is improved.
7. HLB Parcel #1-089 – The 36.73-acre portion of a 153-acre parcel that has steep terrain and a high avalanche zone, a developable portion will be considered for future sale.

## **Region 2 – Southeast Anchorage Bowl**

1. HLB Parcel #2-127 – A 20-acre parcel in south Anchorage in the Potter Valley area is under consideration for a neighborhood park and withdrawal from the inventory for transfer to the Parks & Recreation Department.
2. HLB Parcel #2-135 & 2-136 – These two parcels, also located in the Potter Valley area, zoned PLI, may be considered for survey or replat once new developments and onsite evaluations are determined, to allow for residential and access reserve through a portion of 2-136, per the Potter Valley Land Use Analysis.
3. HLB Parcel #2-144 – A 37.5-acre tract of land on the Upper Potter Valley Road on the south Anchorage hillside. Demand is indicated for this parcel as a site for additional housing, given the lack of parcels of similar size in the Anchorage bowl. The Potter Valley Land Use Analysis (1998) recommends that the northern eight acres of this parcel be designated as open space with use for neighborhood park and multi-use trails, and designation of a southern portion as undisturbed open space. Access complications exist, with access from Golden View Drive offering a possible alternative. Replat and rezoning is required as a condition of disposal, and the central section of #2-144 shall be residential reserve (R-10).
4. HLB Parcel #2-146 – This 12.5-acre parcel in Potter Valley, zoned PLI, currently has no access. It is estimated to become available following replat and rezoning and the establishment of infrastructure improvements in the area.
5. Section 36 (HLB Parcels #2-124, 2-125, and 2-126) – Surveying and platting was completed in 2008. The Parks & Recreation Department has begun the master planning process. A large portion of this property will be proposed for wetlands compensatory mitigation.
6. HLB Parcel #2-156 – Purchased on behalf of the Anchorage School District, this parcel is now surplus to the district's needs and may be offered for sale when market conditions warrant.

## **Region 3 – Northeast Anchorage Bowl**

HLB Parcels in Campbell Tract may continue to be examined for use for compensatory mitigation for wetlands impacts associated with various projects in the Campbell Creek watershed. Subject to approval by the HLBAC and the Assembly, HLB staff will utilize a number of strategies available through the COE permitting process to establish conservation easements for this purpose, thus

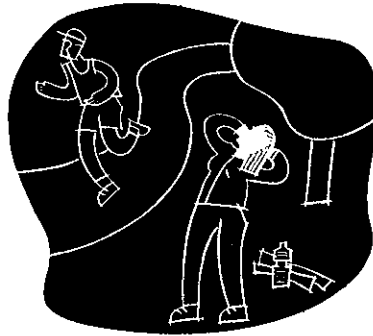
protecting our waterways and watersheds while generating income for municipal use. As also noted in Chapter 3, two such strategies would be the establishment of an In-Lieu-Fee Agreement and a mitigation bank agreement with the COE Subject to approval by the COE, HLB will propose that the Interagency Review Team, established as part of these agreements, would conduct open meetings and that notice of meetings and opportunities to comment would be provided to the community councils.

#### **Region 4 – Northwest Anchorage Bowl**

1. HLB Parcels #4-004, 05 & 06 – These are three contiguous parcels located in downtown Anchorage at 7<sup>th</sup> Avenue and I Street and are currently permitted to the Anchorage Parking Authority for use as a parking lot. The lots are encumbered by a deed restriction and “reverter clause” that limits use to municipal purposes only. The MOA will continue its efforts to have the clause removed by legislation on these and other municipally owned properties in the downtown Anchorage area. Following a highest and best use determination, options may include termination of the APA permit in favor of direct HLB management, long term lease or sale of these parcels by competitive bid.
2. HLB Parcels #4-010, 4-011 and 4-012 – Three lots located on the northeast corner of 8<sup>th</sup> Avenue and L Street comprised of over 24,000 square feet and zoned B2-B. The lots are currently used by the Health and Human Services Department as service vehicle and employee parking. A highest and best use determination will be made of the subject lots in preparation for disposal or development. The Administration’s intent is to replat these parcels into a single tract, and offer this property for sale or lease at the earliest practicable date, following the expected vacation of the Department of Health and Human Services facility just south of these lots.

#### **Region 6 – Girdwood/Turnagain Arm**

1. HLB #6-001 – Eight platted lots near Indian, each of which is below minimum acreage allowed for residential construction, may be sold as a unit to encourage re-subdivision into optimum parcel sizes, sold to adjacent property owners or replatted into appropriate sizes and sold by HLB.
2. Lower Matrix 6-011, 6-017 and 6-018 (Crow Creek neighborhood) – Holtan Hills Subdivision. Construction of roads and utilities are expected to be completed during this period, with sales of lots possibly starting in summer 2011.
3. Upper Girdwood Valley – A survey of the approximately 1,200 acres comprising the study area will be required prior to conveyance of the land by the state to the Municipality. The BLM needs to issue final patent to the State prior to conveyance to the MOA. Studies were completed in 2007 to evaluate the area’s potential for construction of a new Nordic ski facility, additional downhill ski terrain, and possible residential and resort development.
4. HLB Parcel #6-040 – This 40-acre tract in Girdwood is planned to be incorporated into the Girdwood Area Plan update. Large lot residential development was anticipated in the current Girdwood Area Plan. New development will be subject to the requirements of Title 21, Chapter 9.
5. HLB Parcel #6-297 – This 8.66 acre parcel is predominantly wetlands and contains a stream. Subject to COE approval, it may be suitable for preservation for wetlands mitigation purposes.



### **Active or Proposed Development Projects: 2010-2014**

Trail System – Girdwood – Nordic skiing, hiking and possible mountain biking trail connecting townsite to upper and lower Girdwood Valley. Preliminary concepts recently completed.

Crow Creek Road Parcels in Girdwood – Planning and development of this 1,000-acre area will continue into 2009 and beyond, as “pods” are developed by HLB and lots sold, or sold for development. The Crow Creek Neighborhood Land Use Plan contains a provision requiring direct sales by HLB of a portion of lots to be sold. HLB will continue to work closely with Anchorage Water and Wastewater Utility and the state Department of Transportation and Public Facilities to plan and construct utilities in the area.

Glacier-Winner Creek Pre-Development - Winter Sports and Resort Economic Feasibility Study. Planning and predevelopment of the Glacier-Winner Creek area of Girdwood’s upper valley will be extended three to five years in the future.

Girdwood Industrial Park – A feasibility and market study for an industrial subdivision in the lower Girdwood Valley was completed in 2002 which indicated, at that time, that return to the HLB on investment in development would be marginal. Requested state legislative funding for platting and development in 2009 may provide additional needed support.

Downtown Girdwood Parking – Girdwood’s commercial area faces a shortage of parking. During this planning period, MOA intends to complete on-street and off-street parking improvements to the townsite. Construction began in 2007 to re-surface streets, improve drainage and construct sidewalks; discussions with private-sector developers may result in joint efforts to construct additional off-street parking facilities. The Commercial Areas & Transportation Plan calls for development of a large parking lot between Glacier Creek and the commercial area.

Girdwood RV/Campground Proposed Design/Development Assistance – As a follow-up to the South Townsite Master Plan, HLB will implement recommendations in the Plan by assisting with local



efforts to develop a site for an RV and campground facility. The project goal will be to enhance recreational opportunities and reduce unpermitted camping in HLB's forested areas.

Public Education- HLB will extend its public outreach programs to help the citizens of Anchorage better understand the mission of the HLB and how it is implemented. This will be accomplished through public information documents available in hard copy and via download at its expanded web site, and public meetings. In addition, the HLB director and staff will regularly attend and participate in community meetings.

105 acres in "tentatively approved" for conveyance from the State – Portions of this parcel, which runs from the Seward Highway north to relatively steep mountain slopes, are suitable for residential development. A survey initiated in 2006 was the final step needed for conveyance of title to the Municipality. Geotechnical studies will identify developable pods. However, disposal of any portion of the large parcel will be delayed until Seward Highway safety issues are resolved. Also, ongoing trespass delays the state's conveyance to the MOA. HLB is working with the State of Alaska's Department of Natural Resources to resolve trespass prior to accepting conveyance. The Planning Department is undertaking an update to the Turnagain Arm Plan, and HLB may wait until it is completed to start a land use study, if applicable. A land use study, if necessary, would be used to determine the best manner of development, identify constraints to development, and take advantage of opportunities to enhance the natural setting and superb views of the Turnagain Arm.

155 Acres in Bird – Property was approved for conveyance in 1986, HLB needs to complete survey to obtain patent. May complete boundary survey and record plat by 2010, with a follow-up subdivision plat in subsequent years.

### **Transfers of Management Authority**

The HLB expects to continue working closely with Planning, Development Services, Parks and Recreation, the Anchorage School District, the Anchorage Fire Department and other agencies to provide HLB land needed for a variety of municipal purposes.

Such lands in the HLB inventory that are needed for such municipal needs will, through the Assembly approval process, be removed from the inventory and transferred to Real Estate Services, which will process the assignment of management authority to the requesting agency.

Industrial land near 76<sup>th</sup> Avenue – HLB may transfer three vacant surplus parcels deemed surplus and currently managed by Parks and Recreation, located in the vicinity of 72nd Avenue and Briarwood. If no other municipal uses can be identified, these parcels will be considered for disposal.

## Other Issues, 2010-2014

1. HLB Parcel #4-033 – The Salvation Army has a lease with the Municipality of Anchorage of the Clitheroe Center which expires at the end of 2009. The Anchorage Detoxification Center may then need to relocate from these aged facilities to newer facilities elsewhere. Current high levels of security requirements and heightened airport security may dictate that this parcel eventually be made unavailable for public use, with the exception of popular municipal trails in the area. HLB will be working with the airport on a possible exchange of property to protect the area's trails, and will include the west Anchorage community councils in discussion regarding potential future uses of this parcel so that the community can have an early part in the decision-making process regarding its future use.
2. Continued monitoring for fire fuel reduction and mitigation to maintain the health of forests on municipal properties.
3. Systematically continue to review all existing HLB leases to determine whether the existing lessees are either paying fair market value for use of these HLB lands or there is justification for below market rents. Also ensure that all lease payments are timely paid and that lease rental rates are regularly reviewed and adjusted.
4. Review and update all HLB application fees and rental rates to ensure that all fees and rents are based upon market rates and equivalent to or are appropriate to recover a portion of staff costs.
5. Continue work with Eklutna, Inc., the military, and the state to establish a mechanism to receive land and revenue due the municipality as a result of the North Anchorage Land Agreement (NALA).
6. Develop HLB lands in Girdwood in a manner consistent with the updated Girdwood Area Plan, the Girdwood Commercial Areas and Transportation Plan and the various Neighborhood Plans and site-specific Master Plans.
7. Build community trust and support for HLB functions and activities by ensuring a transparent, accountable process for proposals, and carefully documenting the decision-making process. Also ensure that public notice and outreach are timely and properly provided.
8. Periodically review and consult with municipal agencies to determine their need for HLB land to fulfill municipal purposes. Where such needs are identified, the affected agency will submit an application to the HLB that will then be processed to a final decision. Also periodically review and consult with municipal agencies to determine which land managed by such agencies should be transferred into the HLB land inventory.
9. Maintain an aggressive stance with regard to illegal trespassing on HLB lands throughout the municipality and regularly work with Code Enforcement to remove illegal structures and maintain clean lands.
10. Continue to develop creative solutions to conservation, mitigation and trail access issues.

