

Submitted by: Chairman of the Assembly  
at the Request of the Mayor  
Prepared by: Real Estate Department  
For reading: May 24, 2011

CLERK'S OFFICE  
**AMENDED AND APPROVED**

Date: 7-12-11

The HLB Work Program and Plan **ANCHORAGE, ALASKA**  
were further amended 7-12-11 **AR NO. 2011-144**

**A RESOLUTION OF THE ANCHORAGE ASSEMBLY APPROVING THE  
HERITAGE LAND BANK 2011 ANNUAL WORK PROGRAM AND 2012-2016  
FIVE-YEAR MANAGEMENT PLAN.**

WHEREAS, it is the mission of the Heritage Land Bank (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 Heritage Land Bank Advisory Commission (HLBAC), following public notice and hearing, shall recommend and submit for Assembly approval on a yearly basis an annual work program, and a Five-Year HLB Management Plan that identifies those land acquisition, inventory, management, transfer and disposal objectives anticipated during this time frame; and

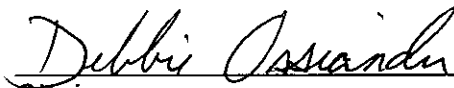
WHEREAS, the draft HLB 2011 Annual Work Program and 2012-2016 Five-Year Management Plan was presented to the HLBAC in a public hearing on April 14, 2011, and approved Resolution 2011-02, recommending Assembly approval; Now, therefore,

THE ANCHORAGE ASSEMBLY HEREBY RESOLVES:

Section 1: The Heritage Land Bank 2011 Annual Work Program and 2012-2016 Five-Year Management Plan is hereby approved.

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

PASSED AND APPROVED this 12<sup>th</sup> day of July, 2011.

  
Chair

ATTEST:

  
Municipal Clerk





# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 298-2011

Meeting Date: May 24, 2011

1 FROM: **MAYOR**

2  
3 SUBJECT: **A RESOLUTION OF THE ANCHORAGE ASSEMBLY**  
4 **APPROVING THE HERITAGE LAND BANK 2011 ANNUAL**  
5 **WORK PROGRAM AND 2012-2016 FIVE-YEAR MANAGEMENT**  
6 **PLAN**  
7

8 The administration forwards for your consideration a resolution approving the  
9 proposed Heritage Land Bank (HLB) 2011 Annual Work Program and 2012-2016  
10 Five-Year Management Plan, attached. AMC 25.40.020.B. requires that the HLB  
11 Advisory Commission (HLBAC) shall submit and recommend for Assembly  
12 approval an annual work program for the HLB and a five-year plan not less than  
13 once every five years.  
14

15 Both the annual work program and five year management plan documents must  
16 include detailed descriptions of the proposed land acquisition, inventory,  
17 management, transfer and disposal activities of the HLB for the coming year,  
18 including revenues and expenditures of the HLB Fund. HLB has combined both  
19 the annual program and the five-year plan into a single, comprehensive  
20 document with the intention of annually updating the plan. The attached draft  
21 constitutes updated information for the current year and subsequent five-year  
22 period.  
23

24 The HLB 2011 Annual Work Program and 2012-2016 Five-Year Management  
25 Plan complies with all requirements of AMC 25.40.020.B. and provides a  
26 proactive plan for both the near- and long-term allocation of HLB land and  
27 resources. This comprehensive document also lists contemplated land  
28 acquisition, inventory, transfer and disposal activities proposed by the HLB  
29 during this and the next five years. Key project components include proposed  
30 land use studies, completing several ongoing projects and initiating a number of  
31 new significant projects.  
32

33 AMC 25.40.020.B. requires public notice of not less than 45 days prior to a public  
34 hearing by the HLBAC on the annual work program. On January 25, 2011, the  
35 draft work program was posted online, available for download, and notices were  
36 published on the HLB's main municipal web page and sent to all municipal  
37 agencies, public and private organizations, community councils and municipal  
38 department directors for review and comment. On February 2, 2011, the  
39 Assembly was notified by e-mail that hard copies of the plan had been routed in  
40 late January to the Assembly Clerk's office for their review and comment. On



February 23, 2011, the same message to all of the above-noted organizations, citizens and groups was e-mailed and included the web page document links to the plan.

On April 14, 2011, the HLBAC conducted the public hearing, accepting public testimony and discussing written recommended changes and comments received. The commission approved the attached work program document, allowing administrative edits to be incorporated, and to add any appropriate amendments to the document from public and community council comments. HLBAC Resolution 2011-02 was passed unanimously, recommending Assembly approval, and the signed resolution is included as 'Appendix E' in the attached draft document. We request your favorable consideration.

Prepared By:	Real Estate Department
Approved:	Tammy R. Oswald, Acting Director, Real Estate Dept.
Concur:	George J. Vakalis, Municipal Manager
Respectfully submitted:	Daniel A. Sullivan, Mayor
Attachments:	Draft 2011 HLB Work Program and 2012-2016 Five-Year Plan with Appendices A - F



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### \* B. 2011 ACQUISITIONS

Mt. View/Porcupine Drive Purchase – HLB will 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.

Laurel Acres Subdivision – 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. HLB formally selected 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 proposed 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.

SEE AMENDMENT BELOW



### C. CURRENT AND CONTINUING PROJECTS

Glacier-Winner Creek Nordic Trails - HLB will continue to work with the Girdwood Nordic Ski Club to fund, design and engineer the initial Nordic trail corridor into the Glacier-Winner Creek drainage from near the Alyeska Hotel. HLB has issued a long-term easement for construction of the trails on HLB property.

RV/Campgrounds Facilities – HLB will assist private developers to locate sites for campground and RV facilities in Girdwood, east Anchorage and the Chugiak-Eagle River areas.

HLB Parcel 3-066 – 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. Currently the property is being utilized by Street Maintenance for street light storage.

Section 36 (HLB Parcels 2-124, 2-125) – As covered in Chapter 2, survey and platting has resolved access road issues. Upon completion of the Parks and Recreation Department's Master Planning process, management authority will be transferred to the Parks and Recreation Department. The southern part of Section 36 is predominantly wetlands and contains creek corridors. Subject to COE approval, these portions of Section 36 will be added to the Anchorage Mitigation Bank.

HLBAC approved: 4/14/11  
Assembly amended & approved: 7/12/11

23

\* Municipal Entitlement Lands - As referenced under Chapter 1 of this Plan, HLB will continue to work for the conveyance of lands identified in the 1986 Agreement for the Conveyance of Land of the State of Alaska to the Municipality of Anchorage.





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Chugach State Park. In return for state land of equal value elsewhere, the municipality could obtain lands which would have greater utility for public purposes. Chugach State Park has produced an access inventory and draft trails and access plans. HLB will work with the state and the public to accommodate some of these desired access areas.



West Anchorage District Plan – HLB is working closely with the Planning Department to develop the West Anchorage District Plan. The Anchorage 2020 Comprehensive Plan recognizes that the West Anchorage District Plan is intended to provide resolution of airport/community land issues. HLB will continue to work with the airport and the west Anchorage community councils to attempt to resolve several ongoing land use issues. ~~HLB desires to continue negotiations 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.~~

Alaska National Guard Armory Site – HLB #4-039 – The lease of this 5.56 acre parcel expired in July 2010. HLB issued a short-term permit for the “Everybody Loves Whales” film crew last year, and the building space has generated interest by other film crews for its use.

Girdwood South Townsite Plat - Located south of Alyeska Highway in an area that includes the Library and Community Center. This area is being replatted in three phases to comply with the approved South Townsite Master plan and current zoning. The first phase of the plat addresses the parcels closest to Alyeska Highway. The plat could be finalized by the end of 2011 once Chapter 9 of Title 21 is amended.



See  
Amendment  
Below

Anchorage Detox Facility – The Salvation Army has a lease on HLB property west of Anchorage International Airport for the Clitheroe detoxification facility. HLB continues to participate in the State’s efforts to locate a replacement site for the Clitheroe detox facility. The State of Alaska’s consultants are conducting a site location study which includes some HLB lands that need further analysis of the impact to the municipality.

Compensatory Mitigation Programs/Wetlands Evaluation – HLB is working to develop programs that will allow the sale of compensatory mitigation credits for the preservation, restoration and enhancement of wetlands and streams throughout the municipality. These programs will utilize strategies available through the COE permitting process, establishing in-lieu-fee and mitigation banking agreements with the COE to protect our waterways and watersheds while generating income for municipal use. In response to COE and agency comments, HLB is working with the

HLBAC approved: 4/14/11

Assembly amended & approved: 7/12/11



In the event relocation of the facility remains the option favored over upgrade/improvement of the present facility and extension of the present lease, potential use as a public access area to the Tony Knowles Coastal Trail will be explored.



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Planning Department to develop a prioritization methodology to be applied to all lands within the HLB inventory to be used as a tool for selection of highest value wetlands for preservation in the Anchorage Mitigation Bank. Prospectuses, outlining all aspects of the In-Lieu-Fee and Mitigation Bank Agreements, undergo a 30 day public notice and comment period, with comments to be considered by the respective Interagency Review Team for incorporation in the Agreements. Additions to the Anchorage Mitigation Bank will also be subject public review and comment. Notice of these opportunities for comment will be provided to the community councils.

To assure consistency in management of compensatory mitigation and conservation easements, Anchorage Municipal Code 25.40.010.F was amended to exclusively designate HLB as the recipient of conservation easements and funds generated by compensatory mitigation agreements with the COE.

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 disposed from the inventory to the private sector. HLB will continue to work to remove these clauses through state and federal legislation.

Point Woronzof – Closed compost facility – HLB continues to participate in legal proceedings involving the operator of the closed compost facility at Pt. Woronzof. Many of the issues brought up by the plaintiff/former operator have been dismissed by the court. Upon legal resolution, HLB will ensure the area is cleaned of trash, debris and other materials on the site.

~~★ The cleanup will be in anticipation of a land exchange with the airport for lands encompassing portions of the Anchorage Coastal Trail.~~ HLB will strive to achieve maximum public benefit regarding these lands.

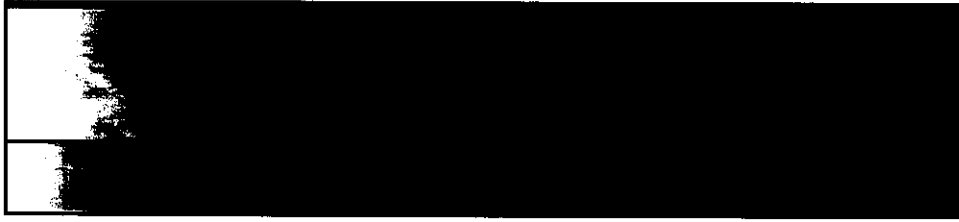
## D. 2011 LAND MANAGEMENT

### 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.

Other Planning Efforts – HLB continues to work actively with other municipal departments in planning efforts that may impact HLB lands. Recently HLB has participated the Parks





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## Chapter 4. HERITAGE LAND BANK FIVE YEAR WORK PLAN, 2012-2016

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

- continuing efforts to obtain the municipality's remaining land entitlements from the State of Alaska,
- 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 through Real Estate Services to appropriate municipal agencies,
- disposing of HLB lands through sale, lease or exchange, and where doing so will achieve municipal purposes, and
- evaluating means by which HLB can best support the administration in serving the public for the long-term.

### A. ACQUIRING STATE ENTITLEMENT LANDS

The Heritage Land Bank will continue to obtain title to remaining State of Alaska land, pursuant to the Municipal Entitlement Act and subsequent agreements. MOA is responsible for surveying these parcels at its expense, per statutory requirement, and the administration has requested legislative grants to expedite this process. 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 with the Ted Stevens Anchorage International Airport with a goal toward protecting access to the Coastal Trail and safeguard other area trails and recreation sites.~~



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### 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 may offer this parcel for sale by competitive bid when market conditions warrant.  
HLB Parcels #1-071,-072,-073 and -074 are included in the Chugiak-Eagle River Site Specific Land Use Plan (AO 2009-104).
2. HLB Parcel #1-071 – This 40-acre parcel in Eagle River, zoned R-10, will be rezoned to PLI for Park and Natural Resource. Considered for exchange.
3. HLB Parcel #1-072 – With completion of the land use study for this area, this 7.8-acre parcel zoned R-2A SL, is ready for disposal.
4. HLB Parcel #1-073 – A 3.7-acre parcel in Eagle River currently zoned PLI, and will be ready for disposal once it is rezoned to R-7 .
5. HLB Parcel #1-074 – This parcel will require a subdivision in order to implement the recommended land use zones (PLI, R-2M, R-7SL, and R-10SL. The rezone of the R-7SL parcel must be complete prior to disposal.
6. HLB Parcel #1-084 – This is a 35 acre parcel in Eagle River, zoned R-1, to be considered for sale.
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

- \* nearly completed**
- ✧ 1. Section 36 (HLB Parcels #2-124 and 2-125) – 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 addition to the Anchorage Mitigation Bank.
2. 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.
- ✧ 3. 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.
- See Amendment Below:
4. HLB Parcel #2-146 – This 12.5-acre parcel in Potter Valley, zoned PLI, currently has no legal/constructed access. The parcel should become available for disposal with the establishment of infrastructure improvements in the area.
5. HLB Parcel #2-156 – AWWU is in the process of purchasing approximately two-three acres for a water tank, and the remainder may be offered for sale or exchange when economic conditions warrant.

HLBAC approved: 4/14/11

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Assembly amended & approved: 7/12/11

- ✧ These two Parcels, 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 and access through a portion of 2-135, per the Potter Valley Land Use Analysis and AO 99-144.  
Considerations should be given to prescribed open space and any required agreement with the Alaska Department of Transportation and Department of Fish and Game.





**Content ID:** 010125  
**Type:** AR\_AllOther - All Other Resolutions  
A RESOLUTION OF THE ANCHORAGE ASSEMBLY APPROVING THE  
**Title:** HERITAGE LAND BANK 2011 ANNUAL WORK PROGRAM AND 2012-2016  
FIVE-YEAR MANAGEMENT PLAN.  
**Author:** tennisjl  
**Initiating Dept:** Real\_Estate  
**Description:** Annual HLB Work Program & 5-year plan  
**Date Prepared:** 4/14/11 4:34 PM  
**Director Name:** Tammy R. Oswald  
**Assembly Meeting Date:** 5/24/11  
**Public Hearing Date:** 6/14/11

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	5/13/11 8:59 AM	Exit	Joy Maglaqui	Public	010125
MuniManager_SubWorkflow	5/13/11 8:59 AM	Approve	Joy Maglaqui	Public	010125
CFO_SubWorkflow	4/15/11 4:12 PM	Approve	Lucinda Mahoney	Public	010125
Real_Estate_SubWorkflow	4/15/11 9:31 AM	Approve	Tammy Oswald	Public	010125
AllOtherARWorkflow	4/14/11 4:39 PM	Checkin	Jacque Tennis	Public	010125

CONSENT AGENDA - INTRODUCTION



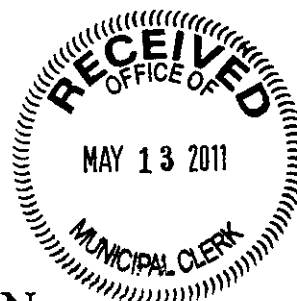
*Amended & Approved  
7/12/11*

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*MB AR 2011-144*

## HERITAGE LAND BANK

### 2011 ANNUAL WORK PROGRAM and 2012-2016 FIVE-YEAR MANAGEMENT PLAN



**MUNICIPALITY OF ANCHORAGE**  
Daniel A. Sullivan, Mayor



#### REAL ESTATE DEPARTMENT

Heritage Land Bank Division

**Tammy R. Oswald, Acting Executive Director**  
**Karlee Gaskill, Land Manager**  
**Susan A. Paine, Land Manager**  
**Alison L. Smith, Land Manager**  
**Lynn Roderick Van Horn, Office Manager**

Real Estate Services Division

**Tammy R. Oswald, Manager**  
**Carla Johnson, Foreclosure Specialist**  
**Jacque Tennis, Office Assistant**



TABLE OF CONTENTS

Chapter 1. Overview of the Heritage Land Bank . . . . . 3

Chapter 2. Heritage Land Bank – 2009 & 2010 Progress Report . . . . . 12

Chapter 3. Heritage Land Bank – 2011 Work Program . . . . . 21

Chapter 4. Heritage Land Bank – 2012-2016 Five-Year Plan . . . . . 29

Appendices

- Appendix A: Regional Maps of HLB Inventory
- Appendix B 2008 Assembly Approved HLB Policies and Procedures
- Appendix C: HLB Fund Activities by Year and Fund Balance Graph: 1995-2010
- Appendix D: HLB Leases and Permits List
- Appendix E: Approved HLBAC Resolution 2011-02
- Appendix F: Public Comments matrix

**2011 Heritage Land Bank Commissioners**  
Standing, left to right: Former HLB Director Bill Mehner, Jim Balamaci, Chair Terry Bryan, Ray Hickel, Louise Hooyer, Vice-Chair Eva Loken, and Dianna Hiibner (not pictured: Eleanor Andrews)

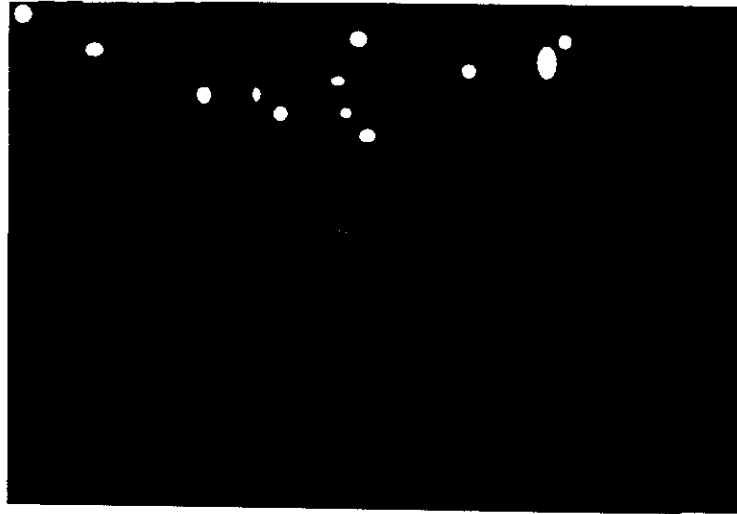




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## Chapter 1. OVERVIEW

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### The Heritage Land Bank

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.

In 2010, the Sullivan administration reorganized several municipal agencies, and as part of that reorganization, the Heritage Land Bank became a division level agency under the newly named Real Estate Department (RED). This department also includes the Division of Real Estate Services (RES), and both are located in the Permit Center at 4700 Elmore Road. RES provides services to municipal agencies and manages all land and leases for the MOA except for the Heritage Land Bank, Anchorage Community Development Authority, Anchorage School District, and Anchorage Water & Wastewater Utility. RES also supervises the delinquent and foreclosure activities for properties in the municipality, restoring the tax base in amounts often over six million dollars each year.

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### The Heritage Land Bank Mission Statement

“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)

HLB achieves its mission by managing an inventory of HLB land and resources to benefit a wide variety of municipal objectives. The HLB manages many types of land in its inventory of approximately 9,300 acres, which are divided into approximately 435 parcels of residential, industrial, commercial, recreational and open space. 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. Over 40 HLB parcels are leased or permitted to government agencies or the private sector, or used or managed by municipal agencies under special permit or management authorizations. A spreadsheet of leases and permits currently held by the Heritage Land Bank is attached as Appendix D and is also available online.

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 is used to: support the annual operating expenses of HLB; manage and/or improve HLB property, conduct land use, planning, and feasibility studies, and; carry out any off-site mitigations and acquire property for municipal use. Since its inception in 1983, the HLB has operated without any direct taxpayer support but has contributed millions of dollars in support to the general municipal government that benefit our growing community.

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.



HLB will continue to review and work with appropriate business models that will enable it to continue carrying out important missions for the community. In this spirit, we anticipate that HLB will:

- Assist with local, state and federal programs that support public facility and infrastructure improvements in response to public need;
- Evaluate opportunities to implement the goals and policies of the Anchorage 2020 Comprehensive Plan, the Chugiak-Eagle River Comprehensive Plan Update, and the Girdwood Area Plan;
- Continue to participate in the updating of Title 21 land use regulations and work with other municipal agencies to assess their future needs and evaluate future prospects for land acquisitions and disposals.

Trespass Issues – Heritage Land Bank has a responsibility to manage its lands for the benefit of the entire community and will continue to aggressively 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.

#### **Acquiring Municipal Entitlement Lands**

This year as in the past, the Municipality of Anchorage will continue to work closely with the State of Alaska to identify and resolve any remaining land entitlement issues. The state has land remaining to be conveyed to the Municipality. Several large surveys are underway to provide for conveyance, including 105 acres adjoining the Seward Highway in Indian, and 155 acres in Bird.

The State of Alaska recently notified HLB that the decision document issued for 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, is tantamount to patent regardless of patent status. HLB anticipates completion of land surveys in 2011 to take control of several parcels that state agencies have all but formally relinquished, subject to final decision documents.

The Municipality of Anchorage will continue to work toward conveyance of these lands, 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, Inc., the State and the Municipality. 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

## DRAFT

the land as excess to its needs in the Anchorage area. To date, the MOA has received title to a little less than 300 acres of NALA land under its public interest land entitlement; no lands have been declared as excess by the DOD. 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.



### **B 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.
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 continue to assist in implementing and supporting municipal plans in accordance with HLB policy and economic guidelines.

### **C. 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 is allowed to 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.

## Annual Work Program

“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. Since 2002, the HLB has been combining these two requirements into a single document and producing a combined work program/five-year plan that is updated annually.

## Five-Year Management Plan

“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 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.

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 inventory, as a land “bank,” 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 for other municipal agencies.

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.

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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 recommended in the approved plan must be approved separately by the Advisory Commission and the Assembly. Thus, the public generally has four occasions to provide testimony on any given issue, and may have even more public process if zoning changes or conditional uses are planned.



### A Brief History of the Heritage Land Bank

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 of Alaska.

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, which 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 holds public hearings whenever 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.

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 shortfall. A number of parcels of land are in the slow process of being conveyed, including parcels in Eagle River, Indian and Bird Creek.

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 exists

## DRAFT

in an online version for public and municipal access at [www.muni.org/departments/hlb](http://www.muni.org/departments/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.

In January 2005, the Assembly added a new chapter of the municipal code and the Anchorage Community Development Authority (ACDA) was created from the former Anchorage Parking Authority. With this new Authority, 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 HLB will continue to work cooperatively with ACDA on various property and management projects.

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.

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 management transfer of many other parcels to Parks, including Section 36 in southeast Anchorage.

HLB's past commercial, civic and recreational contributions in Girdwood include the designation 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 in 2009 HLB completed 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.

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 programs that will allow the sale of compensatory mitigation credits for the preservation, restoration and creation of wetlands and streams throughout the municipality. These programs will utilize strategies available through the COE permitting process establishing an in-lieu-fee and mitigation bank agreement with the COE to protect our waterways and watersheds while generating HLB income. To assure consistency in management of compensatory mitigation and conservation easements, the Municipal Code was amended in 2009 to exclusively designate HLB as the grantee of conservation easements and funds generated by compensatory mitigation agreements with the COE.

## DRAFT

HLB will continue its public outreach programs to help the citizens of Anchorage better understand the land management and land banking 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 ([www.muni.org/departments/hlb](http://www.muni.org/departments/hlb)), and public meetings.



### The Heritage Land Bank Fund

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 was in 2008, with an approximate year-end balance of \$716,000, not including \$808,000 that was due at that time from the Anchorage Community Development Authority and listed as a Scheduled Receivable. HLB has provided, or has committed to provide, compensatory mitigation with a value of \$1,086,541 for Department of Project Management and Engineering projects.

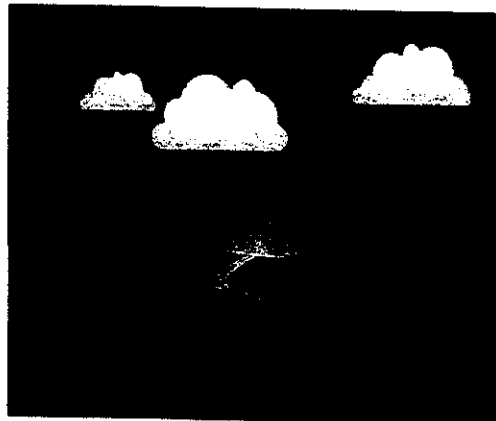
On occasion, HLB has also acquired properties that have been taken through tax deed, or has purchased land on behalf of other agencies through contributions from the HLB Fund whenever required by the administration and the Anchorage Assembly.

HLB has been contributing acreage in recent years to provide compensatory wetlands mitigation required by the COE for various government projects, and has been provided at reduced or no cost

- Mitigation lands provided for the Elmore Road project had a total monetary value (current value) of \$2,600,518, for which HLB received partial compensation from the Alaska Department of Transportation and Public Facilities (ADOT).
- 27.5 acres of HLB land for mitigation was freely provided for the South Anchorage ball field and community park complex.

## DRAFT

- HLB land comprising 2.28 acres will provide mitigation at no cost for the Fire Lake Dam project in Eagle River.
- 9.74 acres of HLB land provided wetlands mitigation for the Chester Creek Trail.
- Approximately 25 acres of HLB land was donated in support of mitigation of the East Dowling Road project.
- HLB also provided mitigation for creation of Dr. Martin Luther King, Jr. Avenue.



HLBAC approved: 4/14/11  
Assembly approved:





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### Chapter 2. HERITAGE LAND BANK ACCOMPLISHMENTS: 2009 AND 2010

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HLB accomplished several goals in the last couple of years in spite of the poor economic climate. The determination was made to focus on administering capital projects with a more reasonable likelihood of completion. Land use studies were completed 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.

#### A. DISPOSALS

HLB inventory disposals include sales, exchanges, leases and easements 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.

HLB Parcels in Upper Girdwood Valley – Chugach Adventure Guides took over a trespass hut on HLB land in the upper valley in 2009. They are leasing the underlying ground for a 10 year period, at the end of which they are required to remove the cabin.

HLB Parcel 4-013 - A small parcel in downtown Anchorage is now leased to the Ramada Inn, the adjoining landowner, for parking. A ten year lease was issued in 2009.

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HLB Parcel 5-026 – In 2009, HLB sold this approximately 2-acre lot on West 80<sup>th</sup> Avenue to the Anchorage School District. The parcel is located adjacent to a proposed elementary school site in southwest Anchorage already owned by the Anchorage School District. The additional parcel was combined with the larger adjacent parcel to provide sufficient acreage for the proposed school.

Land Exchange Parcels 2-153, 2-154 and 2-155 – In 2010, HLB completed a land exchange of HLB Parcels 2-153, 2-154 and 2-155, totaling approximately .74 acres, for approximately 4.5 acres located south of Russian Jack Springs Park. The 4.5 acre parcel contains a large area of undeveloped Class B wetlands and a portion of Chester Creek. For these reasons, this land should be preserved and considered for addition to the Anchorage Mitigation Bank.

Girdwood – Holtan Hills Subdivision – HLB issued a utility easement to Chugach Electric Association to facilitate installation of a pressure relief valve in the AWWU Girdwood Phase IIB Water Transmission Main Project. The main closes the Girdwood Valley loop and will provide water to the new Holtan Hills Subdivision.

HLB Parcel 6-008 – This 2.5 acre parcel located in Bird Creek was offered for sale in August 2010, but received no bids. It will probably be reoffered in Spring 2011, if market conditions warrant.

HLB Parcels No.4-033A & 4-034 – In April, 2010, HLB conveyed an approach lighting system easement and a permit, avigation and hazard easement and right of way on Parcels 4-033A & 4-034 and the airspace above the land, to the Alaska Dept. Of Transportation & Public Facilities for activities associated with the extension of Runway 7R/25L for \$1,002,400.

## **B. ACQUISITIONS**

The Heritage Land Bank acquires property for placement into its inventory if the parcel has an undesignated use, but also acquires property for 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.

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### C. 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 been working closely with municipal, state, and federal agency staff on a number of projects requiring wetlands mitigation, more particularly described below, including Dr Martin Luther King, Jr. Avenue and East Dowling Road.

Recently issued U.S. Army Corps of Engineers and Environmental Protection Agency regulations require that implementation of compensatory mitigation necessary for Corps of Engineers permits shall be, to the maximum extent practicable, in advance of or concurrent with the activity causing the impacts. HLB has developed policies regarding the provision of wetlands mitigation to other municipal agencies as a means of preserving lands and the HLB Fund. HLB will continue to pursue compensation or offsets to address the shortfalls for the mitigation it has provided.

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 were selected for potential use as a municipal snow disposal site and HLB has preserved the wetlands portion of this parcel for compensatory mitigation for the East Dowling Road Extension with a conservation easement recorded September 17, 2010.

Ball Field and Community Park Development in Bicentennial Park – In 2002, the Assembly authorized 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 “... 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 in AO 2002-165 for this mitigation. In 2006, the Assembly authorized a conservation easement to be recorded against Parcel #3-048 and management authority delegated to Parks & Recreation in furtherance of this mitigation. All mitigation measures were completed in April, 2009, preserving 27.5 acres of wetlands.

HLBAC Approved: 4/14/11  
Assembly amended & approved:

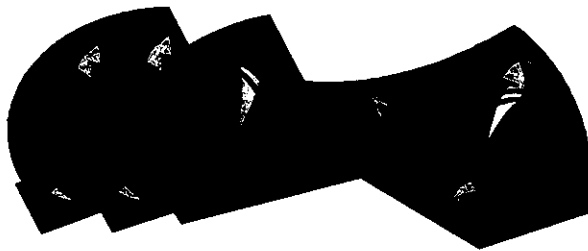
## **DRAFT**

The Chester Creek Trail and UAA Spur Trail Connection – In 2009, 9.74 acres of HLB land was preserved to provide wetlands mitigation for the Chester Creek Trail and UAA Spur Trail Connection. This project completes an important link between two municipal greenbelt trails: the Chester Creek Trail and Campbell Creek Trail, providing safer travel for trail users.

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. In 2009, the Assembly approved the use of much of the land south of Dr. Martin Luther King, Jr. Avenue for compensatory mitigation for the road project and the State of Alaska Crime Laboratory. In 2009, HLB received \$479,971 from the State of Alaska for mitigation of HLB wetlands for the crime lab property.

Municipal Code Amendment - In 2009, the Municipal Code was amended to specify HLB as the municipal agency exclusively designated as the grantee of conservation easements and the recipient of funds generated by compensatory mitigation agreements with the U.S. Army Corps of Engineers.

Anchorage Mitigation Bank – HLB submitted a Draft Prospectus for the Anchorage Mitigation Bank to the Corps of Engineers (COE) and an Interagency Review Team in July, 2009, and had its first meeting to evaluate the Draft Prospectus on October 4, 2009. In response to this evaluation, extensive revisions were made and a formal prospectus was submitted to the COE in September 2010, which was ultimately accepted in March 2011. HLB will strive to have the Anchorage Mitigation Bank approved in 2011.



## **D. PROJECTS**

Crow Creek Neighborhood Plan Implementation – The Plan, approved in 2008 by the Planning & Zoning Commission, sets out general residential development areas in the upper Girdwood Valley and designates densities and types of development. HLB has been working closely with AWWU on construction of its Water Transmission Main Loop Project (2009-2010) through the Lower Matrix area of the Crow Creek Neighborhood that will provide more dependable water sources to the Girdwood system. The Holtan Hills development constitutes a 28-acre portion

## DRAFT

within the Crow Creek neighborhood, and may be available for development by ACDA or the private sector.

South Townsite Master Plan – Girdwood – Opportunities for redevelopment of several large HLB parcels lying south of the Alyeska Highway. A multi-phased master plan of the area was developed by HLB and approved by the Planning and Zoning Commission in February 2009. The area is currently being replatted to reflect the conceptual master plan.

Girdwood Valley Flood Plain Mapping – HLB participated with PM&E in mapping the Glacier Creek floodplain from Alyeska Highway up-valley. New FEMA maps have been issued.

Section 36 – HLB Parcels 2-124 and 2-125 (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 fulfills a long-standing goal for many in the community. The Commission sought to strike a balance between the goal of creating a new regional park within Section 36, and the necessity to resolve long-standing access issues with private property owners east of Section 36. Final platting efforts were accomplished in 2009. The Parks & Recreation Department has begun the master planning process. A large portion of this property is proposed for addition to the Anchorage Mitigation Bank.

Girdwood Industrial Park – Management of HLB Parcel 6-057 is an ongoing project. DOWL/HKM completed a survey for replatting the property in preparation for road and utility improvements, but this hasn't been recorded due to lack of funding for the subdivision. 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. State Legislative funding was requested for planning, platting and development of the new industrial park, but has yet to be received. HLB worked with Solid Waste Services and Anchorage Water and Wastewater Utility to upgrade and pave Ruane Road, the access into the site.

Girdwood Trails – The Girdwood Nordic Ski Club was established to fund and construct new multi-use trails in the upper valley. HLB issued a trail easement for the first five kilometers, which has been constructed and is now ready for skiing.

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## **E. 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 Assembly.

Chugiak/Eagle River Site Specific Land Use Study – HLB finalized the land use study for HLB Parcels 1-071, 72, 73 and 74. Three of these parcels are located in Eagle River near the Harry J. McDonald Recreation Center. The fourth parcel (1-071) is northwest of the other three parcels. In 2007 Agnew::Beck Consulting were contracted to begin the HLB Chugiak-Eagle River Site-Specific Land Use Plan. The Plan was approved by the P&ZC in May 2009 and by the Assembly in September 2009 with the condition that HLB rezone those affected parcels prior to disposal.

Trespass Issues – The Assembly and administration are treating illegal campsites as a public nuisance and working to address growing community concerns regarding homeless camps. Homeless camps and other illegal uses of vacant municipal land are increasingly recognized as an ongoing, widespread problem for HLB and other landholding agencies. In wooded areas, camping and related activities such as deposits of refuse and construction of small structures are common. In June, 2010, a fire broke out on HLB Parcel #3-064, most likely caused by an illegal campfire. Additionally, HLB must routinely deal with abandoned vehicles, garbage, party activities, and destructive off-road vehicle use. Addressing illegal activities with remediation and taking enforcement measures is a substantial part of managing HLB lands.

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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 addressed the higher priority parcels and contracted fire crews to clear out high fuel load areas on some 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. Firewise has been working in the Indian Valley to remove spruce bark beetle killed trees. HLB continues to support a 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 with the help of the MOA’s Geographic Information Systems (GIS) Section. Parcel information is updated in HLB records on a regular basis as changes occur. The updated inventory incorporates mapping software from 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/departments/hlb](http://www.muni.org/departments/hlb), and a two-volume map book containing hard copies of the HLB inventory is also available to the public for review in the HLB office in City Hall.

### **Municipal Entitlements**

North Anchorage Land Agreement (NALA) – NALA is a contract signed in 1982 between the State of Alaska, the Municipality of Anchorage, and Eklutna, Inc. The Mayor, Heritage Land Bank and Eklutna, Inc. meet annually to review and discuss options for acquisition of State owned land. Other invitees to the meeting include Federal Bureau of Land Management, the State of Alaska Department of Natural Resources, the Military, the Alaska Railroad Association, members of the Assembly and other interested departments within the Municipality of Anchorage.

Section 1425 of the National Interest Lands Conservation Act (ANILCA) passed by Congress in 1980 allows local people to solve local problems. NALA provides the format to resolve several longstanding land ownership and management issues in the Municipality north of downtown Anchorage, which originally involved more than 100,000 acres.

Surveys – Contracting was initiated to survey a 155 acre Bird Valley parcel, and is expected to be complete in mid-2011 after funding is secured, with final patent soon thereafter. Survey of Indian Valley parcel is mostly complete, but trespass issues related to expired mining claims prevent MOA from accepting final patent.

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Table 2.1

## 2009 Heritage Land Bank Advisory Commission Resolutions

RESOLUTION NUMBER	SUBJECT	DATE	ACTION
2009-01	Correction of a clerical error in the <i>Bragaw Extension HLB Properties: Site Specific Land Use Plan</i>	1/14/09	Approved
2009-02	Disposal of portions of HLB Parcels 6-011, 6-251, 6-295 and 6-296 for relocatable easement to the Girdwood Nordic Ski Club for constructing and maintaining multi-use trails, in coordination with the Alyeska Resort Master Plan	1/14/09	Approved
2009-03	Amendment of the Municipal Code to establish HLB as the exclusive municipal agency for receiving conservation easements and funds generated by compensatory mitigation agreements with the US Army Corps of Engineers	3/26/09	Approved
2009-04	Recommendation for Assembly approval of the 2009 HLB Annual work program and Five-Year Plan	3/26/09	Amended and Approved
2009-05	Equal value land trade for HLB Parcels 2-153, 2-154 and 2-155	3/26/09	Approved
2009-06	Withdrawal from the HLB inventory of Parcels 5-005, 5-006, 5-019, 6-297 and a portion of 3-049, totaling approx. 81 acres, for transfer to RES and establishing conservation easements on the withdrawn parcels, with mitigation credits to be managed by the HLB	5/14/09	Approved
2009-07	Easement disposal of portions of HLB Parcel 4-033A and 4-034 for an approach lighting system, aviation and hazard easement and right-of-way associated with the extension of TSAIA Runway 7R/25L	8/13/09	Approved
2009-08	Withdrawal of a portion of HLB Parcel #3-035, comprising approx. 10 acres from HLB inventory and transfer to RES, and constructing a conservation easement on the withdrawn portion	5/14/09	Approved
2009-09	Sealed bid sale of a portion of HLB #1-072, and HLB #1-073 in Eagle River	8/13/09	Approved
2009-10	Sole source sale of HLB #5-026 to ASD	10/08/09	Approved
2009-11	Approval of maintenance easement on Tract A, Collegegate Subd. Add'n. #2, to Chugach Electric Assoc'n.	10/08/09	Approved
2009-12	Recommendation for Assembly approval of revised and updated HLB Policies	12/10/09	Approved



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Table 2.2

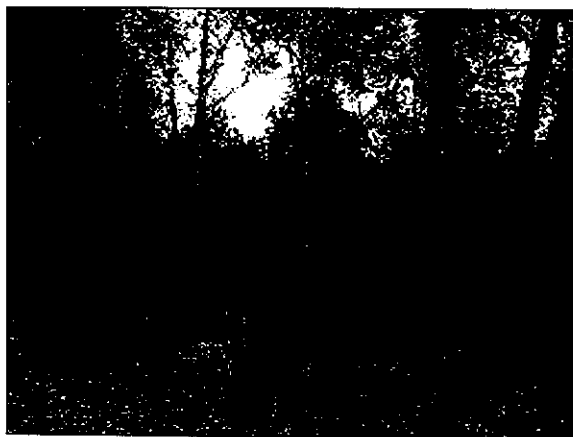
### 2010 Heritage Land Bank Advisory Commission Resolutions

2010 Heritage Land Bank Advisory Commission Resolutions			
Resolution Number	Resolution Description	Date	Action
2010-01	Recommending approval of the 2010 Work Program and Five-Year Plan	2/11/10	Approved
2010-02	Recommending approval to sell HLB Parcel #6-008 in Bird Creek	3/18/10	Approved
2010-03	Recommending approval of perpetual relocatable easement to Girdwood P&R for three trails in Girdwood Valley	6/10/10	Approved
2010-04	Recommendation for electrical easement to CEA on HLB Parcel #6-010 in Girdwood	8/12/10	Approved





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### Chapter 3. HERITAGE LAND BANK – 2011 WORK PROGRAM

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The annual Heritage Land Bank Work Program is a guide for the allocation and management of HLB land and resources. 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 land disposals (sales, leases, exchanges, easements), and land transfers from the HLB inventory to other agencies. Considerable effort is made to keep the public notified of proposed HLB activities through neighborhood mailings, publication of the agenda and via online information maintained on its web page. Any additions to the proposed list of disposals through sale, exchange, or lease, however, will require an amendment to the work program with approval by the Advisory Commission and Assembly.

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

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items may occur in order to address new developments. Following are the highest priority work items proposed for the HLB in 2011.

### A. 2011 PROPOSED DISPOSALS

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 economic conditions improve, HLB will continue to market the parcel.

Girdwood South Townsite Parcels Leasing - HLB will continue discussions with Little Bears and other entities desiring long term leases in the South Townsite and expects to initiate the disposal (leasing) process in 2011.

Industrial land near 72nd Avenue – Three vacant surplus parcels adjacent to one another are slated for transfer to HLB from RES. Each lot is 10,125 square feet (total 30,375 s.f.). These parcels will be disposed of by means for sale, lease, or exchange.

Parcel 2-156 – HLB is working with AWWU on the proposed sale of a portion of this parcel for placement of a local water tank. Completion of a plat and the sale is expected in late 2011.

Parcel 2-144 – This 39 acre parcel was offered for sale in 2008. HLB received no bids at that time and will review the potential for disposal in 2011. Conditions of the sale require open space and parkland be reserved by the developer as part of the subdivision platting process.

Parcel #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.

6-003A and B – A leasehold by the Indian Valley Bible Chalet of two parcels in Indian shall be brought to the commission for review as a sole source sale of HLB Parcel #6-003A to the church, and a relinquishment of the leasehold on #6-003B.

6-008 - This small parcel in Bird Creek was offered for sale in 2010 but no bids were received. Interest in the sale has been identified and HLB will likely offer it again in 2011.

Girdwood Trails – Easements to be issued to MOA-Girdwood Parks for the trail system in Girdwood Valley. Easements are necessary for existing trail and to provide site control for positive grant request results.

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### B. 2011 ACQUISITIONS

Mt. View/Porcupine Drive Purchase – HLB will 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.

Laurel Acres Subdivision – 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. HLB formally selected 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 proposed 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.



### C. CURRENT AND CONTINUING PROJECTS

Glacier-Winner Creek Nordic Trails - HLB will continue to work with the Girdwood Nordic Ski Club to fund, design and engineer the initial Nordic trail corridor into the Glacier-Winner Creek drainage from near the Alyeska Hotel. HLB has issued a long-term easement for construction of the trails on HLB property.

RV/Campgrounds Facilities – HLB will assist private developers to locate sites for campground and RV facilities in Girdwood, east Anchorage and the Chugiak-Eagle River areas.

HLB Parcel 3-066 – 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. Currently the property is being utilized by Street Maintenance for street light storage.

Section 36 (HLB Parcels 2-124, 2-125) – As covered in Chapter 2, survey and platting has resolved access road issues. Upon completion of the Parks and Recreation Department's Master Planning process, management authority will be transferred to the Parks and Recreation Department. The southern part of Section 36 is predominantly wetlands and contains creek corridors. Subject to COE approval, these portions of Section 36 will be added to the Anchorage Mitigation Bank.

## DRAFT

HLB Parcels 1-071, 72, 73 and 74 – In compliance with the Chugiak/Eagle River Site Specific Land Use Study, these parcels need zoning amendments as outlined in the plan, prior to disposal. HLB will commence with the initial planning steps for rezoning the parcels in 2011.

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

HLB Parcels 4-046 & 4-047 – The former Native Hospital site, located at 3<sup>rd</sup> Avenue and Ingra Street, was added to HLB inventory in 2008. This 15-acre site has been and will continue to be made available by permit for short-term community uses. These parcels are being held for potential rights-of-way or other downtown improvement projects.

Hollywood Vista – A majority of the parcels comprising this Government Hill property were transferred from the HLB inventory to ACDA, with the conditions that HLB be reimbursed the remaining amount of \$619,368 owed by ACDA for hard costs associated with the land. The ordinance also stipulates that it would revert back to HLB inventory if the project is not completed within five years of the transfer (AO 2006-178).

Hiland Road/Stewart Property drainage – HLB Parcel 1-088. This project is a continuation from 2008. A water diversion system off Hiland Drive that was never permitted and installed prior to HLB ownership has failed, causing damage to HLB land and threatening other structures down gradient. HLB worked with PM&E and Eagle River Street Maintenance to achieve a long term solution to the problem, which may include a culvert to channel the flow of water. This project will remain in PM&E until funding is available to resolve it.

Girdwood Industrial Park Parcel 6-057 – This large mostly industrial parcel in the lower Girdwood valley is currently used by AWWU and SWS for their Girdwood facilities and several local businesses. HLB will analyze the feasibility of sale of the non-Municipally encumbered property in 2011.

Crow Creek Road Parcels – Planning and preparation regarding housing, infrastructure and trail systems will continue for this area. Work is almost complete on the “Lower Matrix” plat (now Holtan Hills Subdivision) to be developed for home sites or sold for development. HLB is coordinating with ACDA and watching the housing market to determine when to offer for sale. HLB’s 2006 Crow Creek Neighborhood Land Use Plan calls for between 465 and 710 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.

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 such as HLB Parcel #2-139 in upper Bear Valley adjacent to

## DRAFT

Chugach State Park. In return for state land of equal value elsewhere, the municipality could obtain lands which would have greater utility for public purposes. Chugach State Park has produced an access inventory and draft trails and access plans. HLB will work with the state and the public to accommodate some of these desired access areas.



West Anchorage District Plan – HLB is working closely with the Planning Department to develop the West Anchorage District Plan. The Anchorage 2020 Comprehensive Plan recognizes that the West Anchorage District Plan is intended to provide resolution of airport/community land issues. HLB will continue to work with the airport and the west Anchorage community councils to attempt to resolve several ongoing land use issues. HLB desires to continue negotiations 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.

Alaska National Guard Armory Site – HLB #4-039 – The lease of this 5.56 acre parcel expired in July 2010. HLB issued a short-term permit for the “Everybody Loves Whales” film crew last year, and the building space has generated interest by other film crews for its use.

Girdwood South Townsite Plat - Located south of Alyeska Highway in an area that includes the Library and Community Center. This area is being replatted in three phases to comply with the approved South Townsite Master plan and current zoning. The first phase of the plat addresses the parcels closest to Alyeska Highway. The plat could be finalized by the end of 2011 once Chapter 9 of Title 21 is amended.

Anchorage Detox Facility – The Salvation Army has a lease on HLB property west of Anchorage International Airport for the Clitheroe detoxification facility. HLB continues to participate in the State’s efforts to locate a replacement site for the Clitheroe detox facility. The State of Alaska’s consultants are conducting a site location study which includes some HLB lands that need further analysis of the impact to the municipality.

Compensatory Mitigation Programs/Wetlands Evaluation – HLB is working to develop programs that will allow the sale of compensatory mitigation credits for the preservation, restoration and enhancement of wetlands and streams throughout the municipality. These programs will utilize strategies available through the COE permitting process, establishing in-lieu-fee and mitigation banking agreements with the COE to protect our waterways and watersheds while generating income for municipal use. In response to COE and agency comments, HLB is working with the

## D R A F T

Planning Department to develop a prioritization methodology to be applied to all lands within the HLB inventory to be used as a tool for selection of highest value wetlands for preservation in the Anchorage Mitigation Bank. Prospectuses, outlining all aspects of the In-Lieu-Fee and Mitigation Bank Agreements, undergo a 30 day public notice and comment period, with comments to be considered by the respective Interagency Review Team for incorporation in the Agreements. Additions to the Anchorage Mitigation Bank will also be subject public review and comment. Notice of these opportunities for comment will be provided to the community councils.

To assure consistency in management of compensatory mitigation and conservation easements, Anchorage Municipal Code 25.40.010.F was amended to exclusively designate HLB as the recipient of conservation easements and funds generated by compensatory mitigation agreements with the COE.

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 disposed from the inventory to the private sector. HLB will continue to work to remove these clauses through state and federal legislation.

Point Woronzof – Closed compost facility – HLB continues to participate in legal proceedings involving the operator of the closed compost facility at Pt. Woronzof. Many of the issues brought up by the plaintiff/former operator have been dismissed by the court. Upon legal resolution, HLB will ensure the area is cleaned of trash, debris and other materials on the site. The cleanup will be in anticipation of a land exchange with the airport for lands encompassing portions of the Anchorage Coastal Trail.

## **D. 2011 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.

Other Planning Efforts – HLB continues to work actively with other municipal departments in planning efforts that may impact HLB lands. Recently HLB has participated the Parks



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Department's Section 36 Master Plan, Far North Bicentennial Park Trail Plan, and Beach Lake Regional Park Master Plan Update.

### HLB Inventory

Changes to the inventory occur over time as lands are disposed of, withdrawn from the inventory or acquired. 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 available online and printable on demand. The new web application is on the HLB web page at [www.muni.org/departments/hlb](http://www.muni.org/departments/hlb), and a hard copy of the map book is available for review in the HLB office located in the Permit & Development Center at 4700 Elmore Road.



### Land Use Studies/Planning

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 adopted South Townsite Master Plan 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 contracted with a consultant in 2009 to replat this area consistent with the adopted master plan. We anticipate submitting a preliminary plat early 2011 and having the final plat recorded before the end of that year. This project will be ongoing through the 2<sup>nd</sup> and 3<sup>rd</sup> phases, which may be 10 to 20 years in the future.

Girdwood Area Plan Update - The Municipal Planning Department is updating 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.

### Surveys

The HLB contracted for boundary survey of 155 acres in the Bird Creek 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. The survey was contracted for early 2010 and completion is expected in late 2011 or early 2012.

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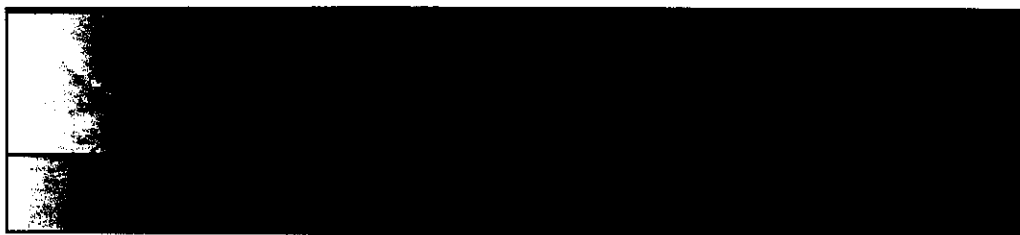
HLB will be looking into completing the Indian property survey and obtaining patent to the property. The survey was mostly complete when trespass was discovered on the property. In 2011 HLB will be negotiating a solution to the trespass which may require finalizing the plat.



### E. CONTAMINATED SITES

The Heritage Land Bank is responding to the need to remediate contamination on municipally owned land, assisting the Real Estate Department as a whole by supporting and administering cleanup grants and other remediation projects on land not in the HLB inventory. Cleanup and remediation issues include:

- Remediating a PCB-contaminated site in Mt. View (Parcel #3-004) in preparation for completing the 2008 sale of the property in a competitive bid offering for a million dollars.
- Additional clean-up work on former HLB parcels in west Anchorage on Cope Street (HLB #4-026, 27 & 28) completed in 2010.
- EPA is supporting ADEC in characterizing contamination under the former Alaska Native Hospital Site on 3<sup>rd</sup> and Ingra (HLB Parcels 4-046 & 47) caused by a nearby dry cleaner.
- HLB is researching availability of grant funds for other site clean-ups
- Community gardens are a potential future use, and the ADEC may have funding for clean-up with this goal for an end use on remediated parcels.



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## Chapter 4. HERITAGE LAND BANK FIVE YEAR WORK PLAN, 2012-2016

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

- continuing efforts to obtain the municipality's remaining land entitlements from the State of Alaska,
- 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 through Real Estate Services to appropriate municipal agencies,
- disposing of HLB lands through sale, lease or exchange, and where doing so will achieve municipal purposes, and
- evaluating means by which HLB can best support the administration in serving the public for the long-term.

### A. ACQUIRING STATE ENTITLEMENT LANDS

The Heritage Land Bank will continue to obtain title to remaining State of Alaska land, pursuant to the Municipal Entitlement Act and subsequent agreements. MOA is responsible for surveying these parcels at its expense, per statutory requirement, and the administration has requested legislative grants to expedite this process. 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 with the Ted Stevens Anchorage International Airport with a goal toward protecting access to the Coastal Trail and safeguard other area trails and recreation sites.

## D R A F T

### B. POSSIBLE DISPOSALS OF HLB PARCELS: 2012-2016

The Heritage Land Bank will review several of its holdings for disposal during this five-year planning period. The table on the next page and as further detailed in the following pages represents HLB parcels that will be considered for sale, lease or exchange, provided such disposals are consistent with the MOA's comprehensive plan, land use studies, wetlands mitigation, and market conditions. As recommendations for any disposals are made, the public hearing process will be initiated through the HLB Advisory Commission and recommended to the Mayor, with subsequent approval required by the Assembly, also following a public hearing. Several of these parcels will need to be reviewed more carefully or land use studies undertaken before determining final disposition or use.

**Potential Disposal Properties: 2012-2016**

<b>HLB Parcel</b>	<b>Location</b>	<b>Size</b>	<b>Zone</b>
1-034	Chugiak-Eagle R.	2.5	PLI
1-071	Eagle River	40 acres	PLI (recommended)
1-072*	Eagle River	7.8 acres	R-2ASL
1-073*	Eagle River	3.7 acres	R-7 (recommended)
1-074*	Eagle River	92 acres	PLI, R-2MSL, R-7, R-10SL (recom'd)
1-084	Eagle River	35 acres	R-1
1-089 (ptn.)	Hiland Road	36.73 acres	R-1
2-124, 2-125	Section 36/Clark's Road	Approx. 623.5 acres	R10, PLI-P
2-127	Potter Valley	20.2 acres	R-6
2-135 & 136	Potter Valley	49.3 acres	PLI
2-146	Potter Valley	12.5 acres	PLI
2-156	Goldenvue Drive	13.5 acres	PLI
4-004, 5 & 6	7th Ave. & I St.	.3 acre	B-2B
4-010, 11 & 12	9 <sup>th</sup> Ave. & L St	.2 - .3 acre	B-2C
5-010, 5-011 and 5-012	O'Malley Rd.	Approx. 4 acres	I2
TBD: SOA to convey upon survey	Indian	105 acres	R-11
6-010, 6-011, 6-017, 6-018	Girdwood	1000 acres (portion)	GCR-2, GDR & GOS
6-040	Girdwood	40 acres	GR-3

\*See Chugiak-Eagle River Site-Specific Land Use Plan (AO 2009-104)

The HLB parcels that may be considered for disposal in the 2012-2016 period listed in the table above are described in more detail on the following pages.

## DRAFT

### 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 may offer this parcel for sale by competitive bid when market conditions warrant.  
HLB Parcels #1-071,-072,-073 and -074 are included in the Chugiak-Eagle River Site Specific Land Use Plan (AO 2009-104).
2. HLB Parcel #1-071 – This 40-acre parcel in Eagle River, zoned R-10, will be rezoned to PLI for Park and Natural Resource. Considered for exchange.
3. HLB Parcel #1-072 – With completion of the land use study for this area, this 7.8-acre parcel zoned R-2A SL, is ready for disposal.
4. HLB Parcel #1-073 – A 3.7-acre parcel in Eagle River currently zoned PLI, and will be ready for disposal once it is rezoned to R-7 .
5. HLB Parcel #1-074 – This parcel will require a subdivision in order to implement the recommended land use zones (PLI, R-2M, R-7SL, and R-10SL. The rezone of the R-7SL parcel must be complete prior to disposal.
6. HLB Parcel #1-084 – This is a 35 acre parcel in Eagle River, zoned R-1, to be considered for sale.
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. Section 36 (HLB Parcels #2-124 and 2-125) – 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 addition to the Anchorage Mitigation Bank.
2. 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.
3. 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.
4. HLB Parcel #2-146 – This 12.5-acre parcel in Potter Valley, zoned PLI, currently has no legal/constructed access. The parcel should become available for disposal with the establishment of infrastructure improvements in the area.
5. HLB Parcel #2-156 – AWWU is in the process of purchasing approximately two-three acres for a water tank, and the remainder may be offered for sale or exchange when economic conditions warrant.

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### Region 3 – Northeast Anchorage Bowl

HLB Parcels 3-035 - 3-040, 3-042 - 3-046, 3-053, 3-057, and 3-058 - , Located in Campbell Tract, these parcels will be examined for use as 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. HLB filed a Prospectus for the Anchorage Mitigation Bank in September, 2010 and expects to have a functioning Mitigation Banking Instrument in 2011.

### 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 (APA) 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 long term lease or sale of these parcels by competitive bid, or exchange with other governmental entities.
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.

### Region 5 – Southwest Anchorage Bowl

HLB Parcels 5-010 through 5-012/Maui Industrial Subdivision – As addressed in Chapter 3, these parcels are located on the north side of O’Malley Road and east of C Street. The land is encumbered with a reversionary interest and is primarily Class C wetlands., HLB will continue exploring opportunities to make the land available for appropriate use.

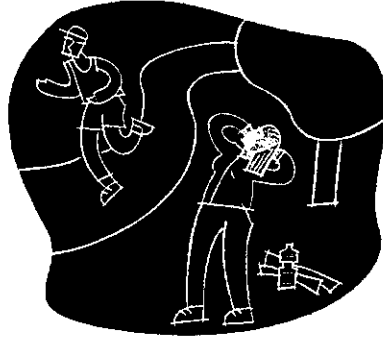
### Region 6 – Girdwood/Turnagain Arm

1. HLB Parcels 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.
2. Upper Girdwood Valley – A survey of the approximately 1,200 acres comprising the study area will be required prior to final 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

## DRAFT

MOA. Studies were completed in 2007 to evaluate the area's potential for expansion of a Nordic and alpine ski area.

3. 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.



### C. PROPOSED PROJECTS: 2012-2016

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.

HLB Parcels 5-010 through 5-012/Maui Industrial Subdivision – Are located on the north side of O'Malley Road and east of C Street. These parcels are primarily Class C wetlands and total approximately four acres. HLB proposes to seek permitting to fill this area, which is zoned Industrial, in order to make the land available for appropriate use.

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

Crow Creek Road Parcels in Girdwood – Planning of this 1,000-acre area will continue in the coming years as “pods” are positioned for disposal through sale, exchange or ground lease. The Crow Creek Neighborhood Land Use Plan contains provisions requiring restrictions for disposal which will guide HLB during this process. 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 Studies - 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

## DRAFT

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. General planning studies will be continued.

Girdwood and Chugiak-Eagle River Cemeteries - HLB will continue to work with these communities to identify parcels with a minimum of five acres in each area for a potential cemetery. HLB continues to support the administration’s search for legislative funding for these projects on behalf of the local communities.

Downtown Girdwood Parking – The Commercial Areas & Transportation Master Plan identifies a large parking area between Glacier Creek and the New Townsite commercial area on HLB Parcel #6-029.

Girdwood New Townsite Parking – Another parking facility is under consideration for Parcel #6-029, lying east of shops and a condominium fronting on Hightower Road.

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

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.

105 acres in Indian 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 complicates the state’s future conveyance to the MOA. 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.

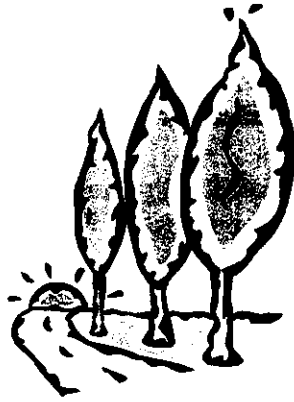
155 Acres in Bird – Property was approved for conveyance in 1986, HLB currently manages this land as part of the municipal entitlements program, but does not yet have patent. The HLB has contracted for boundary survey of the 155 acres to obtain patent from the state. HLB will complete the boundary survey and record the plat in late 2011 or early 2012.



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Secondary access 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.

West High/Romig Middle Schools – The Anchorage School District initiated a long-term Master Planning process for the West/Romig campuses which was completed in 2010. MOA is requesting state funding for strategic acquisitions of land surrounding the campuses to improve traffic, access and pedestrian safety. On behalf of ASD, the Real Estate Department may assist with investigating the acquisition of several strategic properties.



The HLB, as part of the newly created Real Estate Department, expects to continue working closely with the Anchorage Community Development Authority, Community Development Dept., Parks and Recreation, Anchorage School District, the Anchorage Fire Department and other agencies to provide land needed for a variety of municipal purposes.

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

### **D. OTHER ISSUES: 2012-2016**

1. Continued monitoring for fire fuel reduction and mitigation to maintain the health of forests on municipal properties.
2. 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.
3. Review and update all HLB application fees and rental rates to ensure that all fees and rents are based upon market rates and at a minimum recover staff costs.

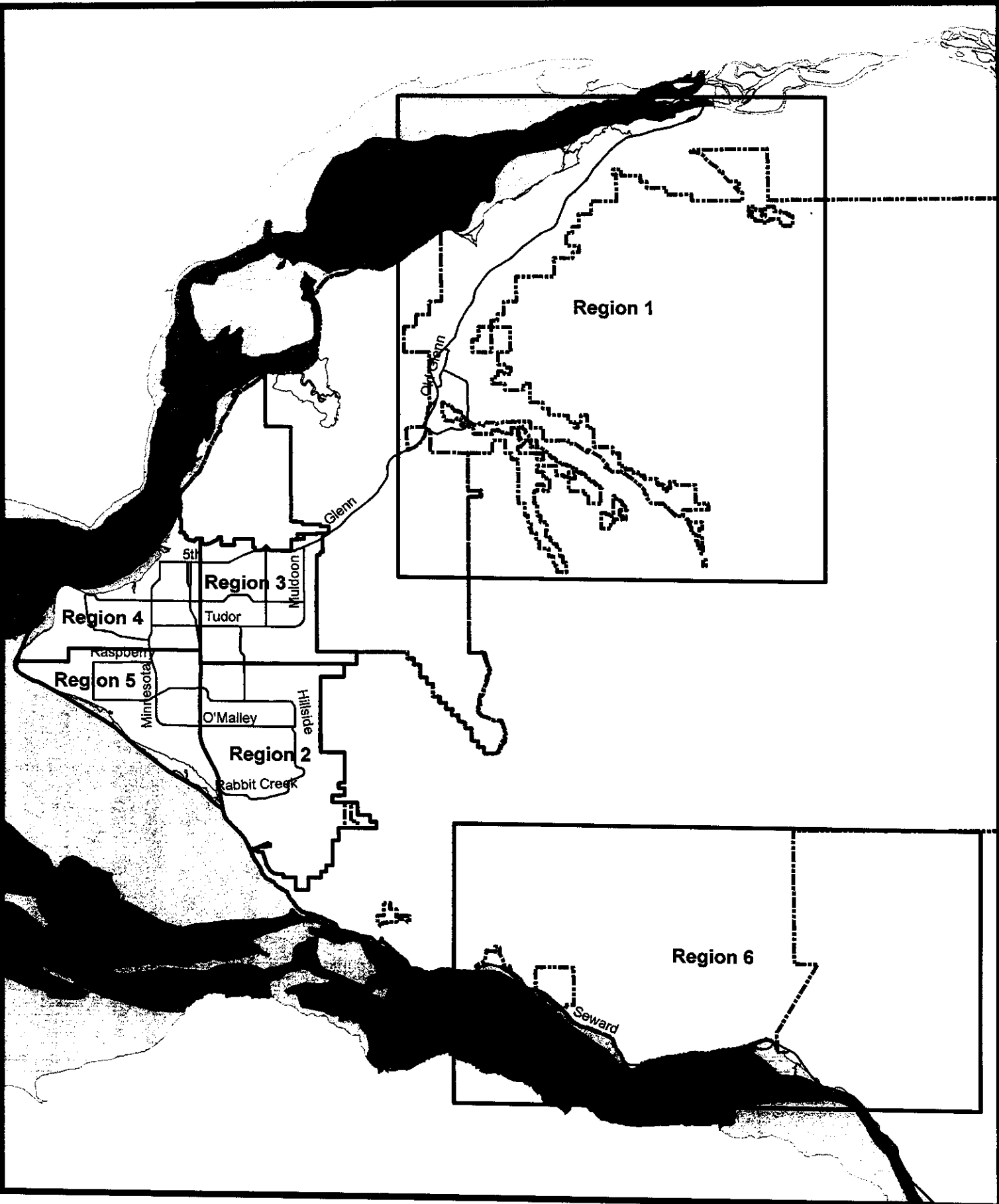
HLBAC approved: 4/14/11

Assembly amended & approved:

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4. HLB will continue to look for funds for contaminated sites cleanup. Properties will be remediated with the goal of meeting state and federal agency standards and for eventual redevelopment.
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. Position 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. HLB continues to explore potential sites for gravel extraction in the Girdwood area. There were fairly extensive gravel resource studies done for that area in the 1980's and 90's.
8. 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.
9. 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 returned to the HLB land inventory.
10. Maintain an aggressive stance with regard to trespassing on HLB lands throughout the municipality and regularly work with Code Enforcement to remove illegal structures, vehicles and debris.
11. Through the Anchorage Mitigation Bank, an In Lieu Fee agreement, and/or other mitigation strategies, continue to seek opportunities to preserve, restore and enhance valuable wetlands and aquatic resources throughout the municipality.
12. Continue to develop creative solutions to conservation, mitigation and trail access issues.

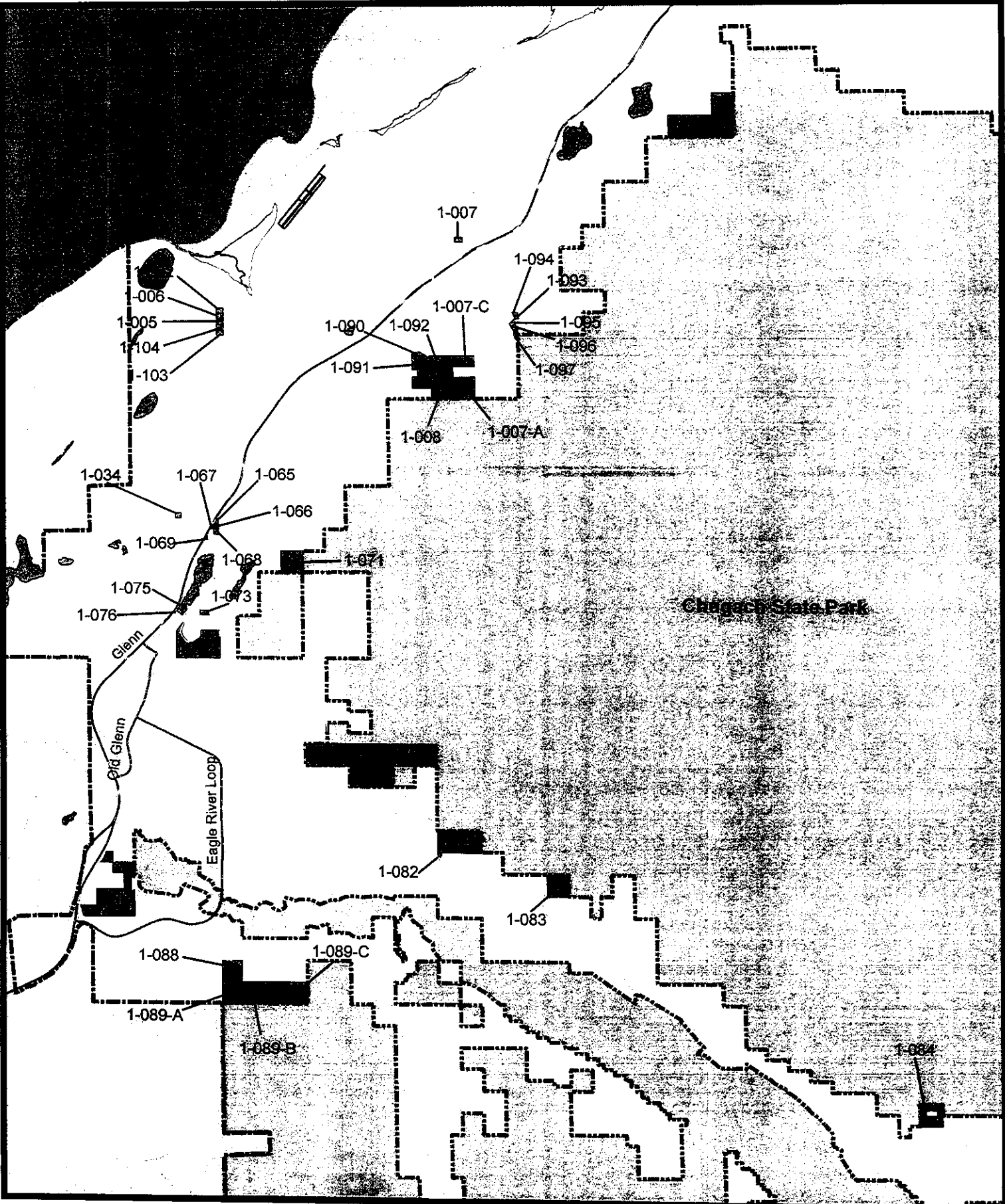




HLB Property  
Index Map



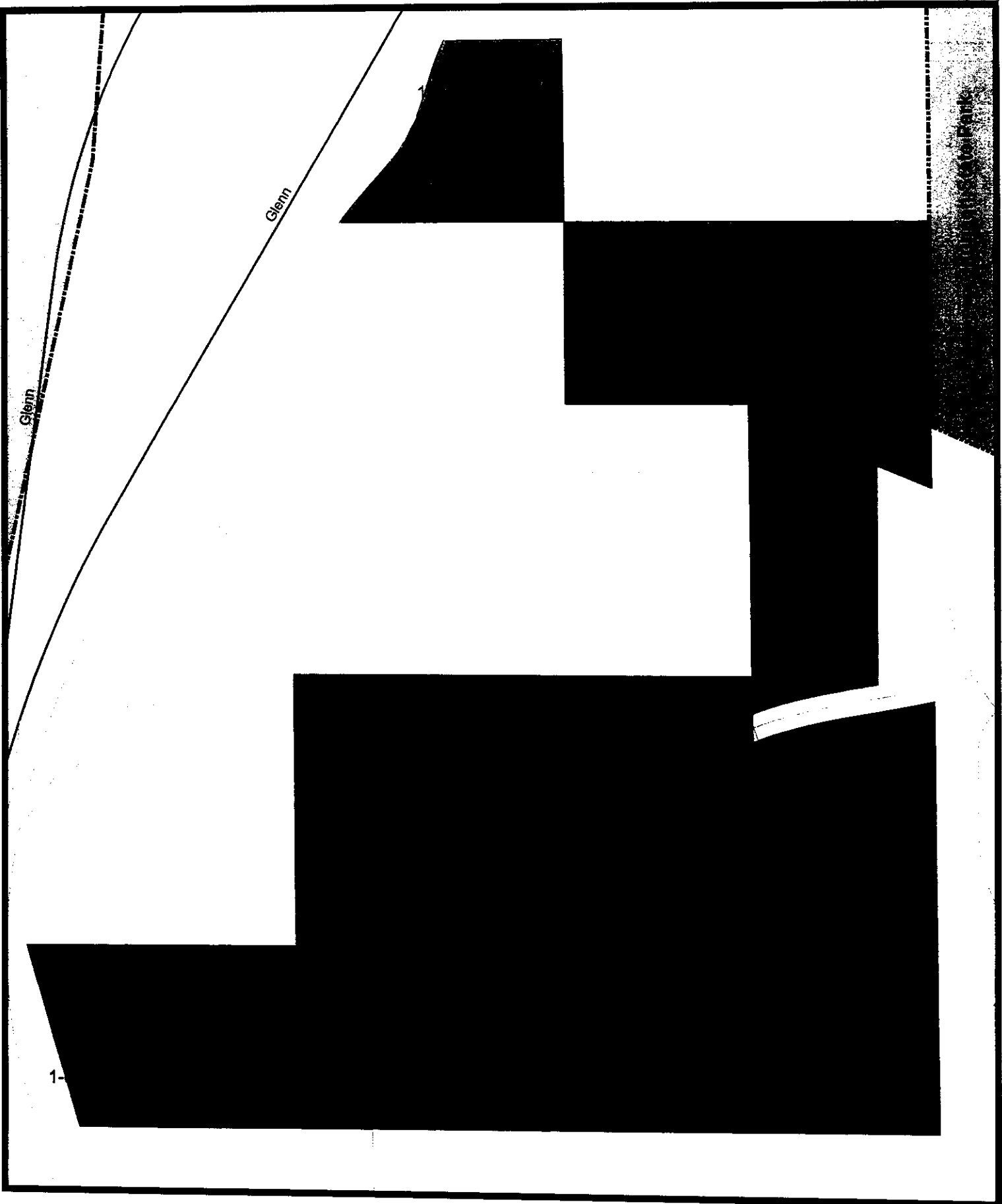




HLB Property Region 1  
Chugiak- Eagle River Parcels







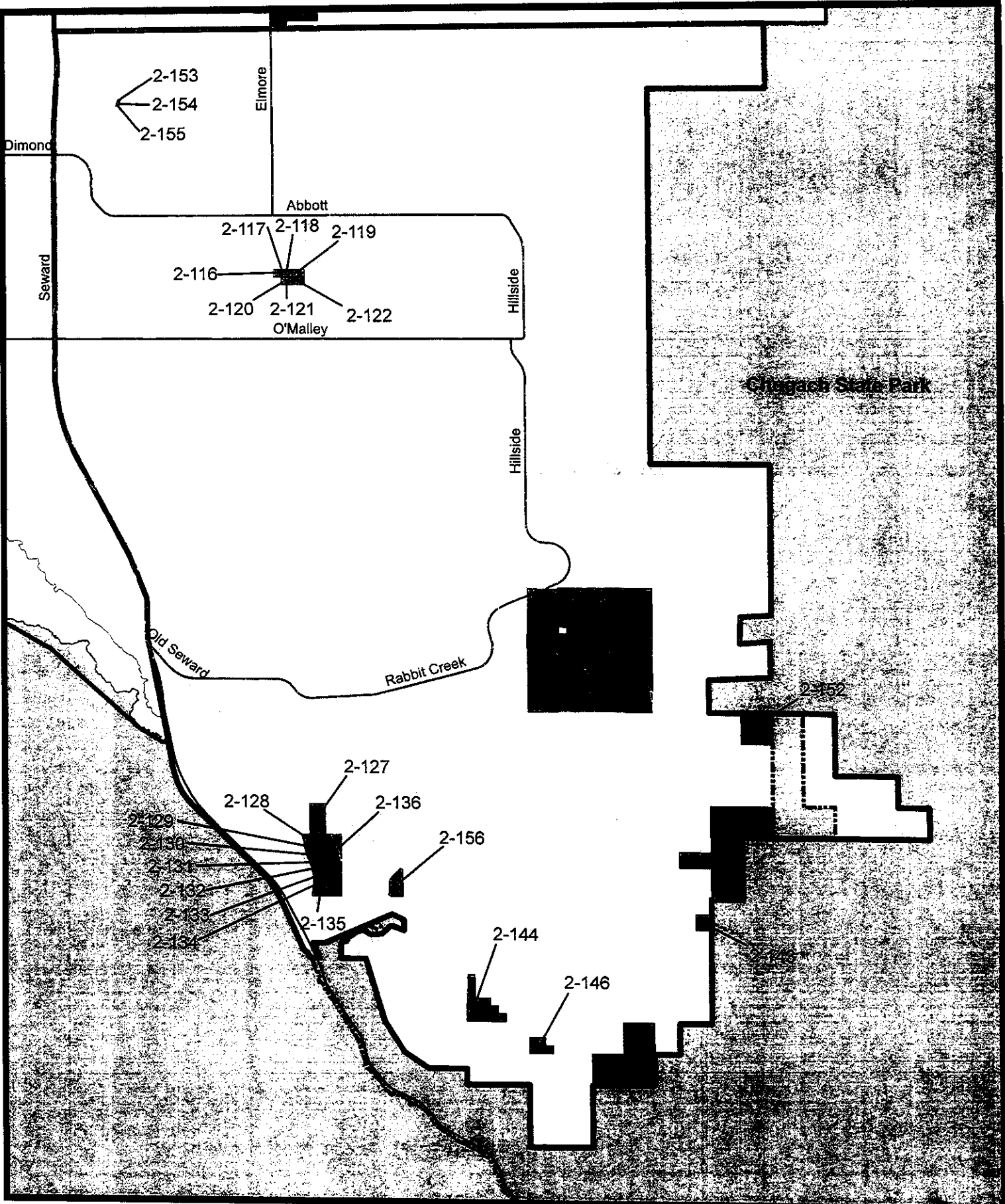
**HLB Property Region 1**  
**HLB Parcels 1- 085**

A-3







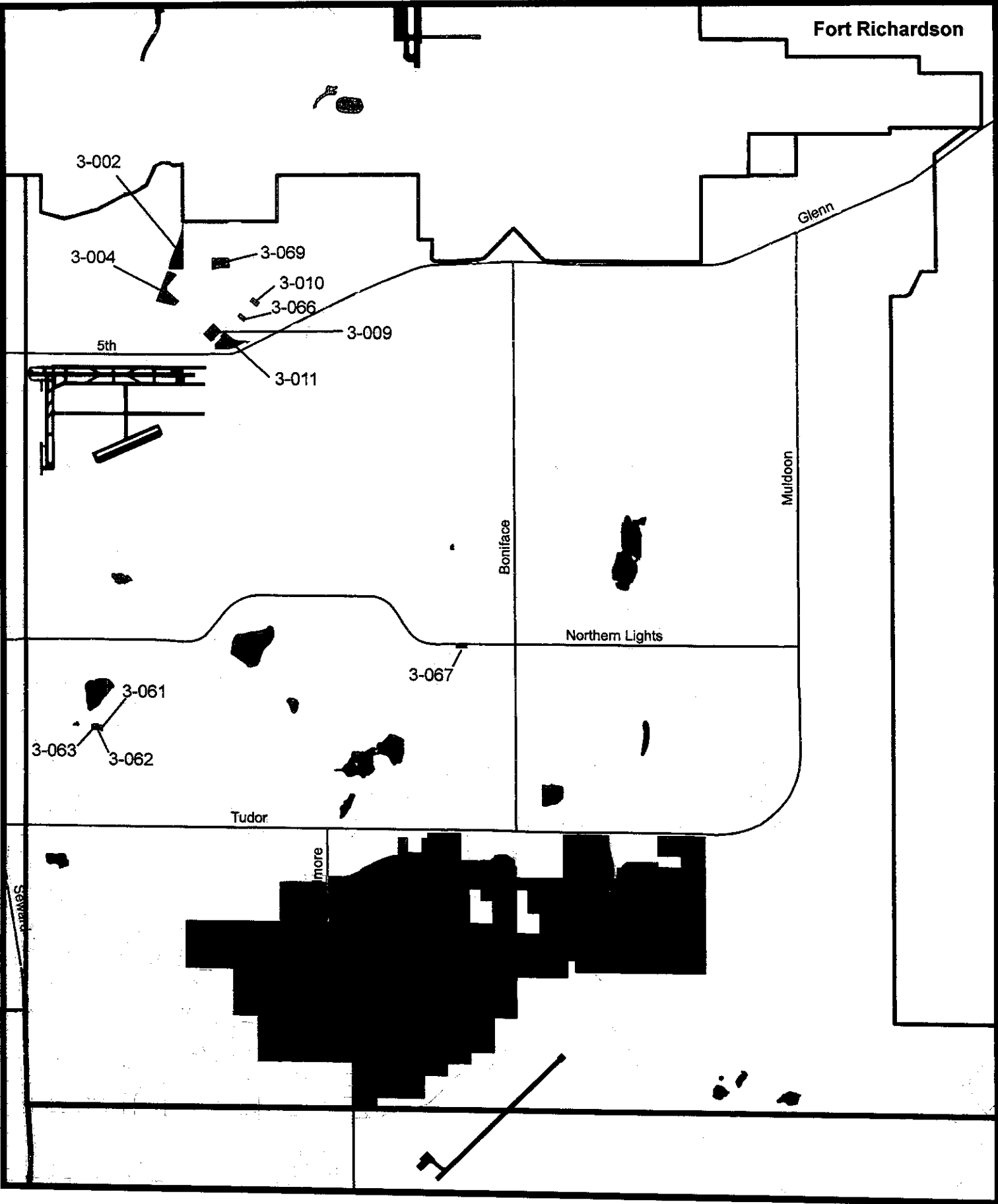


HLB Property Region 2  
Southeast Anchorage

A-4



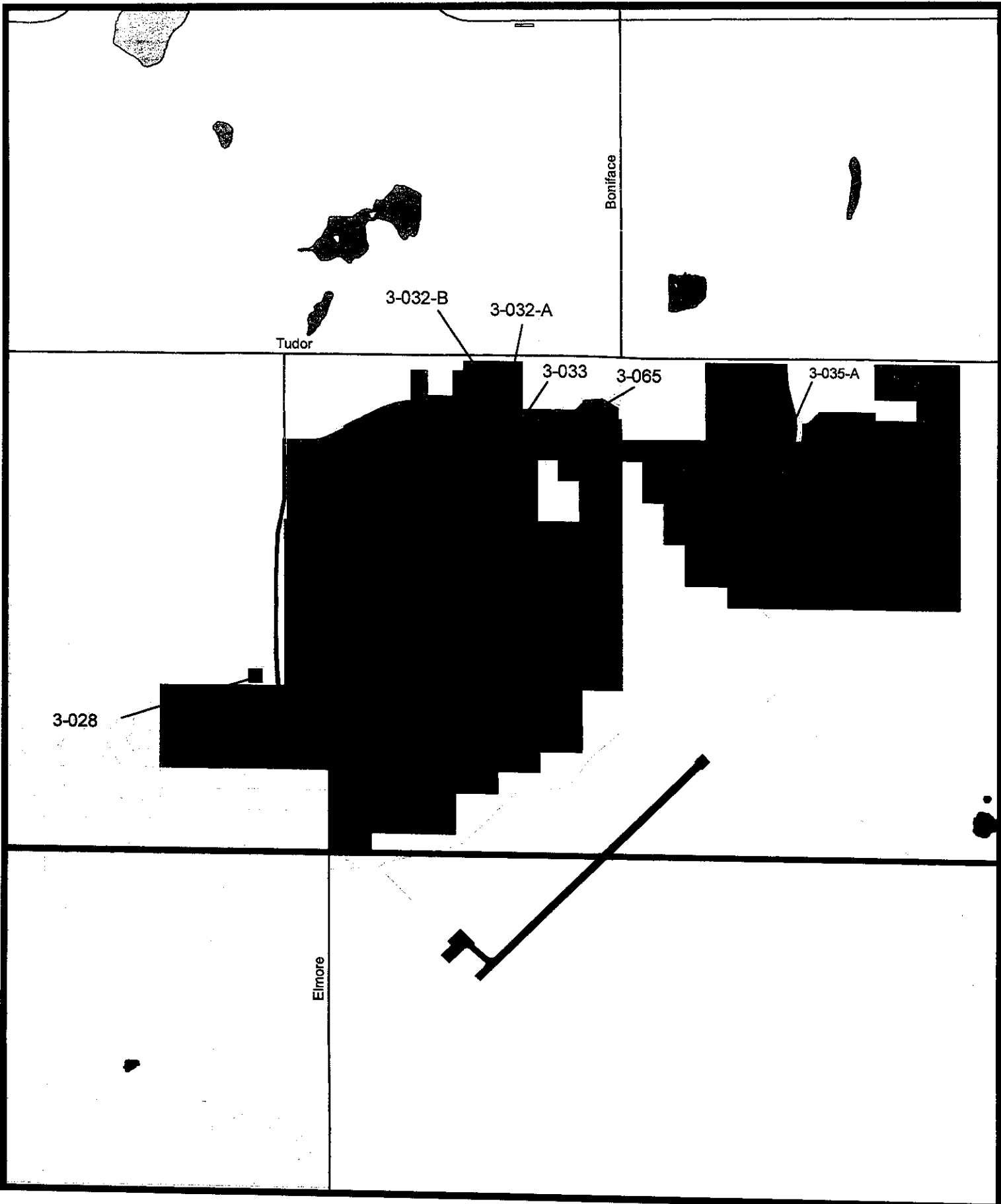




**HLB Property Region 3  
Northeast Anchorage**







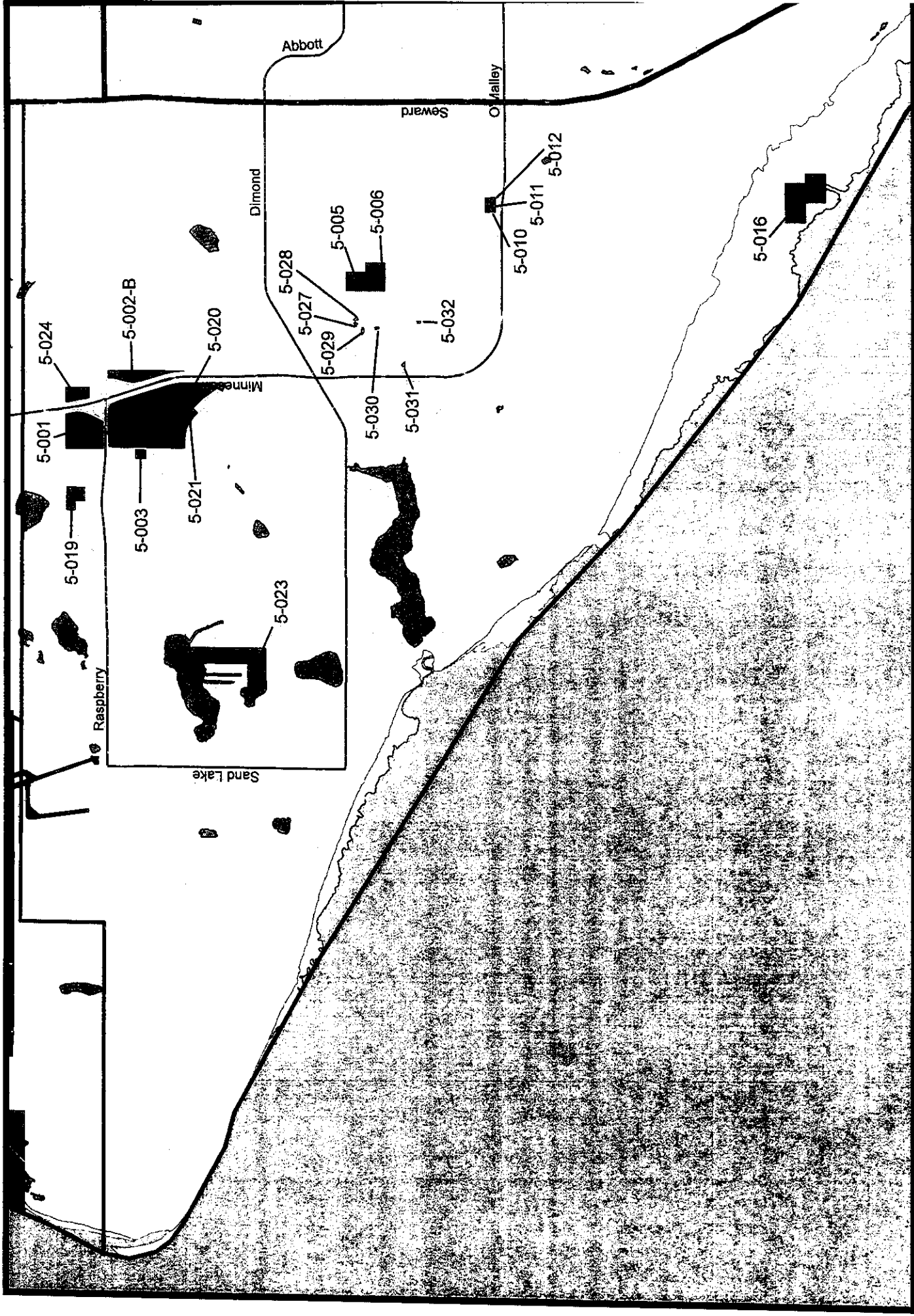




HLB Property Region 4  
Northwest Anchorage



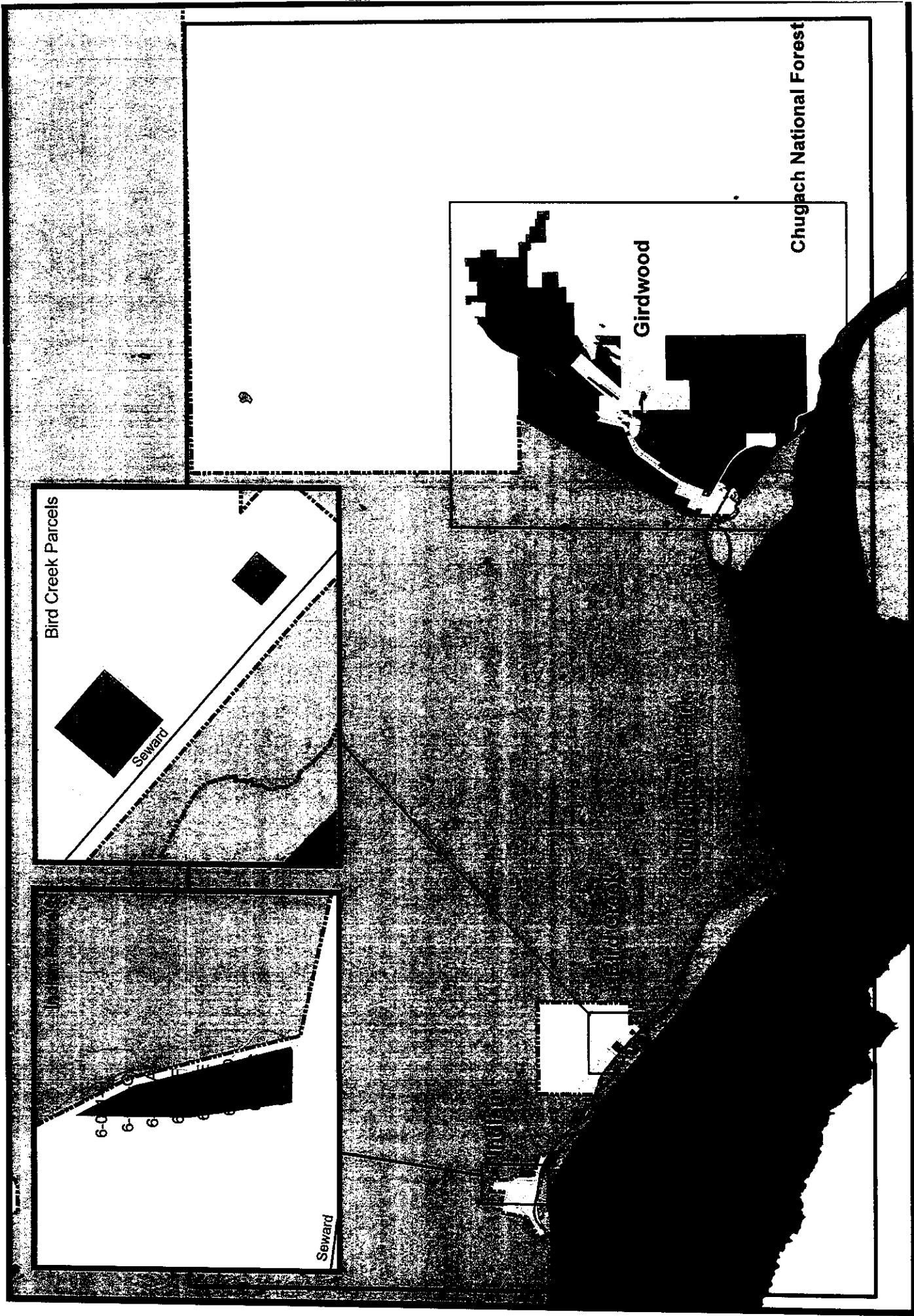




**HLB Property Region 5  
Southwest Anchorage**



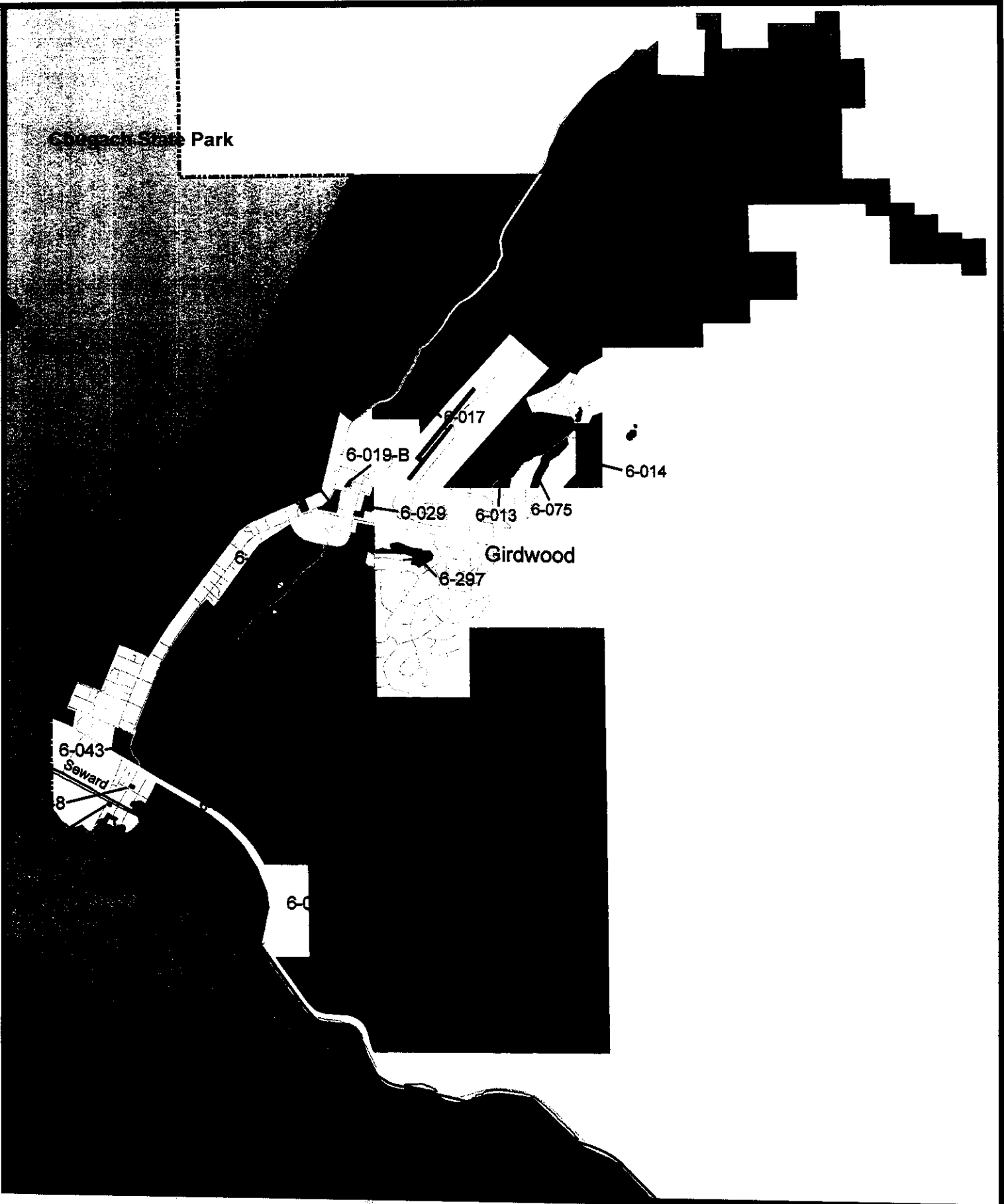




HLB Property Region 6  
Turnagain Arm Parcels







**HLB Property Region 6**  
**Girdwood**







## HERITAGE LAND BANK POLICIES

### I. OVERVIEW

The Municipality of Anchorage's Heritage Land Bank (HLB) is responsible for managing the majority of the municipality's land base, currently consisting of over 7,000 acres. This acreage is distributed from Chugiak to Girdwood and classified as residential, commercial, industrial, open space and recreational areas. The HLB manages this land in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan (Anchorage Municipal Code section 25.40.010).

All land and resources subject to HLB management should be included in the HLB Inventory. Land transferred to the Municipality from the State of Alaska under separate agreement or as part of the Municipal Entitlement Act is added to the inventory. Land may be withdrawn from the inventory and management transferred to other municipal agencies if such land is needed for the location of public facilities or purposes, including schools and dedicated or designated parks and open space. In addition, if HLB land is determined excess to specific public facilities or purposes, such land may be disposed of through land sales, exchanges, leases, or easements. The HLB also issues permits for a variety of temporary use authorizations on HLB land.

An HLB Fund exists to receive income generated by the HLB land. The HLB Fund is used for HLB operating expenses, to acquire new land needed for municipal use, and for improvements to HLB land. All moneys held in the HLB Fund are managed in a public fiduciary capacity in an account separate from other municipal funds. HLB is not supported on a tax basis and therefore has no impact on property tax revenues.

The HLB Policies and the Anchorage Municipal Charter and Code provide the general principles and guidelines necessary to govern the HLB functions related to the management of HLB land and the HLB Fund.

Any issues not explicitly covered by these policies shall be reviewed and decided on a case-by-case basis by the HLB Director after consultation with the Municipal Attorney and a determination of compatibility with AMC chapter 25.40.

### II. HERITAGE LAND BANK ADVISORY COMMISSION

A seven member Heritage Land Bank Advisory Commission from a diversity of geographic residence, occupations, and civic involvement is appointed by the Mayor and confirmed by the Anchorage Assembly. The Advisory Commission generally makes advisory recommendations on proposed HLB actions to the Mayor and Assembly.

Page 1

Heritage Land Bank Policies

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Advisory Commission members serve a maximum of two consecutive three year terms. The Commission holds regular monthly meetings to consider proposed actions, except when there is no action pending.

### **III. PUBLIC NOTICE AND HEARING PROCEDURES**

The Heritage Land Bank Advisory Commission provides public notice and holds a public hearing prior to making a recommendation to the Mayor and Assembly regarding actions affecting HLB land or the HLB Fund. Public notice must precede a public hearing by at least 14 days. The public notice is accomplished by: (a) publication of the agenda in one or more newspapers of general circulation; (b) posting a sign on the land proposed for the action; and (c) providing individual notice to all property owners within 500 feet of the outer boundary of the affected HLB parcel (or the 50 parcels nearest the outer boundary of the HLB parcel, whichever is greater). In addition, the HLB also notifies the Community Council where the affected HLB land is located, per AMC 25.40.030.D.1, as well as posts the agendas on the HLB's Commission Information web page (<http://www.muni.org/hlb/advise.cfm>).

### **IV. HLB LAND DISPOSALS**

The HLB periodically makes determinations regarding disposal of land or interests in land, consistent with the Municipal Charter, Municipal Code, the HLB Five Year Management Plan and Annual HLB Work Program, and the HLB Policies and Procedures. All land disposals must also be consistent with the Comprehensive Plan and implementing measures as well as long-term municipal and community development needs. After a public hearing on a proposal, the HLB Advisory Commission submits a written finding and recommendation to the Mayor and Assembly, stating whether or not a proposed land disposal is in the best interest of the Municipality and consistent with the HLB's mission and purpose. Pursuant to AMC section 25.40.025H., "...the disposition shall include additional requirements and conditions to insure the proper development and completion of the project in the public interest. Disposals ... shall be through requests for proposals or through invitations to bid."

#### **A. Land Sales**

All proposed HLB land sales occur by an open competitive bid process for at least the appraised fair market value of the land. An application to purchase HLB land grants the applicant no right of preference or other priority.

#### **B. Land Exchanges**



The HLB may exchange HLB land for other land on at least an equal value basis, as determined by a fair market value appraisal by a certified real estate appraiser.

### **C. Leases**

Per Anchorage Municipal Code 25.40.025.F, leases are awarded by open competitive bid process based upon one of three forms of compensation: (a) for at least appraised fair market rental rates as determined by a certified real estate appraiser; or (b) a percentage of gross receipts; or (c) a user fee. Lease rates are adjusted at intervals of no less than every five years, except as otherwise approved by the Mayor and Assembly, to reflect current market conditions. HLB land may also be leased non-competitively to a non-profit agency for less than the appraised fair market value if the municipal benefits projected to accrue are found by the Mayor and Assembly to be in the best interest of the Municipality. An application to lease HLB land grants the applicant no right of preference or other priority.

### **D. Easements**

Easements are a disposal of an interest in land, granted non-competitively for a one-time fee based upon appraised fair market or use value, with approval of the Mayor and Assembly.

### **E. Rights-of-Way (ROW)**

Rights-of-Way are another form of land disposal where the area to be taken may be awarded non-competitively to a specific utility or government body requesting the ROW. As with easements, the HLB allows the disposal for a one-time fee or payment based on fair market or use value of the area to be disposed of as ROW.

### **F. Anchorage School District (ASD)**

AO 2007-124(S), passed 9/25/07, covers specific procedures for site selection and acquisition of properties for school lands, amending AMC chapter 25.40 to include a new section (AMC section 25.40.015D.), detailing selection, acquisition and compensation to HLB for land selected as a school site. Unless the Assembly opts to waive some or all of the acquisition costs, ASD compensates HLB for all land acquisition costs incurred.

## **V. PERMITS**

The HLB administratively issues a variety of use permits for HLB land and resources. These permits are not a disposal of HLB land; rather a permit is a temporary grant to an individual, corporation or agency of the right to use HLB land for a particular purpose for generally one year or less in duration. Permits issued for longer periods, not to exceed three years, will be allowed upon review by the Municipal Attorney's Office and approval of the HLB Advisory Commission. These authorizations include Land Use and Special Event Permits. The HLB Fee Schedule specifies the fees appropriate to various permits and use authorizations (see Section X).

Page 3

Heritage Land Bank Policies

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B-3

## **VI. INTRA-GOVERNMENTAL AUTHORIZATIONS**

Generally Intra-governmental authorizations are granted to another municipal department or agency for the duration of a construction/utility project; where necessary to complete a specific project, the timeframe may exceed one year.

## **VII. WITHDRAWALS FROM THE HLB INVENTORY**

Some HLB lands are needed by other municipal agencies for specific municipal purposes. If the need is permanent or long-term in duration, the Mayor and Assembly may withdraw the land from the HLB Inventory and transfer it to Real Estate Services. Such withdrawals become effective only after at least 30 days prior written notice to the HLB Advisory Commission and at least one public hearing. If land is withdrawn from the HLB Inventory for the use and management of a public agency not supported by municipal taxes, compensation must be paid to the HLB for at least the fair market value of the land as well as administrative and associated costs. Withdrawals of HLB land for other municipal agencies shall include a date certain reverter clause, as determined by the HLB Director. If the agency does not use the parcel for the requested municipal purpose by the date certain, the Mayor shall designate the land for return to the HLB inventory, and it shall revert back to HLB management. The requesting agency may resubmit a second request for withdrawal at a later date, if necessary.

## **VIII. HLB LAND MANAGEMENT**

HLB land management practices are governed by Anchorage Municipal Code Chapter 25.40. The code requires the adoption by the Anchorage Assembly of a Five-Year HLB Management Plan, an Annual HLB Work Program, and Policies and Procedures covering the management of the HLB land and the HLB Fund. The Five-Year HLB Management Plan is included with the annual work program, and generally identifies the land acquisition, inventory, management, transfer, and disposal objectives anticipated during this timeframe. The Annual HLB Work Program includes more detailed descriptions of the proposed activities for the coming calendar year and related revenue and expenditure projections.

## **IX. HLB POLICIES**

### **A. Land Management Policies**

1. The HLB shall manage land in the HLB inventory with the objective of maximizing municipal purposes and benefits. Its present responsibility is to provide sites for public facilities and uses for the present and future citizens of the Municipality of Anchorage. The HLB shall consult regularly with other municipal agencies and the Municipal Assembly to determine whether HLB land is needed to fulfill various municipal purposes. If an agency has identified a municipal need for HLB land (present or future), and provides sufficient justification in support

of the need, the HLB may either (a) initiate a process to remove the land from the HLB inventory and transfer to Real Estate Services for transfer of management authority to the requesting municipal agency, or (b) create an Intra-governmental Authorization, and retain the land in the HLB Inventory.

2. All HLB land management decisions shall be based upon a finding of compatibility with municipal interests and the overall mission of the HLB. It is anticipated the majority of the land in the HLB inventory shall continue to be held for future municipal use. Where retained, HLB land shall be managed in a manner to protect and enhance its present and future economic and other municipal values. The HLB shall ensure all HLB lands are reasonably protected from adverse impacts, including fire, insect damage, plant disease, illegal dumping, Off-Road Vehicle damage, hazardous or contaminated materials, trespass, vandalism, theft, etc.

3. The HLB may allow temporary use permits on HLB land, provided such permits do not exceed one year (12 months). Such temporary use includes Special Land Use Permits (SLUP's), Temporary Construction Permits (TCP's), and such other specific use authorizations as approved in advance by the HLB.

4. The HLB may also allow Intra-governmental Authorizations (IGA's) between HLB and other municipal agencies requesting temporary uses that may exceed one year. A fee for the use may be charged at the discretion of the HLB Director.

5. All land use permits shall be based upon prevailing market rates, unless otherwise provided by AMC Chapter 25.40 or the HLB Fee Schedule. All payments due to the HLB and all terms of the permit shall remain current, or the HLB shall take appropriate action to ensure payment or terminate the permit.

6. The HLB shall regularly update and maintain complete and accurate land records in the HLB Inventory. The HLB shall continue integrating its land records with the Municipality's Geographic Information System (GIS) to enhance the ability of the HLB to make land use decisions based upon the best available information.

7. To the extent possible, the HLB shall strive to acquire and assemble additional HLB land to achieve more efficient and cost effective land management. The HLB shall explore land exchange opportunities with other landowners where doing so benefits municipal interests.

8. The use of HLB land for wetlands mitigation approved by the U.S. Army Corps of Engineers (COE) is allowed, provided the mitigation is consistent with the mission of the HLB and is approved by the HLB Advisory Commission and Assembly.

- a. HLB may execute an **In Lieu Fee Agreement** with the COE allowing the sale of credits to public or private developers. The funds received pursuant to an In Lieu Fee Agreement shall be used for subsequent wetland and/or riparian acquisition, restoration, creation, enhancement, and preservation in accordance with plans authorized by the COE.

- b. HLB may create a **mitigation bank** by placing conservation easements on lands already owned by the MOA. HLB may then sell the mitigation credits generated by this preservation to developers needing credits to satisfy COE permit requirements.
  - c. HLB may enter into **permit-specific agreements** with developers to provide mitigation credits on an ad hoc basis, when approved by the COE.
9. HLB may issue long term leases on HLB land provided the lease use is approved by the Assembly and clearly reflects the value of the site for current and potential future use. Such potential leases should be actively considered prior to sale of HLB properties.

## **B. Land Use Planning Policies**

1. The HLB shall manage land and resources consistent with approved comprehensive plans and implementing measures. If it cannot be determined whether a proposed land management or disposal action is consistent with the appropriate comprehensive plan or implementing measures, the HLB shall complete a site specific land use study prior to taking action on the proposal; the land use study and process may be coordinated with the Planning Department. A site specific land use study shall address, at a minimum, the following information:

- a. The need for community facilities such as roads, parks, trails, schools, satellite municipal offices, etc.
- b. Identify historical and natural landmarks, natural hazards, and environmentally sensitive areas.
- c. Public utility needs.
- d. Potential residential, commercial and industrial uses.
- e. Land use compatibility with adjacent areas.
- f. Consistency with land uses identified in the Comprehensive Plan and with zoning in the area.
- g. Potential municipal, public and community development needs.

Site specific land use studies shall be adopted through a public process, including public notice, opportunity for public comment, public hearing, and HLBAC and Assembly adoption.

2. The Heritage Land Bank shall initiate prudent management practices as appropriate in order to increase the value of an HLB parcel including, but not limited to, rezoning and re-platting.

## **C. Land Disposal Policies**

1. The HLB regularly reviews land in the HLB Inventory to identify parcels that are potentially excess to municipal needs as part of drafting the annual HLB Work Program and Five-year Plan. If market conditions warrant, the HLB may take advantage of unforeseen opportunities not

identified in the work program or five-year plan. If a proposed disposal is included, the HLB may initiate the disposal process.

2. The HLB may dispose of land when it is determined there is no current or considered municipal use for the land and market conditions are determined to be favorable. A decision to dispose of HLB land shall be based upon written findings addressing how the disposal is in the best interest of the Municipality and consistent with the purpose and mission of the HLB. The written finding shall also identify the details associated with the disposal, including method, timing, terms, projected effects on the neighborhood and public facilities, and other relevant information.

3. All land sales shall occur by an open competitive bid process for at least the appraised fair market value of the land. The HLB shall provide at least a 14 day period for accepting qualified bids to purchase land. The successful bidder shall be the applicant submitting the highest qualified bid. Unless otherwise authorized, sealed bid offerings shall be the preferred method of disposal. An application to purchase HLB land shall grant the applicant no right of preference or priority.

4. HLB land may also be leased non-competitively to a non-profit agency for less than the appraised fair market value, if the municipal benefits projected to accrue are found by the Mayor and Assembly to be in the best interest of the Municipality. HLB land may be leased to other than non-profit agencies only through an open competitive bid process. The method of compensation to the HLB shall be one of the following:

- a. At least appraised fair market value;
- b. A percentage of the annual gross receipts as determined by the HLB;
- c. A user fee as determined by the HLB; or
- d. Any combination of the above.

Lease rates shall be adjusted at intervals of no more than five years, except as otherwise authorized by the Assembly, to reflect current market conditions. An application to lease HLB land grants the applicant no right of preference or priority. Lease terms shall generally be commensurate with the length of the proposed uses, although no lease shall be for less than one year or longer than 55 years except as specifically authorized by the Assembly.

5. Lessees shall be consulted on proposed activities affecting their authorized uses or any proposed changes in lease terms and conditions. The HLB shall encourage lessees to make improvements to HLB land, consistent with lease purposes. However, any lessee proposing such improvements must obtain HLB authorization prior to making the improvement, and must agree in writing to maintain the improvement in good working order over the term of the lease.

6. If there is reason to believe HLB land proposed for disposal may contain hazardous or contaminated waste or other materials, the HLB shall complete an environmental assessment of

Page 7

Heritage Land Bank Policies

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B-7

the property prior to offering the land for disposal. If the assessment reveals the potential presence of hazardous or contaminated waste or materials, the HLB may exclude the land from the proposed disposal and address the problem in accordance with applicable law.

7. HLB land may be exchanged for other land of equal or greater fair market appraised value with greater potential value or attributes for municipal use. The HLB may accept or pay cash to another party in order to equalize land values.

8. The HLB shall authorize easements at the current fair market rate, although another public agency may obtain an easement at less than fair market value if determined to be in the best interest of the municipality.

9. A lessee or easement recipient shall indemnify or hold the HLB/MOA harmless from any third-party liability, damages, or claims arising from the disposal.

#### **D. Land Acquisition Policies**

1. The HLB shall seek to obtain the highest quality land available when acquiring new land by exchange or by selection from the state under the Municipal Entitlement Act. Particular priority and emphasis shall be placed upon obtaining lands to satisfy present or future municipal needs and purposes.

2. The HLB shall ensure all prior land agreements, court settlements, and legislative acts are fulfilled as intended to result in the conveyance of land to the Municipality.

3. The HLB may accept donations of land, consistent with the mission of the HLB.

4. If there is reason to believe land proposed for acquisition by the HLB may contain hazardous or contaminated waste or other materials, the HLB shall ensure an environmental assessment of the property is conducted prior to making a recommendation to acquire the land.

#### **E. HLB Fund Management**

1. The HLB Fund shall be used only for HLB operating expenses, acquisition of land for municipal purposes, and for maintenance and improvements to HLB land.

2. The HLB shall manage the HLB Fund in a fiduciary manner, seeking to increase the value of the Fund corpus over the long-term.

3. The HLB Fund may be used to acquire land for municipal purposes if alternative means of acquisition have been explored and determined to be untimely, impractical or unfeasible.

4. The HLB may invest HLB capital in land improvements on HLB land, subject to HLBAC and Assembly approval, in such direct capital investments and value enhancement activities including but not limited to site planning, rezoning, platting, access and utility acquisition. (AMC section 25.40.035F.)

## **X. HLB FEE SCHEDULE**

**The Heritage Land Bank shall establish administrative and other fees associated with processing land disposals and permits. Please refer to Section IV for an overview of the types of land disposals and general procedures. All fees may be reduced or waived at the discretion of the Heritage Land Bank Director.**

### **A. Application Review Fee.**

Applicants seeking to acquire HLB land are required to pay the HLB a non-refundable \$500 fee to initiate the application review process. The application fee must be submitted with the application. An additional \$500 fee may be charged by HLB for acquisitions or disposals where an expedited review, to be completed within ten business days, is requested. NOTE: An application to purchase HLB land grants the applicant no right of preference or other priority. (AMC section 25.40.025A.)

### **B. Disposal Fees.**

**1. Land Sales** - All HLB land sales shall be awarded competitively for no less than the fair market appraised value of the land plus costs and a \$500 administration fee. Land sales shall be awarded to the highest qualified bidder through a procedure determined by HLB to be the most appropriate for a given sale. Details for this process shall be provided in advance in the bidding instructions. In the case of identical highest qualified bids, the HLB shall obtain a best and final offer from among the highest identical qualified bids. (AMC section 25.40.025D.)

**2. Leases** – Leases shall be awarded by an open competitive bid process, unless issued under Section IX.C.4., and HLB shall determine the most appropriate compensation method for the particular property, with details described in the bidding instructions, and may include one or more of the following:

- i. At least the fair market appraised value of the land; or
- ii. A percentage of the gross receipts anticipated to be received by the bidder and attributed to the leasehold; or
- iii. A user fee attributed to the leasehold; or
- iv. Any combination of the above.

An administrative fee of \$500 shall also be paid by the successful bidder upon completion of the lease award. The successful bidder shall be the applicant proposing the method of compensation providing both the greatest monetary return to the HLB and the most consistent with the HLB mission and the best interests of the municipality.

Page 9

Heritage Land Bank Policies

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Lease rates shall be adjusted by the HLB at intervals of no less than every five years to reflect current market conditions, except as otherwise specifically authorized by the Assembly.

### **C. Disposals to Non-Profit Agencies.**

The HLB may lease or sell HLB land non-competitively, where the lessee or purchaser is a non-profit or governmental agency, for less than its appraised fair market value, if the projected municipal benefits are found by the Mayor and the Assembly to be in the best interest of the municipality.

A \$500 administrative fee shall apply for processing non-competitive or less than fair market value disposals to non-profit agencies or groups.

Other non-competitive disposals include:

1. **Exchanges** – HLB may conduct an equal value land exchange for other land on at least an equal value basis plus \$500 administrative fee. (AMC section 25.40.025E.)
2. **Easements** – Easements are awarded non-competitively for a one-time fee equal to the fair market value of the easement interest to be conveyed; a \$500 administrative fee shall be paid by the requestor.

### **D. Permit Fees.**

1. Permits may generally be issued for terms of up to one year. A non-refundable application fee is applied as the initial use fee, with fees for each authorization necessarily reflective of the nature and limited duration of the use. An additional administration fee of \$250 may be charged by HLB for issuance of permits on an expedited basis, i.e., within 10 working days.

Intra-governmental Authorizations requested by non-tax based municipal agencies, including but not limited to AWWU, ML&P, Port of Anchorage and ACDA, shall pay a minimum \$500 administration fee or 10% of the property's assessed value, whichever is greater.

<u>Type of Permit</u>	<u>Use Fee</u>
a. Special Event Permit (race, tournament, etc.)	\$500/day
b. Short-term Land Use Permit	10% of Appraised Value per year, or minimum of \$750 per week for up to four



	weeks; \$250/week for remaining 48 weeks.
c. Long-term Permit (longer than 12 months and not to exceed 36 months)	\$15,600 initial 12-month period, then \$200/week for the next 12 months, then \$250/week in the remaining months.
d. Intra-governmental Authorization (Tax-based municipal agencies only)	None (\$0)

Renewals, amendments, subleases, assignments or extensions of existing HLB leases and permits require a minimum administrative fee of \$250 for each action (includes subleases and assignments).

## XI. DEFINITIONS

**Appraised Fair Market Value.** The most probable price in cash, terms equivalent to cash, or in other precisely defined terms, for which the appraised property will sell in a competitive market under all conditions requisite to fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming neither is under duress. Professional services may be obtained to coordinate an agreed upon purchase price and/or terms.

**Disposals.** Per AMC section 25.40.025A., HLB land disposals include “land sales, land exchanges, leases and easements.”

**Fair Market Lease/Rental Value.** The rental income a property most probably commands in the open market, indicated by the current rents paid for comparable area or space as of the effective date of agreement.

**Gross Receipts.** All money, income, revenue and any and all other things of value received by, paid to or transferred for the benefit of a lessee on HLB land, without offsets or deductions of any sort whatsoever, where such receipts or payment(s) are made as a result of or in connection with the lessee’s interest in the leasehold.

**Improvements.** A valuable addition to HLB property or an amelioration in its condition, intended to enhance its value or utility or adapt it for new or further purposes, including expenditures to extend the useful life of the property asset, to improve its performance, or for off-site mitigation necessary to improve HLB land.



## Appendix C

### Major HLB Fund Activities by Year

**1983:**    **1/83 Balance**    =    \$        **62,172**  
              Revenues            =        2,630,922  
              Expenses            =        -901,551  
              Op. Transfers        =        795,170  
              12/83 Balance       =    \$    2,586,713

\$877,092 = General government cost

**1984:**    **1/84 Balance**    =    \$    **2,586,713**  
              Revenues            =        3,566,449  
              Expenses            =       -2,602,775  
              Op. Transfer          =        -13,267  
              Note Proceeds       =        1,000,000  
              12/84 Balance       =    \$    4,537,120

\$2,578,152 = General gov't.

**1985:**    **1/85 Balance**    =    \$    **4,537,120**  
              Revenues            =        2,587,762  
              Expenses            =       -2,545,766  
              Op. Transf.            =        -270,146  
              12/85 Balance       =    \$    4,308,970

\$1,901,635 = General gov't.

**1985 Expenses included:**

\$150,000    Eagle River Elem. School addition\*  
 300,000    Rabbit Creek greenbelt purchase\*  
 100,000    E.M. for Eagle River greenbelt purch\*  
 685,000    Utilities for Community Park Subd.\*  
 250,000    To Parks for University Lake Park\*  
 270,146    General gov't.

**1986:**    **1/86 Balance**    =    \$    **4,308,970**  
              Revenues            =        2,771,864  
              Expenses            =       -3,378,305  
              Debt services          =        -583,928  
              Oper. Transf.          =        -113,330  
              12/86 Balance       =    \$    3,005,271

**1986 Expenses included:**

\$2,000,000    To Parks for land acquisition\*  
 500,000        Preservation wetlands purchase –  
                          Connor Bog\*  
 113,330        Gen. government

**1987:**    **1/87 Balance**    =    \$    **3,005,271**  
              Revenues            =        2,996,102  
              Expenses            =        -631,297  
              Op. Transfers        =       -3,566,901  
              12/87 Balance       =    \$    1,803,175

**1987 Expenses included:**

\$ 191,901    Hathor Subd. Park land acquisition\*  
 1,450,000    Town Square Park purchase\*  
 250,000    Mitigation expenses for "off-site  
                          impacts."  
 141,950    South Fork Park – Eagle River\*

1988: 1/88 Balance = \$ 1,803,175  
 Revenues = 1,451,700  
 Expenses = - 660,174  
 12/88 Balance = \$ 2,594,701

\$179,425 Gen. government

1989: 1/89 Balance = \$ 2,594,701  
 Revenues = 1,422,523  
 Expenses = -683,699  
 Op. Transfer = - 40,000  
 12/89 Balance = \$ 3,293,525

**1989 Expenses included:**

\$ 40,000 Planning services (CPD)  
 375,000 Purch. AAHM leasehold, buildings

1990: 1/90 Balance = \$ 3,293,525  
 Revenues = 1,479,015  
 Expenses = (1,080,059)  
 Op. Transfer = (67,550)  
 12/90 Balance = \$ 3,624,931

[8/90 – loan began from HLB Fund to Areawide  
 general fund for Sullivan Arena floor repair -  
 \$1,585,900. Paid off 3/31/99]\*

**1990 Expenses included:**

\$65,000 Reimb. to Seibu – Girdwood water system  
 67,550 CPD – planning services

1991: 1/91 Balance = \$ 3,624,931  
 Revenues = 1,262,131  
 Expenses = -1,186,389  
 12/91 Balance = \$ 3,700,673

Revenues: Leases, rentals & sales = \$695,902;  
 Interest income = \$542,896

**1991 Expenses included:**

\$495,000 Mining claims purchase in Glacier/  
 Winner Creek valley

1992: 1/92 Balance = \$ 3,700,673  
 Revenues = 1,736,002  
 Expenses = -1,470,189  
 12/92 Balance = \$ 3,966,486

Expenses incl. \$686,000 Oper. transfer to other funds

**1992 Expenses included:**

\$200,000 Clitheroe Center improvements  
 20,000 Parks – O'Malley/Minnesota Survey\*  
 565,000 To Parks & Rec. Service Area fund\*  
 466,000 Gen. gov't. – facilities maintenance\*  
 35,000 HLB share of Center Lake Condos  
 purchase.

1993: 1/93 Balance = \$ 3,966,486  
 Revenues = 1,694,488  
 Expenses = -3,254,525  
 12/93 Balance = \$ 2,406,449

\$2,657,982 Gen. government transfer to areawide  
 capital fund

1994: 1/94 Balance = \$ 2,406,449  
 Revenues = 2,219,763  
 Expenses = -1,663,360  
 12/94 Balance = \$ 2,962,852

\$933,421

Gen. gov't. transfer to other fund

1995: 1/95 Balance = \$ 2,962,852  
 Revenues = 2,347,834  
 Expenses = -1,764,292  
 12/95 Balance = \$ 3,546,394

**1995 expenses included:**

\$227,886 To CDBG for HUD\*  
 22,366 To Anch. Int'l. Airport for a grant\*  
 938,509 Facility & areawide improvements  
 68,405 To AWWU – settlement obligations  
 between HLB & AWWU.  
 52,000 New sewer trunk line for Clitheroe  
 35,000 Girdwood golf course marketing RFP  
 180,000 Repurchase of former HLB parcels  
 due to contamination.

1996: 1/96 Balance = \$ 3,546,394  
 Revenues = 1,742,078  
 Expenses = -1,150,073  
 12/96 Balance = \$ 4,138,399

**1996 expenses included:**

\$100,000 To HLB Capital Fund – Chugach Park trail  
 trailhead  
 727,000 Hollywood Vista Apt.'s demolition

1997: 1/97 Balance = \$ 4,138,399  
 Revenues = 782,382  
 Expenses = -1,692,036  
 12/97 Balance = \$ 3,228,745

**1997 expenses included:**

\$1,259,960 Land management costs  
 432,076 Gen. government  
 105,000 HLB Capital Fund projects  
 50,000 Girdwood Trans./Commercial Plan

1998: 1/98 Balance = \$ 3,228,745  
 Revenues = 2,075,660  
 Expenses = -1,086,888  
 12/98 Balance = \$ 4,217,517

**1998 revenues included:**

\$1,503,013 Land sales  
 273,327 Lease and rental revenue

**1998 expenses included:**

\$480,000 "Loan" for Eagle River fire station\*  
 549,888 Land mgmt. Expense

1999: 1/99 Balance = \$ 4,217,517  
 Revenues = 1,607,489  
 Expenses = -1,639,613

**1999 expenses included:**

12/99 Balance = \$ 4,185,393  
 \$1,139,712 Eagle River Town Commons purchase\*

2000: 1/00 Balance = \$ 4,185,393  
 Revenues = 728,502  
 Expenses = -1,679,370  
 12/00 Balance = \$ 3,234,525

**Expenses included:**  
 \$1,488,235 for Mid-town/Cuddy Park purchase\*

2001: 1/01 Balance = \$ 3,234,525  
 Revenues = \$ 1,004,831  
 Expenses = \$ -1,314,938  
 12/01 Balance = \$ 2,924,418

**Revenues included:**  
 \$303,880 in escrow payments & \$231,198 lease payments  
**Expenses included:**  
 \$522,984 Chester Creek improvements\* & \$60,286 for Girdwood Ind'l. Park improvements

2002: 1/02 Balance = \$ 2,939,753  
 Revenues = \$ 1,769,255  
 Expenses = \$ - 783,522  
 12/02 Balance = \$ 3,925,486

**NOTE:** Balance increase from 2001 reflects year-end adjustment of \$15,335 per GASB #6 interpretation  
**Revenues included:**  
 Sale of #3-007 for \$1,323,556

2003: 1/03 Balance = \$ 3,925,486  
 Revenues = \$ 2,452,397  
 Expenses = \$ -396,242  
 12/03 Balance = \$ 5,981,641

**Comments:**  
**Revenue** primarily includes sale of Westcoast International Inn for \$2.2M

2004 1/04 Balance = \$ 5,981,641  
 Revenues = \$ 2,084,506  
 Expenses = \$ -3,776,373  
 12/04 Balance = \$ 4,289,774

**Comments:**  
**Revenues** include \$875,000 from SOA, and 3 land sales  
**Expenses** primarily include \$2.77M acquisition of properties at Tudor/Lake Otis intersection for road improvements (reimbursed to HLB Fund).

2005 1/05 Balance = \$ 4,289,774  
 Revenues = \$ 1,152,290  
 Expenses = \$ -2,470,664  
 12/05 Balance = \$ 2,971,400

**Comments:**  
**Revenue:** \$834,048 in property sales was largest '05 revenue.  
**Expenses:** Major expenses include \$850,000 purchase of Forest Heights property, and \$540,000 for capital projects.

2006 1/06 Balance = \$ 2,971,400  
 Revenues = \$ 2,082,353  
 Expenses = \$ -2,788,709  
 12/06 Balance = \$ 2,265,044

**Comments:**  
**Revenue** is from sale of 3 leasehold interests and one Girdwood parcel, plus fund interest, leases and permits.  
**Expenses** include \$570,000 to capital fund for projects, and \$865,109 for purchase of Tract 7A, Westpark Subd.\*

2007 1/07 Balance = \$ 2,265,044  
 Revenues = \$ 1,137,911  
 Expenses = \$ -1,872,697  
 12/07 Balance = \$ 1,530,258

**Comments:**  
**Revenue** from \$846,414 sale of Tract B, Campbell Lake Outfall, and lease and permit fees, plus fund interest.  
**Expenses** primarily for purchase of Lot 1, Kincaid West Subd. and \$614,000 to fund capital projects.

2008	1/08 Balance	= \$	1,530,258
	Revenues	= \$	1,457,051
	Expenses	= \$	-2,273,604
	Sched. Rec.	= \$	808,000
	12/08 Balance	= \$	1,521,705

Comments:

**Revenues** included \$187,482 in leases/rental rev and \$897,488 for wetlands mitigation credit payments  
Due from Anch. Comm. Dev. Authority (ACDA)  
**Expenses** included \$677,786 for land purchases, \$582,698 personnel, \$580,000 to HLB capital projects, and \$91,469 in unrealized losses.

2009	1/09 Balance	= \$	1,521,705
	Revenues	= \$	1,335,667
	Sched. Rec.	= \$	808,000
	Expenses	= \$	-1,851,924
	12/09 Balance	= \$	1,813,448

Comments:

**Revenues** included \$174,192 for ROW fees, \$116,768 in Leases Rev., \$479,971 mitigation credits and \$475,000 land sales; Scheduled Receivable due from ACDA = \$808,000  
**Expenses** included \$601,484 personnel and \$348,823 in charges from other departments

2010	1/10 Balance	= \$	1,813,448
	Revenues	= \$	1,992,345
	Sched. Rec.	= \$	619,368***
	Expenses	= \$	-1,478,872
	12/10 Balance**	= \$	2,946,289

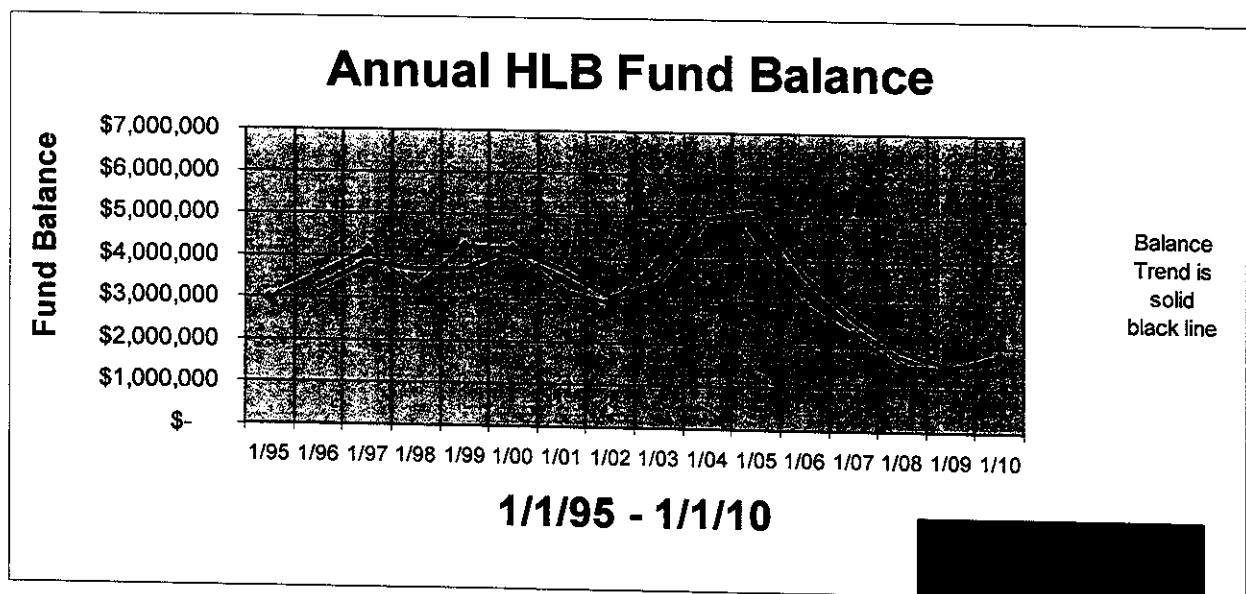
Comments:

**Revenues** include: \$1,002,400 and \$692,693 for wetlands mitigation credits payments for road projects, and \$204,490 in Leases and ROW fees.  
**Expenses** include: \$200,000 for Reeve Blvd. remediation, \$185,326 Professional services, \$528,729 personnel and \$463,028 in charges from other departments.

\* Funding provided by HLB Fund to other municipal agencies

\*\* Unaudited balance

\*\*\* Reduction in amount reflects 2010 partial payment for Scheduled Receivable







**HLB Contracts (Active or Renewable)**

Y/N	Contr.	Permittee/Lessee	HLB No.	Site or Legal Address/ TID#	Use/Zoning	26/2011	Notes
	68-004	Valley Bible Chapel	6-003	Blk 2, Lts 5 & 6, Indian Valley TID #090-031-43 & 44	Church		OLD DNR Lease; adjusted 7/29/08 to \$3,000
	71-003	Penney, J.C.	N/A	Air bridge attached to Blk 71, Lot 1A, OAT TID #002-112-57	Sky bridge		
	73-001	Chugach Elect Assoc.	3-028	SE1/4 SE1/4 SE1/4, Sec 33, T13N R3W, ASLS 72-46 TID #008-081-18	Substation		
	87-002	Alyeska Resort	6-014	31 acres: Tract E, T10N, R2E, Sec. 9 Alyeska Subd. TID #075-041-30	Hotel/resort	2011	ADJUST RENT RATE
	88-001	USFS	6-043	Lot 72 ptn., USS 3042 NW1/4 T10N R2E, Sec. 18 TIC #075-032-30	gov't.	open in 2043	Lease
	96-001	Redmond, H.R.	6-057 (ptn.)	47,775 sq.ft. in Sec.19, T10N R2E TID #075-131-03	Ind'l. storage	2023	Option to renew 20 more yrs. Must be made 180 days b4 exp.
	96-004	Alascom, Inc. Contact: Jim Wicks	6-048/49/50	Lots 12/13/14, Blk 2 Orig. Girdwood TID #075-152-37/38/39	towers	notice sent 1/2004	Must renew annually
	95-005	State Parks/ DNR	1-090 & 1-091	Lt. 17 Sec.16 T15N R1W/Tract B, Spring Creek Subd. 051-211-02/051-191-01	trailhead		ADJUST RENT RATE
	96-006	FAA	4-034	E1/2 ptn. T13N R4W Sec. 31 TID #010-401-39	av. Beacon	5/2021	Renewal opt. for another 25 yrs.
	98-003	AFSC	N/A	Between Port and TSAIA	12" pipeline	it under	Automatic annual renewals; MOA gives 30 days notice of change.
	99-001	GCI	6-009 & 6-060	permit expired, 1-25-11 working on easement for encumbrance			RENT: annual rental and monthly access fee.
	2000-11	Girdwood Fire Dept.	6-057?	Lot 27, GIP TIC #075-131-03	Conex storage		\$17,746 - Yrly total is estimated easem't value
	2003-02	Ak. Botanical Garden	3-038, 40, 41, 44-46	See Appendix B of lease	botanical gard		No cert of liab. Insurance req'd.
	2003-07	Global Tower, LLC	1-076	ADL LT2, T15N R2W, Sec. 36, E2	telecomm. To	To HLB	\$600/yr. To CRS thru end of lease
	2004-03	Andy Hehnlin	6-057 (ptn.)	? sq.ft. in Sec. 19, T10N, R2E TID #075-131-03	veh., mat'ls. S		
	2004-05	Br. Francis Shelter	4-021	Lot 1-A, Blk. 34-B, OAT	homeless shel		Good through 2011
	2005-10	OPAG	4-016	John Thomas Building: 3rd/Cordova	Building space		Ground lease ONLY
	2006-20	Chugach Powder Guides	6-247 - 6-294	Sec's. 3 & 10, T10N R2E No applicable TID #	rec. access	atus	John Thomas Building and extra space on 4th flr.
	2007-08	Frisbee Golf	6-036	075-104-01	recreational		Renewable 3-yr. permit
	2007-14	PM&E (IGA)	3-010	004-051-20	roadway impr.		Renewed for 2010-11 period
	2008-05	PM&E IGA	6-036, 6-134 & 6-149	Near Girdwood Lib.	Parking		In perpetuity
	2008-06	ACS Easement	4-033A, B & 4-034	Pt. Woronzof area	Nonexclusive u-easement		This IGA will expire once permanent parking is constructed.
	2008-22	IGA with Parks & Rec.	6-075	Tract F, Alyeska Subd.	Trail const., ma		10-yr option to renew w/fee to be negotiated







## APPENDIX E

### **HERITAGE LAND BANK ADVISORY COMMISSION RESOLUTION NO. 2011-02**

#### **A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION APPROVING THE DRAFT 2011 HERITAGE LAND BANK WORK PROGRAM AND 2012-2016 FIVE-YEAR MANAGEMENT PLAN**

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WHEREAS, the Heritage Land Bank (HLB) was established to "...manage uncommitted municipal land and the Heritage Land Bank Fund in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan." (AMC 25.40.010); and

WHEREAS, pursuant to AMC 25.40.020, the Heritage Land Bank Advisory Commission (HLBAC) "shall recommend and submit for assembly action a comprehensive land and fund management program... to accomplish the purpose and mission of the Heritage Land Bank," and that "Such a program shall contain at a minimum" such documents as the Five year management plan and an annual work program; and

WHEREAS, the five year management plan "shall identify those land acquisition, inventory, management, transfer and disposal objectives anticipated during this time frame." (AMC 25.40.020.A); and

WHEREAS, the annual work program shall conform "to the current or proposed five-year management plan and which includes detailed descriptions of the proposed land acquisitions, inventory, management, transfer and disposal activities of the Heritage Land Bank for the coming year," (AMC 25.40.020.B); and

WHEREAS, "A public notice, as set forth in this chapter, of not less than 45 days, is required prior to a hearing by the HLBAC on the annual work program." (AMC 25.40.020.B); and

WHEREAS, on January 20, 2011, PDF's of the draft 2011 HLB Work Program and Five-Year Plan were posted on the Municipality of Anchorage's HLB main web page, the MOA's online public notices web pages, and e-mail notification was sent to all municipal departments, public and private organizations' e-mail addresses, including Assembly members and all community councils in the Municipality of Anchorage, and to department heads in the MOA; and

WHEREAS, beginning February 10, 2011, the April 14, 2011 the HLBAC agenda for the upcoming public hearing on the draft plan was also placed in the municipal online public noticing pages of the Municipality of Anchorage's website as well as the HLB's main web page; and



## APPENDIX E

WHEREAS, on April 14, 2011, the HLBAC held a public hearing on the draft 2011 HLB Work Program and 2012-2016 Five-Year Management Plan in order to gather additional public input and suggested revisions; and

Page 2,  
2011 HLB Work Program/Five-Year Plan Resolution

WHEREAS, the 2011 HLB Work Program and 2012-2016 Five-Year Management Plan document complies with the provisions set forth in AMC 25.40.025.B,

NOW, THEREFORE, THE HERITAGE LAND BANK ADVISORY COMMISSION RESOLVES:

That the 2011 HLB Work Program and 2012-2016 Five-Year Management Plan is approved with any and all appropriate amendments from public and private testimony during the public comment period, and a final draft prepared by HLB staff for presentation to the Municipal Assembly for approval.

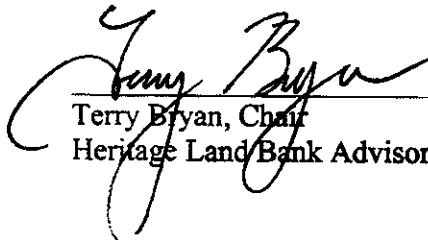
PASSED and APPROVED on this, the 14<sup>TH</sup> day of April, 201

Attest:

Signed



Tammy R. Oswald, Acting Director  
Heritage Land Bank Division  
Real Estate Department



Terry Bryan, Chair  
Heritage Land Bank Advisory Commission





## APPENDIX F

### WORK PROGRAM & FIVE YEAR PLAN PUBLIC COMMENTS



## 2011 HLB Work Program & Five Year Plan:

Rabbit Creek Community Council	Page 4: Objection to potential for sole source sale of to ACDA	Sole source sale would be allowed if consistent with HLB and Municipal Code after public comment and HLBAC and Assembly approval.
Turnagain CC	Purchase TSAIA land with revenue generated by TSAIA's runway extension project; boundaries to be determined by a Working Group	These funds have been encumbered for HLB expenses.
Turnagain CC	Language added to Chapter 3, Acquisitions, to reflect that HLB is continuing to work toward conveyance of lands identified in the 1986 Settlement Agreement	We feel that the language in the Work Plan is adequate to convey this.
Turnagain CC	Delete "HLB continues negotiations 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."	HLB remains open to the possibility of obtaining lands needed to fulfill municipal plans developed to meet public need identified with extensive public input. Global exchange is addressed in the WADP.
Turnagain CC	Extend Salvation Army's lease for the Clitheroe Center. As an alternative, include language reflecting its potential use as a public access area to the Tony Knowles Coastal Trail.	The final location for the Clitheroe facility is being studied by the MOA and the state. As planning develops for this area, HLB will respond to the Parks Department's plans and needs
Turnagain CC	Establish a Compensatory Mitigation Program open meeting policy, so that the public is notified and can attend meetings between HLB and the Corps when Mitigation Bank proposals are discussed.	There is already ample opportunity for public comment in the process. For example, the Mitigation Bank prospectus had a 30 day public notice period. Any additions to the mitigation bank will be reviewed by both the HLBAC and the Assembly, with public notice and comment opportunity for each review.



Turnagain CC	Include language: "Once Point Woronzof has been cleaned up, there will be a community discussion to determine the best use of this Municipal land, including the possibility that a trail buffer be revegetated and the land be integrated into a public access area for the Coastal Trail.	All municipal land use is subject to public process. As planning develops for this area, HLB will respond to the Parks Department's plans and needs.
Turnagain CC	Include transfer of title and land management authority of HLB Parcels 4-032, 4-033 and 4-034 to the MOA Parks and Recreation Department, with the intent that it become permanently dedicated parkland	WADP is the more appropriate forum for addressing these issues.
Rabbit Creek Community Council	Incorrect identification of use of Parcels 2-135 & 136	Information in 5-Year Work Plan is consistent w/Potter Valley Land Use Analysis
Rabbit Creek Community Council	Site specific land use study required prior to disposition of Parcel 2-156	Site specific land use study not required if enough information is available for asset management analysis—true in this case
Turnagain CC	Delete second paragraph in this section of the 2012-2015 HLB Work Plan referring to a global land exchange with the State..	HLB remains open to the possibility of obtaining lands needed to fulfill municipal plans developed to meet public need identified with extensive public input. Global exchange is addressed in the WADP.
Turnagain CC	Add "Conservation Easement" section be to Chapter 4	Land proposed for conservation easements will be selected pursuant to federal regulation, subject to the approval of the Corps of Engineers.
Turnagain CC	Add "Transfer Management Authority" section to Chapter 4	These issues are generally beyond the scope of this document and more appropriately addressed in the WADP process.

