

# HERITAGE LAND BANK

## HERITAGE LAND BANK

### Department Goal/Program

The capital improvement goals of the Heritage Land Bank fall within the following categories:

- Acquire, manage, sell or otherwise dispose of municipally owned land for the benefit of the current and future residents of Anchorage; and
- Make improvements to municipal land and property that enhance its value or utility, adapts it for further purposes, extends its useful life or increases its income potential.

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**MUNICIPALITY OF ANCHORAGE**  
**Capital Improvement Program**  
**PROJECT LIST BY DEPARTMENT**

***Heritage Land Bank***

YEAR	PROJECT TITLE	(\$000's)	GO BONDS	FEDERAL GRANTS	STATE GRANTS	OTHER SOURCES	TOTAL REQUEST
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**CATEGORY: Real Estate**

2007	CALIFORNIA CREEK DEVELOPMENT & REPAIR		0	0	0	25	25
2007	CROW CREEK ROAD PARCELS-PLANNING/PREP		0	0	0	75	75
2007	E 48TH AVE/TUDOR CAMPUS DESIGN, SURVEY AND PLAT		0	0	0	100	100
2007	GIRDWOOD INDUSTRIAL PARK		0	0	0	97	97
2007	GIRDWOOD PARCEL LAND USE STUDY 40-ACRE HLB PARCEL #6-		0	0	0	25	25
2007	GIRDWOOD RV/CAMPGROUND DESIGN/DEVELOPMENT ASSISTAN		0	0	0	10	10
2007	GLACIER/WINNER CREEK PRE-DEVELOPMENT		0	0	0	100	100
2007	INDIAN LAND USE STUDY		0	0	0	30	30
2007	OLD GIRDWOOD TOWNSITE INFRASTRUCTURE DESIGN		0	0	0	12	12
2007	POTTER VALLEY PARCEL CO-DEVELOPMENT PROJECT FOR H		0	0	0	25	25
2007	SECTION 36 SURVEY/PLATTING OF ROAD ACCESS		0	0	0	25	25
2007	SITES PREPARATION		0	0	0	60	60
2007	'SQUIRREL CAGE' AREA DEVELOPMENT- GIRDWOOD		0	0	0	25	25
2007	TRAIL SYSTEM: GIRDWOOD 2007 FUNDING		0	0	0	5	5
<b>Real Estate</b>		<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>614</b>	<b>614</b>

<b>TOTAL FOR 2007</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>614</b>	<b>614</b>
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**CATEGORY: Real Estate**

2008	CROW CREEK ROAD PARCELS-PLANNING/PREP		0	0	0	75	75
2008	GIRDWOOD RV/CAMPGROUND DESIGN/DEVELOPMENT ASSISTAN		0	0	0	10	10
2008	GLACIER/WINNER CREEK PRE-DEVELOPMENT		0	0	0	100	100
2008	OLD GIRDWOOD TOWNSITE INFRASTRUCTURE DESIGN		0	0	0	12	12
2008	SITES PREPARATION		0	0	0	60	60
2008	'SQUIRREL CAGE' AREA DEVELOPMENT- GIRDWOOD		0	0	0	25	25
<b>Real Estate</b>		<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>282</b>	<b>282</b>

<b>TOTAL FOR 2008</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>282</b>	<b>282</b>
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**CATEGORY: Real Estate**

2009	CROW CREEK ROAD PARCELS-PLANNING/PREP		0	0	0	75	75
2009	OLD GIRDWOOD TOWNSITE INFRASTRUCTURE DESIGN		0	0	0	12	12
2009	SITES PREPARATION		0	0	0	70	70
2009	'SQUIRREL CAGE' AREA DEVELOPMENT- GIRDWOOD		0	0	0	25	25
<b>Real Estate</b>		<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>182</b>	<b>182</b>

<b>TOTAL FOR 2009</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>182</b>	<b>182</b>
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**CATEGORY: Real Estate**

2010	CROW CREEK ROAD PARCELS-PLANNING/PREP		0	0	0	75	75
2010	OLD GIRDWOOD TOWNSITE INFRASTRUCTURE DESIGN		0	0	0	12	12
2010	SITES PREPARATION		0	0	0	70	70
2010	'SQUIRREL CAGE' AREA DEVELOPMENT- GIRDWOOD		0	0	0	25	25
<b>Real Estate</b>		<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>182</b>	<b>182</b>

<b>TOTAL FOR 2010</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>182</b>	<b>182</b>
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**CATEGORY: Real Estate**

2011	CROW CREEK ROAD PARCELS-PLANNING/PREP		0	0	0	75	75
2011	OLD GIRDWOOD TOWNSITE INFRASTRUCTURE DESIGN		0	0	0	12	12
2011	SITES PREPARATION		0	0	0	70	70
2011	'SQUIRREL CAGE' AREA DEVELOPMENT- GIRDWOOD		0	0	0	25	25
<b>Real Estate</b>		<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>182</b>	<b>182</b>

<b>TOTAL FOR 2011</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>182</b>	<b>182</b>
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**CATEGORY: Real Estate**

2012	SITES PREPARATION		0	0	0	70	70
<b>Real Estate</b>		<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>70</b>	<b>70</b>

**MUNICIPALITY OF ANCHORAGE**  
**Capital Improvement Program**  
**PROJECT LIST BY DEPARTMENT**

***Heritage Land Bank***

YEAR	PROJECT TITLE	(\$000's)	GO BONDS	FEDERAL GRANTS	STATE GRANTS	OTHER SOURCES	TOTAL REQUEST
<b>TOTAL FOR 2012</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>70</b>	<b>70</b>
TOTAL FOR ALL YEARS:			0	0	0	1,512	1,512

**Municipality of Anchorage**  
**2007 Capital Improvement Budget**

Department	2007 Project Cost \$000'S	Category Real Estate		
Heritage Land Bank	B = Bond F = Federal D= DOT/PF H = Heritage Land Bank I = Internal Chrgs N = Net Assets O = Other S = State Grant	O & M Cost	Debt Service	Community Council
Project Title and Description				
<b>CALIFORNIA CREEK DEVELOPMENT &amp; REPAIR</b>				
Property improvement and repair. Construction of creek banking.	H= 25	.0	0.0	Girdwood Valley
<b>CROW CREEK ROAD PARCELS-PLANNING/PREP</b>				
Follow-up planning and preparation of HLB parcels along Crow Creek Road in Girdwood.	H= 75	.0	0.0	Girdwood Valley
<b>E 48TH AVE/TUDOR CAMPUS DESIGN, SURVEY AND PLAT</b>				
Land Improvement: Tudor Road MOA Campus Infrastructure design, survey and plat	H= 100	.0	0.0	Tudor Area
<b>GIRDWOOD INDUSTRIAL PARK</b>				
Infrastructure improvements required prior to property disposal. 2007 funding primarily for Ruane Rd improve- ments. 2008 - Continued support to complete, if necessary.	H= 97	.0	0.0	Girdwood Valley
<b>GIRDWOOD PARCEL LAND USE STUDY 40-ACRE HLB PARCEL #6-040</b>				
Forty acre parcel in Girdwood: 2007 - pre-development and design	H= 25	.0	0.0	Girdwood Valley
<b>GIRDWOOD RV/CAMPGROUND DESIGN/DEVELOPMENT ASSISTANCE</b>				
Assistance with local effort to select a siteand develop into Girdwood area RV and camp- ground facility.	H= 10	.0	0.0	Girdwood Valley
<i>For specific funding needed in later years, please review the same project name/description included in the Capital Improvement Program section.</i>		<b>2007</b>		

**Municipality of Anchorage**  
**2007 Capital Improvement Budget**

Department	2007 Project Cost \$000'S	Category		
Heritage Land Bank		Real Estate		
Project Title and Description	B = Bond F = Federal D= DOT/PF H = Heritage Land Bank I = Internal Chrgs N = Net Assets O = Other S = State Grant	O & M Cost	Debt Service	Community Council
<b>GLACIER/WINNER CREEK PRE-DEVELOPMENT</b>				
Pre-development, site design and planning.	H= 100	.0	0.0	Girdwood Valley
<b>INDIAN LAND USE STUDY</b>				
Land Use Study required in connection with transfer of 105 acres in Indian from State to MOA. LUS needed to determine highest/best use, wetlands and other constraints and opportunities.	H= 30	30.0	0.0	Girdwood Valley
<b>OLD GIRDWOOD TOWNSITE INFRASTRUCTURE DESIGN</b>				
Dike reconstruction, redevelopment planning, road access, and pre-construction.	H= 12	.0	0.0	Girdwood Valley
<b>POTTER VALLEY PARCEL CO-DEVELOPMENT PROJECT FOR HLB #2-144</b>				
Preparation and development of HLB parcel in Potter Valley area.	H= 25	.0	0.0	Bear Valley
<b>SECTION 36 SURVEY/PLATTING OF ROAD ACCESS</b>				
SURVEY AND PLATTING OF ROAD ACCESS THROUGH HLB PARCELS FOLLOWING RESOLUTION OF ACCESS ISSUES IN THIS SECTION.	H= 25	.0	0.0	Bear Valley
<b>SITES PREPARATION</b>				
Preparation of HLB parcels for disposal, to include: design/development surveys studies platting engineering other improvements costs	H= 60	.0	0.0	Community-wide
<i>For specific funding needed in later years, please review the same project name/description included in the Capital Improvement Program section.</i>		<b>2007</b>		

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**2007 Capital Improvement Budget**

Department	2007 Project Cost \$000'S	Category		
Heritage Land Bank		Real Estate		
Project Title and Description	B = Bond F = Federal D= DOT/PF H = Heritage Land Bank I = Internal Chrgs N = Net Assets O = Other S = State Grant	O & M Cost	Debt Service	Community Council
<b>'SQUIRREL CAGE' AREA DEVELOPMENT- GIRDWOOD</b>				
Phased design and development of 'Squirrel Cage' area in lower Girdwood Valley.	H= 25	.0	0.0	Girdwood Valley
<b>TRAIL SYSTEM: GIRDWOOD 2007 FUNDING</b>				
Funding to complete work on developing trails in Girdwood area on HLB land.	H= 5	.0	0.0	Girdwood Valley
<b>z Real Estate TOTAL</b>	H= 614	30.0	0.0	

For specific funding needed in later years, please review the same project name/description included in the Capital Improvement Program section.	<b>2007</b>
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**Municipality of Anchorage**  
**2007 Capital Improvement Budget**

Department	2007 Project Cost \$000'S	Category		
Heritage Land Bank				
Project Title and Description	B = Bond F = Federal D= DOT/PF H = Heritage Land Bank I = Internal Chrgs N = Net Assets O = Other S = State Grant	O & M Cost	Debt Service	Community Council
<b>zz Heritage Land Bank TOTAL</b>	H= 614	30.0	0.0	

<i>For specific funding needed in later years, please review the same project name/description included in the Capital Improvement Program section.</i>	<b>2007</b>
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**Municipality of Anchorage**  
**2007 - 2012 Capital Improvement Program**

Department	Category					
Heritage Land Bank	Real Estate					
Project Title and Description	(\$000's) B=Bond S=State F=Federal O=Other D=DOT/PF H=Heritage Land Bank N=Net Assets I=Internal Charges					
	2007	2008	2009	2010	2011	2012
<b>CALIFORNIA CREEK DEVELOPMENT &amp; REPAIR</b> Property improvement and repair. Construction of creek banking.	H= 25					
<b>CROW CREEK ROAD PARCELS-PLANNING/PREP</b> Follow-up planning and preparation of HLB parcels along Crow Creek Road in Girdwood.	H= 75	H= 75	H= 75	H= 75	H= 75	
<b>E 48TH AVE/TUDOR CAMPUS DESIGN, SURVEY AND PLAT</b> Land Improvement: Tudor Road MOA Campus Infrastructure design, survey and plat	H= 100					
<b>GIRDWOOD INDUSTRIAL PARK</b> Infrastructure improvements required prior to property disposal. 2007 funding primarily for Ruane Rd improvements. 2008 - Continued support to complete, if necessary.	H= 97					
<b>GIRDWOOD PARCEL LAND USE STUDY 40-ACRE HLB PARCEL #6-040</b> Forty acre parcel in Girdwood: 2007 - pre-development and design	H= 25					
<b>GIRDWOOD RV/CAMPGROUND DESIGN/DEVELOPMENT ASSISTANCE</b> Assistance with local effort to select a site and develop into Girdwood area RV and campground facility.	H= 10	H= 10				
<b>GLACIER/WINNER CREEK PRE-DEVELOPMENT</b> Pre-development, site design and planning.	H= 100	H= 100				
				<b>2007-2012</b>		

**Municipality of Anchorage**  
**2007 - 2012 Capital Improvement Program**

Department	Category					
Heritage Land Bank	Real Estate					
Project Title and Description	(\$000's) B=Bond S=State F=Federal O=Other D=DOT/PF H=Heritage Land Bank N=Net Assets I=Internal Charges					
	2007	2008	2009	2010	2011	2012
<b>INDIAN LAND USE STUDY</b> Land Use Study required in connection with transfer of 105 acres in Indian from State to MOA. LUS needed to determine highest/best use, wetlands and other constraints and opportunities.	H= 30					
<b>OLD GIRDWOOD TOWNSITE INFRASTRUCTURE DESIGN</b> Dike reconstruction, redevelopment planning, road access, and pre-construction.	H= 12	H= 12	H= 12	H= 12	H= 12	
<b>POTTER VALLEY PARCEL CO-DEVELOPMENT PROJECT FOR HLB #2-144</b> Preparation and development of HLB parcel in Potter Valley area.	H= 25					
<b>SECTION 36 SURVEY/PLATTING OF ROAD ACCESS</b> SURVEY AND PLATTING OF ROAD ACCESS THROUGH HLB PARCELS FOLLOWING RESOLUTION OF ACCESS ISSUES IN THIS SECTION.	H= 25					
<b>SITES PREPARATION</b> Preparation of HLB parcels for disposal, to include: design/development surveys studies platting engineering other improvements costs	H= 60	H= 60	H= 70	H= 70	H= 70	H= 70
<b>'SQUIRREL CAGE' AREA DEVELOPMENT- GIRDWOOD</b> Phased design and development of 'Squirrel Cage' area in lower Girdwood Valley.	H= 25	H= 25	H= 25	H= 25	H= 25	
				<b>2007-2012</b>		

**Municipality of Anchorage**  
**2007 - 2012 Capital Improvement Program**

<b>Department</b> Heritage Land Bank	<b>Category</b> Real Estate					
<b>Project Title and Description</b>	(\$000's) B=Bond S=State F=Federal O=Other D=DOT/PF H=Heritage Land Bank N=Net Assets I=Internal Charges					
	2007	2008	2009	2010	2011	2012

**TRAIL SYSTEM: GIRDWOOD 2007 FUNDING**

Funding to complete work on developing trails in Girdwood area on HLB land.

H= 5

**z Real Estate TOTAL**

H= 614

H= 282

H= 182

H= 182

H= 182

H= 70

		<b>2007-2012</b>
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**Municipality of Anchorage**  
**2007 - 2012 Capital Improvement Program**

Department	Category					
Heritage Land Bank						
Project Title and Description	(\$000's) B=Bond S=State F=Federal O=Other D=DOT/PF H=Heritage Land Bank N=Net Assets I=Internal Charges					
	2007	2008	2009	2010	2011	2012
zz Heritage Land Bank TOTAL	H= 614	H= 282	H= 182	H= 182	H= 182	H= 70

		<b>2007-2012</b>
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