

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.

MUNICIPALITY OF ANCHORAGE
Capital Improvement Program
 PROJECT LIST BY DEPARTMENT

Heritage Land Bank

PROJECT TITLE	YEAR	G.O. BONDS	STATE	FEDERAL	OTHER	TOTAL
Real Estate						
BIRD CREEK PARCELS	2009	0	0	0	30	30
	2010	0	0	0	30	30
Project CIP Total		0	0	0	60	60
CROW CREEK ROAD PARCELS-PLANNING/PREP	2009	0	0	0	75	75
	2010	0	0	0	75	75
	2011	0	0	0	75	75
Project CIP Total		0	0	0	225	225
EAGLE RIVER HLB PARCELS	2009	0	0	0	50	50
	2010	0	0	0	25	25
	2011	0	0	0	25	25
	2012	0	0	0	25	25
	2013	0	0	0	25	25
Project CIP Total		0	0	0	150	150
GIRDWOOD PARCELS PLANNING	2009	0	0	0	50	50
Project CIP Total		0	0	0	50	50
GIRDWOOD PROPERTY MGMT.	2009	0	0	0	100	100
	2010	0	0	0	100	100
	2011	0	0	0	100	100
	2012	0	0	0	100	100
	2013	0	0	0	100	100
	2014	0	0	0	100	100
Project CIP Total		0	0	0	600	600
GIRDWOOD RV/CAMPGROUND DESIGN/DEVELOPMENT ASSISTANCE	2009	0	0	0	10	10
Project CIP Total		0	0	0	10	10
OLD GIRDWOOD TOWNSITE INFRASTRUCTURE DESIGN	2009	0	0	0	12	12
	2010	0	0	0	12	12
	2011	0	0	0	12	12
Project CIP Total		0	0	0	36	36
REMEDIATION	2009	0	0	0	50	50
	2010	0	0	0	50	50
	2011	0	0	0	50	50
	2012	0	0	0	50	50
	2013	0	0	0	50	50
	2014	0	0	0	50	50
Project CIP Total		0	0	0	300	300
SITES PREPARATION	2009	0	0	0	100	100
	2010	0	0	0	100	100
	2011	0	0	0	100	100
	2012	0	0	0	100	100
	2013	0	0	0	100	100

MUNICIPALITY OF ANCHORAGE
Capital Improvement Program
 PROJECT LIST BY DEPARTMENT

Heritage Land Bank

PROJECT TITLE	YEAR	G.O. BONDS	STATE	FEDERAL	OTHER	TOTAL
SITES PREPARATION	2014	0	0	0	100	100
Project CIP Total		0	0	0	600	600
'SQUIRREL CAGE' AREA DEVELOPMENT- GIRDWOOD	2009	0	0	0	25	25
	2010	0	0	0	25	25
	2011	0	0	0	25	25
Project CIP Total		0	0	0	75	75
WETLANDS EVALUATION/MONITORING	2009	0	0	0	85	85
	2010	0	0	0	85	85
	2011	0	0	0	25	25
	2012	0	0	0	25	25
	2013	0	0	0	25	25
	2014	0	0	0	25	25
Project CIP Total		0	0	0	270	270
Real Estate CIP Total		0	0	0	2,376	2,376
Heritage Land Bank CIP Total		0	0	0	2,376	2,376

BIRD CREEK PARCELS

Project ID: HLB09847

Project Type: Improvement

Start Date: January 2009

Location: Assembly: Section 6, Seats J & K

End Date: December 2015

Description:

Land Use Study and attendant capital improvement projects for HLB parcels in Bird, AK

Comments:

Land to be ready for usage study during 5-year capital projects period.

Justification:

HLB needs to provide land for municipal use and possible other appropriate uses per Land Use Study.

	2009	2010	2011	2012	2013	2014	Total
Revenue Sources							
Contributions Other Funds	30	30	0	0	0	0	60
Project Total:	30	30	0	0	0	0	60

O & M Costs

CROW CREEK ROAD PARCELS-PLANNING/PREP**Project ID:** HLB07006**Project Type:** Improvement**Start Date:****Location:** Assembly: Section 6, Seats J & K, House: District
32-Chugach State Park, Community: Girdwood Valley**End Date:****Description:**

Follow-up planning and preparation of HLB parcels along Crow Creek Road in Girdwood.

Comments:

Ongoing development for needed residences, parks and other land uses.

Justification:

Growing community needs more community-type developments for area residents.

	2009	2010	2011	2012	2013	2014	Total
Revenue Sources							
Contributions Other Funds	75	75	75	0	0	0	225
Project Total:	75	75	75	0	0	0	225

O & M Costs

EAGLE RIVER HLB PARCELS

Project ID: HLB08017

Project Type: Improvement

Start Date: January 2008

Location: Community: Eagle River

End Date: December 2015

Description:

Post-land use study planning for coordinated development or allocation of areas in HLB parcels where recommended by the LUS for open space and other uses.

Comments:

Recent land use study made recommendations for open space and limited types of development. \$50k appropriated in 2008; remainder to be appropriated as conditions warrant.

Justification:

Area's growth needs development of open spaces, residential and other use-type activities for uncommitted land.

	2009	2010	2011	2012	2013	2014	Total
Revenue Sources							
Contributions Other Funds	50	25	25	25	25	0	150
Project Total:	50	25	25	25	25	0	150

O & M Costs

GIRDWOOD PARCELS PLANNING

Project ID: HLB08016

Project Type: Improvement

Start Date: January 2008

Location: Community: Girdwood Valley

End Date:

Description:

Multi-year planning project for possible development of land in Girdwood for recreation, open space, residential or other developments as determined to be needed for the region.

Comments:

Comprehensive planning needed for various types/locations of HLB parcels in Girdwood area.

Justification:

Plans for future recreational and other developments on private and other lands may require complementary planning needs for large areas of uncommitted land near Girdwood.

	2009	2010	2011	2012	2013	2014	Total
Revenue Sources							
Contributions Other Funds	50	0	0	0	0	0	50
Project Total:	50	0	0	0	0	0	50

O & M Costs

GIRDWOOD PROPERTY MGMT.

Project ID: HLB09432

Project Type: Improvement

Start Date: January 2009

Location: Assembly: Section 6, Seats J & K

End Date: January 2020

Description:

Managing and maintaining quality of HLB-owned lands in the Girdwood Valley.

Comments:

Most of HLB's inventory is in the Girdwood Valley (approx. 5,000 acres).

Justification:

Maintains property values in terms of how the lands contribute to the valley and the community.

	2009	2010	2011	2012	2013	2014	Total
Revenue Sources							
Contributions Other Funds	100	100	100	100	100	100	600
Project Total:	100	100	100	100	100	100	600

O & M Costs

GIRDWOOD RV/CAMPGROUND DESIGN/DEVELOPMENT ASSISTANCE

Project ID: HLB07004

Project Type: Improvement

Start Date:

Location: Assembly: Section 6, Seats J & K, House: District
32-Chugach State Park, Community: Girdwood Valley

End Date:

Description:

Assisting local effort to select and develop site into Girdwood area RV and campground facility.

Comments:

Locals have requested campground facilities.

Justification:

Prevents unauthorized use/trespass onto vacant municipal and private lands.

	2009	2010	2011	2012	2013	2014	Total
Revenue Sources							
Contributions Other Funds	10	0	0	0	0	0	10
Project Total:	10	0	0	0	0	0	10
O & M Costs							

OLD GIRDWOOD TOWNSITE INFRASTRUCTURE DESIGN**Project ID:** HLB07008**Project Type:** Improvement**Start Date:****Location:** Assembly: Section 6, Seats J & K, House: District
32-Chugach State Park, Community: Girdwood Valley**End Date:****Description:**

Dike reconstruction, redevelopment planning, road access, and pre-construction.

Comments:

Mitigates damage to roads and property from meandering stream.

Justification:

Maintains value of property.

	2009	2010	2011	2012	2013	2014	Total
Revenue Sources							
Contributions Other Funds	12	12	12	0	0	0	36
Project Total:	12	12	12	0	0	0	36

O & M Costs

REMEDIATION

Project ID: HLB09848

Project Type: Rehabilitation

Start Date: January 2009

Location: Assembly: Areawide, House: Community-wide, Community: Areawide

End Date: December 2019

Description:

Inventory and acquired parcels found to contain varieties of contamination will require assessment, monitoring and remediation work.

Comments:

HLB has occasionally encountered contamination on property it's received from SOA and other sources.

Justification:

HLB's stewardship responsibility in maintaining its inventory.

	2009	2010	2011	2012	2013	2014	Total
Revenue Sources							
Contributions Other Funds	50	50	50	50	50	50	300
Project Total:	50	50	50	50	50	50	300

O & M Costs

SITES PREPARATION

Project ID: HLB07010

Project Type: Improvement

Start Date:

Location: Assembly: Areawide, House: District 50-Anchorage Areawide,
Community: Community-wide

End Date:

Description:

Preparation of HLB parcels for disposal, to include: design/development surveys, studies, platting, engineering other improvements costs

Comments:

Recurring costs for accepting land into HLB inventory from SOA municipal selections.

Justification:

Land comes into HLB inventory; HLB develops it and gives some to Parks, some to various other needy muni. agencies; HLB gets to sell the rest and tries to, if not recoup its costs, make a profit; everyone is happy.

	2009	2010	2011	2012	2013	2014	Total
Revenue Sources							
Contributions Other Funds	100	100	100	100	100	100	600
Project Total:	100	100	100	100	100	100	600

O & M Costs

'SQUIRREL CAGE' AREA DEVELOPMENT- GIRDWOOD

Project ID: HLB07003

Project Type: Improvement

Start Date:

Location: Assembly: Section 6, Seats J & K, House: District
32-Chugach State Park, Community: Girdwood Valley

End Date:

Description:

Phased design and development of 'Squirrel Cage' area in lower Girdwood Valley.

Comments:

Partial development needs better area design and planning.

Justification:

Allows for future use or disposal of HLB land in Girdwood to local community.

	2009	2010	2011	2012	2013	2014	Total
Revenue Sources							
Contributions Other Funds	25	25	25	0	0	0	75
Project Total:	25	25	25	0	0	0	75

O & M Costs

WETLANDS EVALUATION/MONITORING

Project ID: HLB09431

Project Type: Rehabilitation

Start Date: January 2009

Location: Assembly: Areawide, House: Community-wide, Community: Areawide

End Date: December 2019

Description:

New continuing project designed for:
Protection of wetlands values through monitoring and evaluation

Comments:

Due to valued wetlands credits, those in the HLB inventory will need to be evaluated and monitored in order to protect their integrity.

Justification:

Wetlands have asset value that must be accounted for banking purposes.

	2009	2010	2011	2012	2013	2014	Total
Revenue Sources							
Contributions Other Funds	85	85	25	25	25	25	270
Project Total:	85	85	25	25	25	25	270

O & M Costs