

**REAL ESTATE**

## REAL ESTATE

### Department Goal/Program

The capital improvement goals of the Real Estate Department 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;
- 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;
- Perform all the necessary steps to take title to state lands to which the Municipality of Anchorage is legally entitled (AS 29.65.010).

MUNICIPALITY OF ANCHORAGE  
Capital Improvement Program  
PRIORITY LIST BY DEPARTMENT  
(000's)

25-Sep-02

Page 11-3

**REAL ESTATE**

YEAR	PROJECT TITLE	DEPT PRIORITY	GO BONDS	MATCHING GRANTS	STATE GRANTS	OTHER SOURCES	TOTAL REQUEST
<b>CATEGORY: Real Estate</b>							
2003	APPRAISALS	1	0	0	0	50	50
2003	ENVIRONMENTAL/SITE REMEDIATION REQUIREMENTS	2	0	0	0	50	50
2003	GIRDWOOD GOLF COURSE	3	0	0	0	50	50
2003	GIRDWOOD INDUSTRIAL PARK IMPROVEMENT	4	0	0	0	100	100
2003	GIRDWOOD TOWN SQUARE PARKING INFRASTRUCTURE	5	0	0	0	15	15
2003	GIS INVENTORY MAPPING	6	0	0	0	25	25
2003	GLACIER-WINNER CREEK LAND USE STUDY	7	0	0	0	40	40
2003	LAND USE STUDIES	8	0	0	0	50	50
2003	SURVEY REQUIREMENTS	9	0	0	0	50	50
<b>TOTAL: Real Estate</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>430</b>	<b>430</b>
<b>TOTAL FOR 2003</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>430</b>	<b>430</b>
<b>CATEGORY: Real Estate</b>							
2004	APPRAISALS	1	0	0	0	50	50
2004	GIRDWOOD INDUSTRIAL PARK IMPROVEMENT	2	0	0	0	100	100
2004	GIRDWOOD GOLF COURSE	3	0	0	0	50	50
2004	SURVEY REQUIREMENTS	4	0	0	0	60	60
2004	ENVIRONMENTAL/SITE REMEDIATION REQUIREMENTS	5	0	0	0	50	50
2004	LAND USE STUDIES	6	0	0	0	60	60
<b>TOTAL: Real Estate</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>370</b>	<b>370</b>
<b>TOTAL FOR 2004</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>370</b>	<b>370</b>
<b>CATEGORY: Real Estate</b>							
2005	APPRAISALS	1	0	0	0	50	50
2005	GIRDWOOD INDUSTRIAL PARK IMPROVEMENT	2	0	0	0	100	100
2005	SURVEY REQUIREMENTS	3	0	0	0	50	50
2005	ENVIRONMENTAL/SITE REMEDIATION REQUIREMENTS	4	0	0	0	50	50
2005	GIRDWOOD GOLF COURSE	5	0	0	0	50	50
2005	GIS INVENTORY MAPPING	6	0	0	0	35	35
2005	LAND USE STUDIES	7	0	0	0	50	50
<b>TOTAL: Real Estate</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>385</b>	<b>385</b>
<b>TOTAL FOR 2005</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>385</b>	<b>385</b>
<b>CATEGORY: Real Estate</b>							
2006	SURVEY REQUIREMENTS	1	0	0	0	50	50
2006	ENVIRONMENTAL/SITE REMEDIATION REQUIREMENTS	2	0	0	0	50	50
2006	LAND USE STUDIES	3	0	0	0	50	50
<b>TOTAL: Real Estate</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>150</b>	<b>150</b>
<b>TOTAL FOR 2006</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>150</b>	<b>150</b>
<b>CATEGORY: Real Estate</b>							
2007	SURVEY REQUIREMENTS	1	0	0	0	50	50
2007	ENVIRONMENTAL/SITE REMEDIATION REQUIREMENTS	2	0	0	0	50	50
<b>TOTAL: Real Estate</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>100</b>
<b>TOTAL FOR 2007</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>100</b>
<b>CATEGORY: Real Estate</b>							
2008	SURVEY REQUIREMENTS	1	0	0	0	50	50
2008	ENVIRONMENTAL/SITE REMEDIATION REQUIREMENTS	2	0	0	0	60	60
2008	GIS INVENTORY MAPPING	3	0	0	0	50	50
<b>TOTAL: Real Estate</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>160</b>	<b>160</b>
<b>TOTAL FOR 2008</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>160</b>	<b>160</b>
<b>TOTAL FOR ALL YEARS</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>1,595</b>	<b>1,595</b>

2003-2008 CIB/CIP

**MUNICIPALITY OF ANCHORAGE  
2003 CAPITAL IMPROVEMENT BUDGET**

Department Real Estate	2003 PROJECT COST (000's)	Category Real Estate	
PROJECT TITLE AND DESCRIPTION	S-State    B-Bond A-Assmt   D-D.O.T. F-Federal   O-Other H-Heritage Land Bank H-Matching State Grant	O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY
		DEBT SERVICE (000's)	1-Essential 2-Necessary 3-Desireable
APPRAISALS Appraisals are required before purchase and disposal of HLB property.	H=    50		Areawide
ENVIRONMENTAL/SITE REMEDIATION REQUIREMENTS Environmental clean-up of HLB sites required annually before land can be sold.	H=    50		Areawide
GIRDWOOD GOLF COURSE Development of HLB property in Girdwood under private leasehold. This multi-year project will provide infrastructure improvements in lower Girdwood Valley designed to enhance the marketability of the leasehold to potential users.	H=    50		Girdwood Valley
GIRDWOOD INDUSTRIAL PARK IMPROVEMENT This project comprises progressive clearing, grading and other access improvements to facilitate use of the industrial park.	H=    100		Girdwood Valley
GIRDWOOD TOWN SQUARE PARKING INFRASTRUCTURE Improvements to HLB parcel in central Girdwood townsite to create a parking lot.	H=    15		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>2003</b>

**MUNICIPALITY OF ANCHORAGE  
2003 CAPITAL IMPROVEMENT BUDGET**

Department Real Estate	2003 PROJECT COST (000's)	Category Real Estate	
PROJECT TITLE AND DESCRIPTION	S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank H-Matching State Grant	O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY
		DEBT SERVICE (000's)	1-Essential 2-Necessary 3-Desireable
<p><b>GIS INVENTORY MAPPING</b> Mapping of HLB inventory for inventory book, website and capital improvement projects. This mapping process is essential for monitoring and maintaining HLB's land inventory and is required by municipal code.</p> <p><b>GLACIER-WINNER CREEK LAND USE STUDY</b> This project would provide a study of land use and market feasibility. The Girdwood area is interested in expanding ski facilities up-valley. The study would address land use and marketing impacts of HLB land and how the proposed development will affect the general Girdwood area.</p> <p><b>LAND USE STUDIES</b> Large tracts of HLB land (40+ acres) in Eagle River and Girdwood require site-specific land use studies prior to disposal. Studies determine highest/best use of property preparatory to disposal by sale, exchange and/or lease.</p>	<p>H= 25</p> <p>H= 40</p> <p>H= 50</p>		<p>Areawide</p> <p>Girdwood Valley</p> <p>Areawide</p>
<p><i>For specific funding needed in later years, please review the same project name/description included in the Capital Improvement Program section.</i></p>			<p><b>2003</b></p>

**MUNICIPALITY OF ANCHORAGE  
2003 CAPITAL IMPROVEMENT BUDGET**

Department Real Estate	2003 PROJECT COST (000's)	Category Real Estate	
PROJECT TITLE AND DESCRIPTION	S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank M-Matching State Grant	O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY
		DEBT SERVICE (000's)	1-Essential 2-Necessary 3-Desirable
<p><b>SURVEY REQUIREMENTS</b>                      The Municipality of Anchorage is still in the process of receiving land from the state under the Municipal Entitlement Act. Some of the lands already transferred to the Municipality must be surveyed in order to provide for their transfer from the State. The Municipality must bear the cost of surveying any unsurveyed land prior to receiving patent from the State. These surveys will allow for future municipal land transfers and will promote on-site land management.</p>	<p>H= 50</p>		<p>Bayshore/Klatt                      Chugiak                      Eagle River                      Girdwood Valley                      University Area</p>
<p><i>For specific funding needed in later years, please review the same project name/description included in the Capital Improvement Program section.</i></p>		<p><b>2003</b></p>	

**MUNICIPALITY OF ANCHORAGE  
2003 CAPITAL IMPROVEMENT BUDGET**

Department Real Estate	2003 PROJECT COST (000's)	Category Real Estate	
PROJECT TITLE AND DESCRIPTION	S-State    B-Bond A-Assmt   D-D.O.T. F-Federal   O-Other H-Heritage Land Bank H-Matching State Grant	O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY
		DEBT SERVICE (000's)	1-Essential 2-Necessary 3-Desireable
Sub-Total(s)	H=    430		
Category Total	430	0.0 0.0	
*****	*****	*****	*****
Department Total(s)	H=    430		
Grand Total of Real Estate	430	0.0 0.0	
For specific funding needed in later years, please review the same project name/description included in the Capital Improvement Program section.			2003

**MUNICIPALITY OF ANCHORAGE**  
**2003 - 2008 CAPITAL IMPROVEMENT PROGRAM**

Department Real Estate	Category Real Estate					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank M-Matching State					
	2003	2004	2005	2006	2007	2008
<p><b>APPRAISALS</b> Appraisals are required before purchase and disposal of HLB property.</p>	H= 50	H= 50	H= 50			
<p><b>ENVIRONMENTAL/SITE REMEDIATION REQUIREMENTS</b> Environmental clean-up of HLB sites required annually before land can be sold.</p>	H= 50	H= 50	H= 50	H= 50	H= 50	H= 60
<p><b>GIRDWOOD GOLF COURSE</b> Development of HLB property in Girdwood under private leasehold. This multi-year project will provide infrastructure improvements in lower Girdwood Valley designed to enhance the marketability of the leasehold to potential users.</p>	H= 50	H= 50	H= 50			
<p><b>GIRDWOOD INDUSTRIAL PARK IMPROVEMENT</b> This project comprises progressive clearing, grading and other access improvements to facilitate use of the industrial park.</p>	H= 100	H= 100	H= 100			
<p><b>GIRDWOOD TOWN SQUARE PARKING INFRASTRUCTURE</b> Improvements to HLB parcel in central Girdwood townsite to create a parking lot.</p>	H= 15					
				<b>2003 - 2008</b>		



**MUNICIPALITY OF ANCHORAGE**  
**2003 - 2008 CAPITAL IMPROVEMENT PROGRAM**

Department Real Estate	Category Real Estate					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank M-Matching State					
	2003	2004	2005	2006	2007	2008
<p><b>GIS INVENTORY MAPPING</b>            Mapping of HLB inventory for inventory book, website and capital improvement projects. This mapping process is essential for monitoring and maintaining HLB's land inventory and is required by municipal code.</p>	H= 25		H= 35			H= 50
<p><b>GLACIER-WINNER CREEK LAND USE STUDY</b>            This project would provide a study of land use and market feasibility. The Girdwood area is interested in expanding ski facilities up-valley. The study would address land use and marketing impacts of HLB land and how the proposed development will affect the general Girdwood area.</p>	H= 40					
<p><b>LAND USE STUDIES</b>            Large tracts of HLB land (40+ acres) in Eagle River and Girdwood require site-specific land use studies prior to disposal. Studies determine highest/best use of property preparatory to disposal by sale, exchange and/or lease.</p>	H= 50	H= 60	H= 50	H= 50		
				<b>2003 - 2008</b>		

**MUNICIPALITY OF ANCHORAGE**  
**2003 - 2008 CAPITAL IMPROVEMENT PROGRAM**

Department Real Estate	Category Real Estate					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank M-Matching State					
	2003	2004	2005	2006	2007	2008
<p><b>SURVEY REQUIREMENTS</b>                      The Municipality of Anchorage is still in the process of receiving land from the state under the Municipal Entitlement Act. Some of the lands already transferred to the Municipality must be surveyed in order to provide for their transfer from the State. The Municipality must bear the cost of surveying any unsurveyed land prior to receiving patent from the State. These surveys will allow for future municipal land transfers and will promote on-site land management.</p>	H= 50	H= 60	H= 50	H= 50	H= 50	H= 50
				<b>2003 - 2008</b>		

**MUNICIPALITY OF ANCHORAGE**  
**2003 - 2008 CAPITAL IMPROVEMENT PROGRAM**

Department Real Estate	Category Real Estate					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank M-Matching State					
	2003	2004	2005	2006	2007	2008
Sub-Total(s)	H= 430	H= 370	H= 385	H= 150	H= 100	H= 160
Category Total	430	370	385	150	100	160
*****	*****	*****	*****	*****	*****	*****
Department Total(s)	H= 430	H= 370	H= 385	H= 150	H= 100	H= 160
Grand Total of Real Estate	430	370	385	150	100	160
				<b>2003 - 2008</b>		