

## HERITAGE LAND BANK

### Department Goal/Program

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

- acquire land for municipal use;
- make improvements to HLB land and property which enhances its value or utility, adapts it for further purposes, extends its useful life or increases its income potential. Improvements may also be made to non-HLB owned land if required by environmental permits.

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

6-Dec-96

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**Heritage Land Bank**

YEAR	PROJECT TITLE	DEPT PRIORITY	GO BONDS	STATE GRANTS	OTHER SOURCES	TOTAL REQUEST		
CATEGORY: Heritage Land Bank								
1997	GIRDWOOD ROAD & UTILITY INFRASTRUCTURE	1	0	0	630	630		
1997	PARCELS 4-026/027/028 REMEDIATION CONTRACT	2	0	0	35	35		
1997	SURVEY REQUIREMENTS	3	0	0	20	20		
TOTAL: Heritage Land Bank			0	0	685	685		
TOTAL FOR 1997			0	0	685	685		
CATEGORY: Heritage Land Bank								
1998	GLACIER-WINNER CREEK ALL SEASON RESORT RFP	1	0	0	466	466		
1998	SURVEY REQUIREMENTS	2	0	0	20	20		
TOTAL: Heritage Land Bank			0	0	486	486		
TOTAL FOR 1998			0	0	486	486		
CATEGORY: Heritage Land Bank								
1999	SURVEY REQUIREMENTS	1	0	0	10	10		
TOTAL: Heritage Land Bank			0	0	10	10		
TOTAL FOR 1999			0	0	10	10		
TOTAL FOR ALL YEARS			Heritage Land Bank		0	0	1,181	1,181

**MUNICIPALITY OF ANCHORAGE  
1997 CAPITAL IMPROVEMENT BUDGET**

Department	1997 PROJECT COST (000's)  S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank	Category	
Heritage Land Bank		O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY
PROJECT TITLE AND DESCRIPTION		DEBT SERVICE (000's)	1-Essential 2-Necessary 3-Desireable
GIRDWOOD ROAD & UTILITY INFRASTRUCTURE HLB has released a Request for Proposals (RFP) to develop a public resort golf course and Nordic ski area on HLB land in Girdwood. One part of this project is a commitment from HLB to contribute up to \$630,000 of HLB funds to extend a road and utilities into the clubhouse area. The \$630,000 would fund a road and utility extension of about 1,400 feet from the Alyeska Highway into the project. This infrastructure will stimulate private investment in this project and will also provide access and utilities for other development in this area, including expansion of the Girdwood Fire Station.	H= 630		Girdwood Valley
PARCELS 4-026/027/028 REMEDIATION CONTRACT This request will cover the cost of installation and monitoring of groundwater wells and removal of contaminated soil, if necessary, on three lots located at 1001 W. 29th Ave. A fence will also be constructed around the site perimeter to protect the monitoring wells. Remediation will allow HLB to dispose (Continued on Next Page)	H= 35		Spenard
			1997

**MUNICIPALITY OF ANCHORAGE  
1997 CAPITAL IMPROVEMENT BUDGET**

Department Heritage Land Bank	1997 PROJECT COST (000's)  S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank	Category Heritage Land Bank	
PROJECT TITLE AND DESCRIPTION		O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY  1-Essential 2-Necessary 3-Desireable
		DEBT SERVICE (000's)	
<p>PARCELS 4-026/027/028 REMEDIATION CONTRACT (Continued) of these lots at or above their fair market value and return this property to the tax rolls.</p> <p><b>SURVEY REQUIREMENTS</b> This \$50,000 request will fund the survey of approximately five separate tracts of municipal land over a period of several years. 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= 20		<p>Bayshore/Klatt Chugiak Eagle River Girdwood Valley University Area</p>
			1997

**MUNICIPALITY OF ANCHORAGE  
1997 CAPITAL IMPROVEMENT BUDGET**

Department	Heritage Land Bank	1997 PROJECT COST (000's)	Category	Heritage Land Bank
PROJECT TITLE AND DESCRIPTION		S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank	O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY  1-Essential 2-Necessary 3-Desireable
			DEBT SERVICE (000's)	
Sub-Total(s)		H= 685		
Category Total		685	0.0 0.0	
*****		*****	*****	*****
Department Total(s)		H= 685		
Grand Total of Heritage Land Bank		685	0.0 0.0	
				1997

**MUNICIPALITY OF ANCHORAGE**  
**1997 - 2002 CAPITAL IMPROVEMENT PROGRAM**

Department Heritage Land Bank	Category Heritage Land Bank					
PROJECT TITLE AND DESCRIPTION	(000's) S-State H-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank					
	1997	1998	1999	2000	2001	2002
<p><b>GIRDWOOD ROAD &amp; UTILITY INFRASTRUCTURE</b>  HLB has released a Request for Proposals (RFP) to develop a public resort golf course and Nordic ski area on HLB land in Girdwood. One part of this project is a commitment from HLB to contribute up to \$630,000 of HLB funds to extend a road and utilities into the clubhouse area. The \$630,000 would fund a road and utility extension of about 1,400 feet from the Alyeska Highway into the project. This infrastructure will stimulate private investment in this project and will also provide access and utilities for other development in this area, including expansion of the Girdwood Fire Station.</p>	H= 630					
<p><b>PARCELS 4-026/027/028 REMEDIATION CONTRACT</b>  This request will cover the cost of installation and monitoring of groundwater wells and removal of contaminated soil, if necessary, on three lots located at 1001 W. 29th Ave. A fence will also be constructed around the site perimeter to protect the monitoring wells. Remediation will allow HLB to dispose  (Continued on Next Page)</p>	H= 35					
				1997 - 2002		

**MUNICIPALITY OF ANCHORAGE**  
**1997 - 2002 CAPITAL IMPROVEMENT PROGRAM**

Department	Category					
Heritage Land Bank	Heritage Land Bank					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank					
	1997	1998	1999	2000	2001	2002
<p>PARCELS 4-026/027/028 REMEDIATION CONTRACT  (Continued)  of these lots at or above their fair market value and return this property to the tax rolls.</p> <p>SURVEY REQUIREMENTS  This \$50,000 request will fund the survey of approximately five separate tracts of municipal land over a period of several years. 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>GLACIER-WINNER CREEK ALL SEASON RESORT RFP AND DESIGN PACKAGE  (Continued on Next Page)</p>	H= 20	H= 20	H= 10			
		H= 466				
				1997 - 2002		

**MUNICIPALITY OF ANCHORAGE**  
**1997 - 2002 CAPITAL IMPROVEMENT PROGRAM**

Department Heritage Land Bank	Category Heritage Land Bank					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank					
	1997	1998	1999	2000	2001	2002
<p>GLACIER-WINNER CREEK ALL SEASON RESORT RFP AND DESIGN PACKAGE  (Continued)</p> <p>This funding would be the first step toward the development of a major international destination resort/recreation development on Municipal land in the Glacier-Winner Creek area of Girdwood Valley.</p> <p>Provided that a 1996 economic feasibility study determines that the proposed resort is viable in the near-term, the HLB would contract for design of the resort complex, including infrastructure. This contract would conclude with the release of an RFP to lease HLB land for eventual development of this project. The Glacier-Winner Creek All Season Resort is recommended in the adopted Girdwood Area Plan.</p>						
				1997 - 2002		



**MUNICIPALITY OF ANCHORAGE**  
**1997 - 2002 CAPITAL IMPROVEMENT PROGRAM**

Department Heritage Land Bank	Category Heritage Land Bank					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank					
	1997	1998	1999	2000	2001	2002
Sub-Total(s)	H= 685	H= 486	H= 10			
Category Total	685	486	10	0	0	0
*****	*****	*****	*****	*****	*****	*****
Department Total(s)	H= 685	H= 486	H= 10			
Grand Total of Heritage Land Bank	685	486	10	0	0	0
				1997 - 2002		