HERITAGE LAND BANK ADVISORY COMMISSION
Meeting

February 9, 2017, 11:30 a.m.

Permit & Development Center conference room 170
4700 Elmore Road, Anchorage, Alaska

Meeting Minutes

I. Call to Order

Commission Chair Trawver called the meeting to order at 11:44 a.m.

Commissioners Present:
Tim Trawver, Chair
Jim Fredrick, Commissioner
Peggy Looney, Commissioner
Diana Stone Livingston, Commissioner
Wende Wilber, Commissioner

Staff Present:
Robin E. Ward, Executive Director
Tammy R. Oswald, Land Management Officer
Nicole Jones-Vogel, Land Management Officer
Tawny Klebesadel, Office Manager

Commissioners Absent:
Kati Capozzi, Vice-Chair (Excused)
Ryan Mae Lucas, Commissioner (Excused)

II. Approval of the February 9, 2017 Agenda and December 8, 2016 Meeting Minutes

Commissioner Jim Frederick moved to approve the agenda as presented. The motion was seconded and approval of the agenda passed unanimously. Commissioner Jim Frederick moved to approve the minutes of December 8, 2016, the motion was seconded and the item passed unanimously.

III. Director’s Report

Executive Director Robin E. Ward stated our appreciation for the HLBAC attendance in work sessions and involvement in the HLB Annual Program and 5-yr Plan.

IV. Proposed Action Items and Public Hearings:

a. HLBAC Resolution 2017-01: A Resolution recommending Assembly approval of the disposal by sale of HLB Parcels 4-004, 4-005 and 4-006, legally described as Lots 9, 10 and 11 Block 66 Original Townsite of Anchorage, to Cook Inlet Housing Authority with development requirements and structured financing.

Ms. Ward reported that there was an approved resolution in 2015 for the sale of these properties, however at that time we did not know how it was going to be sold. Because there is going to be structured financing and a Promissory Deed of Trust and a development requirement, we felt that it is necessary to return to the HLBAC with the terms to make sure you were comfortable with that and then create a new resolution that included the financing for approval. This is the RFP that was released and we awarded it to the successful proposer, Cook Inlet Housing Authority (CIHA). And at that time, their proposal was for a long-term ground lease. But we found out there was an opportunity for CIHA to purchase the neighboring lot on the corner that is adjacent to our three lots to combine all four lots together. When we looked at that, it was more functional and efficient to sell it because of the platting process. The Municipality wouldn’t be able to plat the 4th lot into ours, because there are two separate
titles. But CIHA may be able to do a short plat with all four lots and they do need to have them all on one plat if they’re going to do one large project. So, we changed the RFP to include structured financing. The income to the MOA is the same as a long-term ground lease, but they would go into title so they would be able to go into development quickly. We believe it would be advantageous for the development to have the 4th lot because this is mixed use, and they would have retail on the ground floor.

Commissioner Diana Stone Livingston stated that the original resolution included HLB Parcel 4-001 and requested clarification why it was not included. Ms. Ward responded that it was not part of this sale and the 4-001 sale may not include structured financing. And that’s another reason why we separated these out with another resolution, because we are only selling these lots. Ms. Ward stated Cook Inlet Housing Authority was here to provide a presentation of the project. If you have any questions on the project itself, it will be mixed use with 40 units above the ground floor retail. The 40 units will be for workforce, affordable, and market housing. CIHA and I are here to answer any of your questions. Mr. Fredrick inquired if they have a presentation, he would like to hear it.

Jeff Judd, Cook Inlet Housing Authority (CIHA) provided a presentation for the CIHA plans for the 5-story, mixed use development, including the possible acquisition of the neighboring lot and subsequent short plat. Mr. Judd noted that there was a possibility of contamination from the Snow White Cleaners in the area and that once they had site control they would be performing an environmental assessment and taking care of that. Mr. Judd explained that the reason their plan was limited to the five stories was not because of a height limit, but due to financial constraints and code restraints with a wood structure. Given the financial mechanics of making housing developments feasible in Anchorage, even with subsidy, that was our height limitation. We have forty one-bedroom units, each about 660 square feet on the 2nd through 5th level, with retail on the ground level. Acquiring the corner lot makes for a better redevelopment downtown. It also gives us site control of the redevelopment, without having to deal with a neighboring business or having any other future developments impacting this one. The scale of the development footprint would likely increase and the building would shift east which would give more viability to the retail portion of the development by proximity to 7th Avenue and visibility to the guests at the Marriott Hotel. It’s a mixed income development, so there will be affordable rent units and market rate rental units. Mr. Judd described the financial scope of the types of program funding and CIHA investment that will be used to make a viable development. As far as the timeframe goes, we are seeking the HLBAC and Assembly approvals. There is the possibility of being able to close on the neighboring lot within thirty days, and then there would be a revised design submitted. There would be a change in the design to incorporate the additional scope of the 4th lot. Hopefully we will be going through the design process over the next six months. Then the financial scope will be secured that would allow us to begin construction spring 2018. We would have roughly a 14 month construction period. That would bring a completed structure roughly in summer 2019. Tyler Robinson, CIHA was in attendance and assisted in the presentation.

Mr. Fredrick inquired about the name Elizabeth House. Mr. Judd responded that it was named after Elizabeth Peratrovich who was a very prominent civil rights leader here in Alaska during the last half century for the native women populations. It was an homage to her and aligned with CIHA’s corporate mission of helping all people and especially the native Alaskan and Native American peoples in our state.

There were no further Commissioner inquiries. Chair Trawver opened the public hearing and seeing no persons present to provide testimony, the public hearing was closed. Chair Trawver and the Commissioners made positive and supportive remarks regarding the project. Commissioner Wende Wilber moved to approve, the motion was seconded.

This motion: Passed 5-0

V. Appearance Request
Rebecca Campbell, CRW Engineering, LLC provided a presentation regarding the site study for the Girdwood Cemetery and provided copies of the site study. MOA will require additional area for parking, lighting and snow storage. Approximately 7 of the 22 acres within the parcel are easily available to be used for the Cemetery. Additional acres could be made available with additional permitting. The additional permitting would be to cross a wildlife corridor and wetlands. The plan is for a low-impact development; to keep most of the area wooded, no paved trails, considering no grave markers, etc.

Mr. Fredrick inquired how long will the cemetery last in terms of space? Ms. Campbell responded that the trend is for cremation, so that depends upon if that trend continues. We based the terms on historical data and it was determined to last fifty years with the seven acres.

Ms. Wilber inquired if it is consistent with or conflicts with the Master Plan. Ms. Campbell responded that they some preliminary work on that, but had not gotten that far into it, the study was concerned with the possibility of having the cemetery on this site.

Tommy O’Malley, GBOS, provided testimony that a five acre full-body burial site would last 300 years. Mr. Fredrick inquired if population growth was factored into that study. Mr. O’Malley stated that another factor was that people from Anchorage could be buried here, just as people from Girdwood have been buried at the Anchorage cemetery. This 7 acres, he guessed, would last at least 100 years. This project got 68% voter approval in Girdwood to tax for the cemetery, maintenance and operations. The GBOS put forth $50,000 for this survey. The next phase is for permitting would be a preliminary site plan, which will include trail locations and then a cost estimate. Mr. O’Malley relayed that GBOS has been working with Dept. of Health & Human Services (DHHS) on the project and that having a cemetery in Girdwood makes it a real town. DHHS would then take over the management of it after completion.

Mr. Fredrick inquired about the maintenance. Mr. O’Malley stated that it wouldn’t be like the Anchorage cemetery forest lawn; it would be wooded like the Cooper Landing wooded cemetery with trails running through it.

Land Management Officer Jones-Vogel inquired to Ms. Campbell if the setback was per patent. Ms. Campbell responded no, that’s a Title 21 code requirement, under the Girdwood chapter; it’s a 200 ft. setback and it’s around 3 or 4 of the creeks in Girdwood – California Creek is one of them, Glacier Creek is another one of them. And the wildlife corridor is not a restriction so much as a consideration for the bears and moose; to not impede them. And you have to get Fish and Game on board when you go to do that. It shouldn’t be a problem, it’s just an extra step you would have to go through.

Ms. Jones-Vogel asked about map 2 in which there are several drainage ways that are identified in this 7 acre area, was the Corps. Involved in identifying these drainage ways, and what was the plan to develop on or around these drainage ways? Ms. Campbell responded that there is a little pond in that area and we had a consultant determine that it is wetlands and we would need to have a Corps. Permit for development, but we could probably just work around it. The drainage ways identified in another area she described as primitive and probably drain into the creek, but it is outside the 7 acre identified area. Ms. Weber inquired if there was a jurisdictional determination performed and questions those drainage areas as well. Ms. Campbell indicated that there was not. Ms. Jones-Vogel stated that hopefully the project team will submit it and work on that with Kyle Kelly. Restoration Sciences went out there and made a determination, but have not submitted it. So, there is a potential for 4 difference drainage ways and of course California Creek that would be jurisdictional with the Corps. Ms. Jones-Vogel assured the HLBAC that HLB would assist in submitting the JD to the Corps. Ms. Jones-Vogel inquired regarding the trail that is on the south portion of this property; is there enough room for parking for the trail and the cemetery in this area. Ms. Campbell indicated where there is currently parking for the trail and said people will probably use any available parking for either purpose. We didn’t think about this at this stage, but we could in the future. From her memory that the trail parking isn’t adequate; like 5 spots that are always full. Mr. O’Malley indicated that they
had planned on parking across the street. In talking with the Trails Committee, they indicated that they would like to have the cemetery trails connect to the current trails. The parking for the cemetery isn’t planned to be enough parking for everybody, but we are hoping that the cemetery parking won’t be full all the time. Ms. Weber indicated that it may lead to a conflict later with co-mingling the parking with recreational use and feels that there should be a separate parking area for those grieving for loved ones from people unloading their dogs for trail use. I think that would come back later to be a challenge. Ms. Jones-Vogel stated that it was also her first thought with reviewing the proposal, but it sounded like the Girdwood community is embracing that idea and envision those uses working together. **Mr. O’Malley** stated that people in Girdwood didn’t find this type of natural setting cemetery as being creepy or somber. Chair Trawver indicated it sounded like a good proposal and inquired if HLB would be hanging onto the property. Ms. Ward indicated that if this development goes forward, this would remain a municipal property and that we could transfer management authority to DHHS or withdrawn from the HLB inventory and placed into the general inventory with management authority under DHHS. Chair Trawver indicated HLBAC looks forward to that.

VI. **Persons or Items not on the Agenda**

There were no other persons present to provide testimony.

VII. **Commissioner Comments**

There were no other Commissioner comments.

VIII. **Next Meeting**

The next regular scheduled commission meeting date is currently slated for 11:30 a.m. Thursday, March 9, 2017.

VIII. **Adjournment**

Following the completion of business, Ms. Stone Livingston moved to adjourn. The motion was seconded and approved unanimously. The meeting was adjourned at 12:20 p.m.

**PASSED and APPROVED on this, the 9th day of March, 2017.**

Tim Trawver, Chair
Heritage Land Bank Advisory Commission

Respectfully submitted for the Heritage Land Bank Advisory Commission by:
Tawny Klebesadel, RED Office Manager

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