

# Heritage Land Bank Advisory Commission Meeting

Thursday, February 23, 2023 at 1:30PM

Permit & Development Center, Training Room  
4700 Elmore Road, Anchorage, Alaska 99507

*or via Microsoft Teams (Meeting ID: 261 952 306 580 Passcode: LLxkm2)  
and telephonic hearing (907-519-0237 Conference ID 554 313 943#)*

## AGENDA

- I. **Call to Order and Statement of Procedure:** Chair Brett Wilbanks
- II. **Roll Call, Introductions and Disclosures:** LMO Emma Giboney
- III. **Approval of Agenda and Minutes**
  - a. February 23, 2023 Agenda
  - b. November 17, 2022 Minutes
- IV. **Director's Report**
- V. **Proposed Action Items and Public Hearings** *(No Public Hearing shall extend over 60 minutes without an extension by majority vote of the commission. If not extended, Public Hearing may be held open and continued to the next meeting if public testimony is not complete.)*
  - a. **Resolution 2023-01:** The acquisition of real properties, legally described as Block 10 Lot 41 (PID 012-493-42-000), and Block 10 Lot 42 (PID 012-493-43-000) of the Laurel Acres Subdivision (Plat 71-44), placement into the Heritage Land Bank inventory, and amend the 2021 Heritage Land Bank Annual Work Program and 2022-2026 Five-Year Management Plan.
- VI. **Work Session:** Draft 2023 Annual Work Program & 2023-2027 Five Year Management Plan  
*(The work session will be limited to 90 minutes)*
- VII. **Persons or Items Not on the Agenda** *(THREE minutes per individual, each person may only speak once, commissioners and staff will not answer questions, but may have questions for you after your testimony.)*
- VIII. **Commissioner Comments**
- IX. **Next Regularly Scheduled Meeting Date:** Thursday, March 23, 2023 at 1:30PM in the Permit & Development Center, 4700 Elmore Road, Anchorage, Alaska or via Microsoft Teams and telephonic hearing.
- X. **Adjournment**

## Heritage Land Bank Advisory Commission Meeting

Thursday, November 17, 2022 at 11:30 a.m.

Permit & Development Center, Training Room  
4700 Elmore Road, Anchorage, Alaska 99507

*or via Microsoft Teams and telephonic hearing (907) 519-0237 Conference ID 643 898 065#*

# MINUTES

I. **Call to Order and Statement of Procedure:** Chair Brett Wilbanks called the meeting to order at 11:31 am.

II. **Roll Call, Introductions and Disclosures**

Wilbanks, Flynn, Tenny, Hansen, Warfield, Oswald were all present. Marshall (Excused)

Chair Wilbanks asked if Commissioners had any disclosures and referenced disclosures made at a previous meeting.

III. **Approval of Agenda and Minutes**

a. November 17, 2022 Agenda – RH moved BF seconded, agenda passed unanimously.

Two Minute recess to allow staff to grab a new speaker. Meeting recess continued to 11:45 am to continue to address technology challenges.

Chair Wilbanks requested that a motion be made to move Resolution 2022-09 to immediately next on the agenda. **Commissioner Oswald moved, Commissioner Hanson seconded and it was unanimously approved.**

a. **Resolution 2022-09:** A resolution recommending approval of the competitive disposal of portions of HLB Parcels 6-011, 6-016, and 6-017, legally described as Tract I Prince Addition Alyeska Subdivision (Plat 87-131)(PID 075-311-04-000), Tract B Girdwood Elementary School Subdivision (Plat 85-38)(PID 075-031-32-000), and Tract 9A Section 9 Township 10 North Range 2 East (Plat 73-220)(PID 075-041-31-000), to CY Investments as described in the Development Agreement between the developer and the Municipality of Anchorage dated April 29, 2022, and amend the HLB 2021 Annual Work Program.

Chair Wilbanks referenced the Assembly Ordinance (AO) that was presented at a recent meeting and discussed the language and how it did not reference the language approved by the HLBAC. The concern that the development agreement is considered the only binding agreement of note and that those conditions approved by the HLBAC in the resolution were not included in the AO.

Technical issues continued and Chair Wilbanks passed the meeting Chair to Tammy Oswald. Acting Chair Oswald summarized the points Chair Wilbanks was making regarding the HLBAC Resolution conditions not being included in the AO. To include the HLBAC conditions, an amendment to the

AO would be required. Acting Chair Oswald asked staff to comment on the AO. Ms. Giboney responded that while the conditions were not explicitly listed in the AO the HLBAC Resolution was an attachment and part of the Assembly packet on the item.

Commissioner Tenny left the meeting during the discussion of the agenda item; therefore, Acting Chair Oswald requested that a commissioner make a motion to restore the agenda as printed.

**Motion by CW, seconded by BF no objections.**

- b. October 27, 2022 Minutes - BW made a motion to approve the minutes as presented BF seconded, and there were no objections.

#### IV. Director's Report

Ms. Giboney provided the director's report which included the following updates:

- MOA is working to renew the contract with Nicole Jones-Vogel to continue to support the HLB in 2023
- In negotiation with a new Land Management Officer to start in January.
- The agenda item related to Alaska Natural Burial Disposal was pulled from the agenda to continue to collaborate with the non-profit and various MOA agencies to determine the best path forward.
- Explanation of the re-vote for HLBAC Resolution 2022-09 prompted discussion of the Open Public Meetings Act (OPMA). Legal attended the meeting and was able to answer questions regarding whether or not utilizing email with the ability for commissioners to "reply all" was compliant with OPMA. After discussion Acting Chair Oswald requested that staff send all correspondence to the Commissioners so that "reply all" was not an option.

#### V. Proposed Action Items and Public Hearings (No Public Hearing shall extend over 60 minutes without an extension by majority vote of the commission. If not extended, Public Hearing may be held open and continued to the next meeting if public testimony is not complete.)

- b. **Resolution 2022-09:** A resolution recommending approval of the competitive disposal of portions of HLB Parcels 6-011, 6-016, and 6-017, legally described as Tract I Prince Addition Alyeska Subdivision (Plat 87-131)(PID 075-311-04-000), Tract B Girdwood Elementary School Subdivision (Plat 85-38)(PID 075-031-32-000), and Tract 9A Section 9 Township 10 North Range 2 East (Plat 73-220)(PID 075-041-31-000), to CY Investments as described in the Development Agreement between the developer and the Municipality of Anchorage dated April 29, 2022, and amend the HLB 2021 Annual Work Program.

Acting Chair Oswald recapped comments from earlier in the meeting and Ms. Giboney offered that the Commissioners could make a motion to direct HLB staff to prepare an "S" version to submit to the Assembly. Discussion regarding protocol of Assembly Ordinance occurred with Legal stating the HLBAC would not be able to submit an "S" version. The Assembly would need to vote on and approve an "S" version should one be prepared. Concerns were raised that the original AO did not include HLBAC approved conditions as outlined in the Resolution.

**CW made a motion to postpone Resolution 2022-09 to the December meeting. This motion was not seconded.**

Commissioner Wilbanks reminded the Commissioners that the Assembly would be taking action before the next regularly scheduled HLBAC meeting.

Dean Gates, Assembly Council, joined the HLBAC meeting. Acting Chair Oswald provided a brief overview and outlined the Commissioners concerns with the resolution conditions not being included in the Assembly Ordinance. Mr. Gates addressed the HLBAC resolution being added as an attachment to the Assembly Ordinance and that an "S" version could be drafted.

MOA Legal reminded the Commissioners that she was present to address the previously voided voting which was conducted by secret ballot. Ms. Giboney read the Resolution 2022-09 into record.

A roll call vote was conducted with three aye, one no, and one abstaining. It was stated during the meeting that the resolution did not pass; however, Resolution 2022-09 did pass as there was a majority of the quorum. An email with this correction was sent out to the HLBAC Commissioners and the HLBAC Email List on November 18, 2022.

c. **Resolution 2022-11:** The acquisition of real properties, legally described as Block 5 Lot 30 (PID 012-492-03-000), Block 5 Lot 31 (PID 012-492-02-000), Block 11 Lot 29 (PID 012-491-65-000), and Block 11 Lot 30 (PID 012-491-66-000) of the Laurel Acres Subdivision (Plat 71-44), placement into the Heritage Land Bank inventory, and amend the 2021 Heritage Land Bank Annual Work Program and 2022-2026 Five-Year Management Plan.

Ms. Giboney provided a brief overview of the proposed acquisition. There were no Commissioner questions and the public hearing was opened.

**CW moved to open the public hearing, BW seconded, and there were no objections.**

A guest online attended the meeting and was reminded that to provide on-line testimony a request needed to be provided to staff by 5 pm the day before the meeting.

**CW moved to amend the instructions to allow the community member to provide testimony, BF seconded, there were no objections.**

Vernon Osborn testified and stated that the work the HLBAC is doing is devaluing his property by fifty percent and is being taxed at a rate too high. He went on to further describe potential development plans he has for his property and identified a contradiction with adjacent snow disposal sites at the periphery of the Laurel Acres properties.

Starvia Boushell, attending the meeting on behalf of her grandmother. Concerned with what could happen with the lots if her grandmother chose to not sell or donate to the MOA. She echoed comments made by Vernon Osborn.

Ms. Giboney stated that if any members of the public were interested in the project, they could reach her directly.

Acting Chair Oswald closed the public hearing and summarized the history of Laurel Acres subdivision and asked for a roll call vote.

A roll call vote was conducted and the vote passed unanimously 5 - 0.

**VI. Persons or Items Not on the Agenda** (THREE minutes per individual, each person may only speak once, commissioners and staff will not answer questions, but may have questions for you after your testimony.)

Rachel Bernhardt, representing Alaska Natural Burial, Ms. Bernhardt provided a summary of the goals of Alaska Natural Burial and their interest in HLB property 2-156. She stated her disappointment with the item being removed from the agenda, but appreciated the effort to further evaluate the project. She reiterated the need for burial areas in the Anchorage area.

Gary Cain, community member, commenting on Resolution 2022-10 that had been pulled from the agenda. He raised concern that standards for development, operations, or maintenance for natural burials are not defined in Anchorage Municipal Code. He stressed that further studies regarding feasibility should be done prior to entertaining any potential lease agreement. Definition and regulations need to be established prior to authorizing such a use. He suggested a starting point of Green Burial Council 2022 standards which he believed this property would not meet those standards.

**VII. Commissioner Comments**

No Commissioner comments.

**VIII. Next Regularly Scheduled Meeting Date:** Thursday, December 15, 2022 at 11:30AM in the Permit & Development Center, 4700 Elmore Road, Anchorage, Alaska or via Microsoft Teams and telephonic hearing.

Commissioner Wilbanks requested that the regular meeting time be moved from 11:30 am to 1:30 pm Alaska Time. Acting Chair asked staff if there was any reason that the meeting could not be moved; Ms. Giboney stated that she was unaware of any barriers to moving the meeting time. Commissioners Warfield, Flynn, and Hansen stated that the 1:30 pm time was acceptable with their calendars.

**CW moved to move the December 15, 2022 meeting to 1:30 pm and a discussion on the meeting time be discussed at the next meeting, BW seconded and there were no objections.**

**IX. Adjournment**

BW moved to adjourn, BH seconded, no objections. The meeting adjourned at 1:07 pm.

## Projects Update Report

### Heritage Land Bank Advisory Commission

February 23, 2023

#### 2022 Proposed Disposals

- *HLB 6-057A, B, C, D, E – Girdwood Industrial Park subdivision Phase I lots*  
The disposal of 6-057B,C,E are under contract and are anticipated to close in 2023.  
The disposal of 6-057D closed at the end of 2022.
- *HLB 6-043 – USFS Headquarters*  
USFS is going through the federal process of getting an appraisal. District Ranger has received authorization from USFS Officials to move forward with the purchase. The current lease was extended to go through April 2024
- *HLB 3-027A – Dowling Substation*  
A Purchase and Sale agreement is currently being drafted and documents are being prepared for taking this disposal to the Anchorage Assembly for approval.

#### 2023 Current & Continuing Projects

- *Holtan Hills*  
The Assembly, at their February 7, 2023 regular meeting, voted to postpone indefinitely the Holtan Hills disposal.
- *Girdwood South Townsite*  
HLB Staff are working with Girdwood Community Land Trust in exploring the development requirements of HLB Parcel 6-076 for a potential long-term ground lease. The Trust attended a meeting with the Planning Department and will be submitting a formal application requesting a long-term ground lease.
- *2023 Work Plan*  
The February HLBAC meeting will kick off the 2023 Work Plan draft with a work session.

#### Potential Acquisitions, Disposals, and Projects

- *Spruce Street Extension – HLB Parcel 3-064*  
PM&E are working on a Spruce Street Extension and will be coming to HLBAC for a right-of-way request in the coming months.
- *Alaska Natural Burial*  
Alaska Natural Burial submitted an application to HLB Staff in August 2022 to use HLB Parcel 2-156 for a natural burial cemetery. Staff is working with the non-profit to determine the best path forward. This disposal may come before the HLBAC in early 2023.

- *Potential Exchange of HLB Parcel 3-074*

The MOA, ACDA, and the State of Alaska are considering a land exchange of HLB Parcel 3-074 for a portion of Block 102 in downtown Anchorage. This is anticipated to be before the HLBAC in the coming months for action. Planning Department is conducting a Phase I Environmental Site Assessment of the parcel.

- *Laurel Acres Parcel Acquisitions*

HLB Staff sent letters to all property owners in Laurel Acres seeking donations in February of 2022. There are a few property owners who are still considering sale and/or donation to the MOA. This is anticipated to be a continuing project with parcels coming before HLBAC as they are processed.

- *Potential use of HLB Parcel 4-043D*

HLB Staff met with representatives from JBER and the Compatible Lands Foundation who work on conserving land near military bases. They are interested in HLB Parcel 4-043D as a potential candidate for an easement that would restrict development, for which HLB would be compensated. Further research and discussion is needed to determine if this is the best use for that parcel.

## **2023 Land Management**

- *Wetland Monitoring*

Routine wetland monitoring occurred during the summer of 2022 in the conservation easement areas that are used for wetland mitigation credits. These areas include in Girdwood at the end of Arlberg and in Laurel Acres.

- *GIS Mapping*

HLB staff worked with GDIC to create public HLB maps with parcel, zoning and wetland information.

## Land Use Permits Issued since October 2022

| HLB Permit No. | Issued To                                   | Use   | Expiration              |
|----------------|---|---|-------------------------|
| 2018-10        | Chugach Powder Guides                       | Access to warming hut                                       | 8/31/2023               |
| 2017-29        | Chugach Powder Guides                       | Snowcat and heli-skiing                                     | 5/16/2023               |
| 2018-13        | Alaska Guide Collective                     | Mountain guiding  | 6/30/2023               |
| 2018-01        | Ted Stevens Anchorage International Airport | Use of access road  | 11/30/2023              |
| 2022-01        | Sundog Ski Guides                           | Hike accessed skiing  | 06/30/2023              |
| 2023-01        | The Ritual Bough                            | Guided ceremonial gatherings                                | 01/31/2024<br>(pending) |
| 2021-07        | Turnagain Tree Care                         | Commercial tree operation storage                           | 02/10/2024<br>(pending) |
| 2022-04        | Girdwood Community Land Trust               | Storage of shipping container used for recycling collection | 02/10/2024<br>(pending) |
| 2022-02        | Girdwood Equipment Rental                   | Storage of rental equipment                                 | 02/14/2023<br>(pending) |



## HERITAGE LAND BANK STAFF REPORT

Case 2023-01

PREPARED FOR THE HLB ADVISORY COMMISSION

Action: Acquisition of Real Property  
Hearing Date: February 23, 2023  
Subject Location: Lot 41 Block 10, Laurel Acres Subdivision (PID 012-493-42-000)  
Lot 42 Block 10, Laurel Acres Subdivision (PID 012-493-43-000)  
(Plat 71-44) (Appendix A)  
Prepared By: Emma Giboney, Land Management Officer

### Summary

**Proposal Summary:** Heritage Land Bank proposes to acquire two parcels of the Laurel Acres Subdivision for the purposes of future wetland mitigation credits.

**Applicable Regulations & Standards:** AMC § 25.40.015.A provides authority for this acquisition.

**2021 Work Program Amendment Required** Yes, an amendment is required in the case of land acquisitions not already contained in the work program (AMC § 25.40.020.B).

**Summary Recommendation:** Staff recommends approval of this resolution (Appendix B).

### Background Information

**Parcel Locations:** The Laurel Acres Subdivision (Plat 71-44) is situated in the Anchorage Recording District, Third Judicial District, State of Alaska. These Parcels are located in an undeveloped area and is best accessed on foot from W 92<sup>nd</sup> Ave west of C street.

#### Parcel Size:

Lot 41 Block 10: 12,851 Sq Ft  
Lot 42 Block 10: 10,973 Sq Ft  
Total: 23,824 Sq Ft (0.55 acres)

**Existing Conditions and surrounding Land Use:** This subdivision is undeveloped and designated Class B wetlands in the *Anchorage Wetlands Management Plan (2014)*. This area has been identified as having a patterned wetland structure with a high diversity of wetland plants and is therefore considered ideal for long-term wetland and habitat preservation. Lots 41 and 42 of block 10 neighbor a cluster of municipally owned parcels that are subject to a conservation easement (2016-047938-0).

**Current Land Use:** Zoning is Single-Family Residential (R-1)

**Adopted Land Use Plan:** The *Anchorage 2040 Land Use Plan (2017)* designates this area as Single-Family or Two-Family residential development.

### Public Notice

Notices were posted on the property on Wednesday, February 8, 2023. Notices were mailed to 72 neighboring landowners on Wednesday, February 8, 2023 within the requisite 14 days as required in AMC § 25.40.030C. HLB's

regular email list was notified of a HLBAC meeting on Thursday, February 9, 2023. An Agenda including this item was posted on the HLB website on Thursday, February 9, 2023.

#### Project Description

The proposed action is to acquire two parcels at less than the assessed value to hold in the Heritage Land Bank Inventory until such a time wetland mitigation credits are needed. In AMC § 25.40.010.F it states that the Heritage Land Bank is the municipal agency designated with the responsibility of managing conservation easements and the stewardship funds generated by compensatory mitigation agreements with the US Army Corps of Engineers (USACE). In the past Heritage Land Bank worked with the USACE and other partners to place over one hundred (100) parcels within the Laurel Acres Subdivision into conservation easements for the use as wetland mitigation (2016-047938-0 and 2021-068857-0). In February of 2022, HLB Staff mailed out letters to the remaining Laurel Acres landowners inquiring whether or not any landowner was interested in donating or selling their land to the municipality for the use of future wetlands mitigation. The owner of these two parcels was willing to sell their property for half of their assessed value. Heritage Land Bank is proposing to acquire the two parcels for a total of \$9,400.

#### Analysis and Conclusion

The Laurel Acres subdivision is a valuable wetland area. Development in this area is unrealistic due to the financial burden of bringing in utilities and other off-site infrastructure and the subdivision has existed as a “paper plat” since its recording in 1971. The best use for these parcels is anticipated to be a conservation easement for compensatory mitigation permits at a future date to allow development of other less valuable wetland areas. Stewardship fees paid by permittees will provide care in perpetuity for the conserved wetlands.

This acquisition and intended land use for these parcels is consistent with the mission of the HLB. The acquisition of these properties was not anticipated in *The Heritage Land Bank 2021 Annual Work Program & 2022-2026 Five-Year Management Plan*, however this proposal meets the criteria for acquisition both in code and the Work Program.

#### Agency Review

A formal agency review was not conducted for this acquisition because it is not expected to have any impacts on any MOA department.

#### Recommendation

Staff recommends approval of this acquisition.

Appendices:

A – Location Map

B – Resolution 2023-01

APPENDIX A - Location Map  
LAUREL ACRES SUBDIVISION (PLAT 71-44)



HERITAGE LAND BANK ADVISORY COMMISSION

HLBAC Resolution 2023-01

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF THE ACQUISITION OF REAL PROPERTIES, LEGALLY DESCRIBED LOT 41 BLOCK 10 (PARCEL ID 012-493-42-000), AND LOT 42 BLOCK 10 (PARCEL ID 012-493-43-000) OF THE LAUREL ACRES SUBDIVISION (PLAT 71-44), PLACEMENT INTO THE HERITAGE LAND BANK INVENTORY, AND AMEND THE HERITAGE LAND BANK 2021 ANNUAL WORK PROGRAM & 2022-2026 5-YEAR MANAGEMENT PLAN.

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**WHEREAS**, pursuant to AMC § 25.40.010, the Heritage Land Bank (HLB) was established to manage uncommitted municipal land and the HLB Fund in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan; and

**WHEREAS**, pursuant to AMC § 25.40.025A, the HLB Advisory Commission (HLBAC) shall hold a public hearing, with public notice as specified in this chapter, prior to making a recommendation to the Mayor and Assembly regarding the disposal and acquisition of HLB land or an interest in land; and

**WHEREAS**, pursuant to AMC § 25.40.010F, the Heritage Land Bank is the municipal agency responsible for the management of conservation easements; and

**WHEREAS**, the Municipality collaborates with the U.S. Army Corps of Engineers and other regulatory agencies to facilitate wetlands fill permits to allow construction consistent with adopted plans; and

**WHEREAS**, the Anchorage Wetlands Management Plan designates the majority of property within the Laurel Acres Subdivision as Class B Wetlands and describes it as moderate to high migratory bird habitat and rare patterned ground wetlands; and

**WHEREAS**, the Municipality owns over one hundred parcels in the Laurel Acres Subdivision that are under a permittee-responsible Corps-approved conservation easement held by Heritage Land Bank; and

**WHEREAS**, the parcels adjoin other Municipally-owned parcels, creating a more valuable contiguous potential conservation area; and

**WHEREAS**, the acquisition of properties with wetlands is indirectly addressed in the *Heritage Land Bank 2021 Annual Work Program & 2022-2026 5-Year Management Plan* for support in generating mitigation credits; therefore, it is necessary, pursuant to AMC § 25.40.020B, to amend the *Heritage Land Bank 2021 Annual Work Program & 2022-2026 5-Year Management Plan*; and

**WHEREAS**, the HLBAC finds the acquisition in the best interest of the Municipality and consistent with the HLB purpose and mission; now therefore,

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF THE ACQUISITION OF REAL PROPERTIES, LEGALLY DESCRIBED LOT 41 BLOCK 10 (PARCEL ID 012-493-42-000), AND LOT 42 BLOCK 10 (PARCEL ID 012-493-43-000) OF THE LAUREL ACRES SUBDIVISION (PLAT 71-44), PLACEMENT INTO THE HERITAGE LAND BANK INVENTORY, AND AMEND THE HERITAGE LAND BANK 2021 ANNUAL WORK PROGRAM & 2022-2026 5-YEAR MANAGEMENT PLAN.

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PASSED and APPROVED on this, the 23<sup>rd</sup> day of February 2023.

Approved:

Attest:

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Brett Wilbanks, Chair  
Heritage Land Bank Advisory Commission

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Lance Wilber, Director  
Office of Economic & Community Development

**ANCHORAGE, ALASKA**  
**AR No. 2023-40, As Amended**

1 **A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY REQUESTING THE**  
2 **ADMINISTRATION DIRECT HERITAGE LAND BANK (HLB) TO INCLUDE SPECIFIC**  
3 **OBJECTIVES IN THE HLB FIVE-YEAR MANAGEMENT PLAN AND THE HLB ANNUAL**  
4 **WORK PROGRAM AND TAKE CERTAIN ACTIONS TOWARDS INCREASING**  
5 **ATTAINABLE RESIDENTIAL HOUSING IN GIRDWOOD.**

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6  
7 **WHEREAS**, the Assembly seeks to alleviate the ongoing housing shortage and  
8 affordability crisis in the Municipality of Anchorage; and  
9

10 **WHEREAS**, as a resort community within the Municipality, Girdwood faces high external  
11 housing demand and has seen a drastic increase in short term rentals in the last 10 years,  
12 making it challenging for year-round residents of Girdwood to obtain housing, with the  
13 immediate need for housing estimated to be at least 150 to 300 units of year-round  
14 permanent housing; and  
15

16 **WHEREAS**, Girdwood community meetings and Assembly worksessions on the proposed  
17 Holtan Hills development have generated high public interest among Girdwood residents,  
18 resulting in robust conversations about the need for a broader effort to develop housing in  
19 Girdwood that is attainable not only to people working and living in Girdwood year-round,  
20 whose household incomes are 80 to 120 percent of the annualized Area Median Income  
21 (AMI) for Girdwood, but also for those persons whose household incomes are below 80  
22 percent of the AMI;  
23

24 **WHEREAS**, most of the land in Girdwood that is suitable for residential and commercial  
25 development is primarily owned by Heritage Land Bank (HLB); and  
26

27 **WHEREAS**, the Girdwood Board of Supervisors unanimously approved Resolution 2021-  
28 18 on August 16, 2021 and Resolution 2023-01 on January 16, 2023, urging “HLB to  
29 prioritize the need for community housing in Girdwood that was attainable and affordable  
30 to the working population of the community”; and  
31

32 **WHEREAS**, on December 20, 2022 the Assembly unanimously approved AR 2022-416,  
33 which stated the Assembly’s intent to “prioritize the use of uncommitted municipal land to  
34 address the housing shortage, either through disposal or land exchanges or development  
35 through public-private partnerships (P3s), which can result in greater public benefit by  
36 advancing housing goals in ways not typically feasible through private development alone”;  
37 and  
38

39 **WHEREAS**, Anchorage Municipal Code (AMC) section 25.40.020A. directs HLB to submit  
40 a five-year management plan for Assembly approval at least every five years to “identify  
41 those land acquisition, inventory, management, transfer, and disposal objectives  
42 anticipated during this time frame” and AMC section 25.40.020B. further states that each  
43 year HLB shall submit to the Assembly for approval “a work program which conforms to

1 the current or proposed five-year management plan and which includes detailed  
2 descriptions of the proposed land acquisition, inventory, management, transfer and  
3 disposal activities of the Heritage Land Bank for the coming year”; and  
4

5 **WHEREAS**, while HLB did not submit a five-year management plan or annual work  
6 program to the Assembly in 2022, HLB typically submits the plan and program to the  
7 Assembly in the first quarter, and it is anticipated the plan and program will be submitted  
8 by early second quarter this year; and  
9

10 **WHEREAS**, the Assembly seeks to facilitate disposal of uncommitted developable HLB  
11 land in Girdwood to a qualified Girdwood non-profit entity, **either alone or in partnership**  
12 **with another entity**, for the purpose of increasing attainable residential housing stock in  
13 Girdwood; and  
14

15 **WHEREAS**, the Assembly seeks to include such conveyance as an objective in both the  
16 HLB 2024-2027 five-year management plan and the HLB 2023 work program; and  
17

18 **WHEREAS**, the Girdwood Area Plan is being updated and is expected to address the lack  
19 of attainable residential housing in Girdwood, with the process for adoption of the Plan by  
20 the Municipality projected to start in the fall of 2023; and  
21

22 **WHEREAS**, the Assembly desires that upon approval of the updated Girdwood Area Plan  
23 by the Assembly, the HLB amends the forthcoming five-year management plan and work  
24 program to reflect the housing objectives contained in the Girdwood Area Plan; and  
25

26 **NOW, THEREFORE, THE ANCHORAGE ASSEMBLY RESOLVES:**  
27

28 **Section 1.** To request the Administration direct HLB to add as an objective to both the  
29 HLB 2024-2027 five-year management plan and the HLB 2023 annual work program, in  
30 coordination with the Girdwood Board of Supervisors, the disposal of HLB parcels to a  
31 qualified **Girdwood** non-profit recipient, **either alone or in partnership with another**  
32 **entity**, for the purpose of increasing attainable housing for year-round residents in  
33 Girdwood.  
34

35 **Section 2.** Upon adoption of the updated Girdwood Area Plan by the Municipality, to  
36 request the Administration direct HLB to integrate the housing objectives of the updated  
37 Girdwood Area Plan into forthcoming HLB five-year management plans and HLB annual  
38 work programs to specifically address housing needs for the Girdwood community.  
39

40 **Section 3.** For the purpose of increasing attainable residential housing in Girdwood, the  
41 Administration is requested to direct HLB and the Real Estate Department to compile a list  
42 from the HLB inventory of uncommitted parcels that are suitable for residential or  
43 commercial development, to include information about existing utilities, plats, studies,  
44 known or estimated development costs to prepare the land for constructing dwellings, and  
45 any other considerations required to determine the feasibility for development.  
46 **Additionally, direct HLB, in conjunction with appropriate municipal departments, to**  
47 **explore financial mechanisms, such as tax improvement districts and tax**  
48 **abatement, to support the development of attainable housing.** This task shall be a  
49 first step towards the objective to dispose HLB land under AMC section 25.40.025 to a  
50 qualified Girdwood nonprofit organization, **either alone or in partnership with another**

1 **entity**, with due consideration to and coordination with the Girdwood Board of  
2 Supervisors. A report of this compilation is to be transmitted to the Assembly via an  
3 Assembly Information Memorandum and presented at an Assembly Enterprise and  
4 Utilities Oversight Committee no later than April 20, 2023.

5  
6 **Section 4.** This resolution shall be effective immediately upon passage and approval by  
7 the Assembly.

8  
9 PASSED AND APPROVED by the Anchorage Assembly this 7th day of February,  
10 2023.

11  
12  
13  
14 *Suzanne LaFrance*

15 \_\_\_\_\_  
Chair

16 ATTEST:

17  
18 *Barbara A. Jones*

19  
20 \_\_\_\_\_  
21 Municipal Clerk



# MUNICIPALITY OF ANCHORAGE

## *Real Estate Department*

### MEMO

DATE: February 17, 2023  
TO: HLB Advisory Commissioners  
FROM: Emma Giboney, Land Management Officer  
SUBJECT: 2023 Work Plan Work Session

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The attached table is a list of all HLB parcels currently in the HLB inventory. The table headings supply information on how each parcel is currently being used and what activities are proposed for the next one to five years.

The majority of parcels require little active management and do not have any proposed action for the near future and they appear blank under the “2023 Proposed” column. Parcels that have proposed activity in 2023, are denoted by having contents under the “2023 Proposed” column. Parcels highlighted in pink are parcels HLB Staff would like HLB Advisory Commissioner input on how to include and prioritize them in the 2023 Annual Work Program. Items that are displayed in *Italics* in the “2023 Proposed” column are activities that are longer-term plans which are proposed to be in the 5-year management plan.

| Parcel                     | Patent or Deed | LUP, Lease, etc.                                       | Site Specific or Neighborhood Plan   | 2022 Activity       | 2023 Proposed ( <i>italics</i> are for items in the 5-year plan)  |
|----------------------------|----------------|--|--|---------------------|---|
| 1-004                      | Y              | None   | None   |                     |   |
| 1-007A                     | Y              | None   | None   |                     |   |
| 1-008, 1-090, 1-091        | Y              | State of Alaska DNR Dept of Parks & Outdoor Recreation | None   | Lease auto-renewed. |   |
| 1-034                      | N              | None   | None   |                     | <i>Apply for patent. May need to survey prior to disposal. Surplus to municipal needs, so disposal is planned.</i>  |
| 1-065, 1-066, 1-067, 1-068 | N              | None   | None   |                     | <i>Apply for patent.</i>  |
| 1-069                      | N              | None   | None   |                     | <i>Apply for patent.</i>  |
| 1-071                      | Y              | None   | Update of the Chugiak-Eagle River Site-Specific Land Use Plan (AO 2018-23) |                     |   |
| 1-072A                     | Y              | None   | None   |                     | <i>This parcel is of limited use and disposal to a state agency may be the best course of action. Staff will complete an agency review to identify interest and proceed if a suitable disposal is identified.</i> |
| 1-074C                     | Y              | None   | Update of the Chugiak-Eagle River Site-Specific Land Use Plan (AO 2018-23) |                     |   |
| 1-075                      | Y              | Chugiak Volunteer Fire Department                      | None   |                     |   |
| 1-079 & 1-080              | Y              | None   | None   |                     |   |
| 1-081 & 1-082              | Y              | None   | None   |                     | <i>Explore feasibility of residential development.</i>  |

| Parcel   | Patent or Deed | LUP, Lease, etc.                       | Site Specific or Neighborhood Plan         | 2022 Activity | 2023 Proposed ( <i>italics</i> are for items in the 5-year plan)  |
|--|----------------|--|--|---------------|---|
| 1-083  | Y              | None                                   | None                                       |               |   |
| 1-084  | Y              | None                                   | None                                       |               | <i>Propose an access easement to landlocked party at fair market value and work with property owner to remove buildings and other items on HLB property.</i>  |
| 1-085A, 1-085B, 1-085C, 1-085D                                   | Y              | None                                   | HLB Parcel 1-085 Land Use Study (AO 95-86) |               |   |
| 1-085E, 1-085F, 1-085G, 1-085HI, 1-085J, 1-085K, 1-085L, 1-085LL | Y              | Eagle River/Chugiak Parks & Recreation | HLB Parcel 1-085 Land Use Study (AO 95-86) |               |   |
| 1-088  | Y              | None                                   | None                                       |               |   |
| 1-089A, 1-089B & 1-089C  | Y              | None                                   | None                                       |               |   |
| 1-092  | N              | None                                   | None                                       |               |   |
| 1-099  | Y              | None                                   | None                                       |               | Parcel is a portion of Lower Fire Lake. Staff will identify the intent of the transfer to HLB from DNR and determine if another department or agency would be better suited to hold management authority or title and pursue a transfer if appropriate. Staff has requested that Surveying and Property Appraisal add this parcel to MOA databases. |
| 1-102, 1-103, 1-104, 1-105 & 1-106                               | Y              | None                                   | None                                       |               |   |
| 1-108  | Y              | None                                   | None                                       |               | <i>Proposed for sale at sealed bid auction for fair market value.</i>   |
| 1-111  | Y              | None                                   | HLB Parcel 1-085 Land Use Study (AO 95-86) |               | Work with Eagle River-Chugiak Parks & Recreation to identify funding and complete disposal to them at fair market value or open to public for sale through sealed bid auction.  |

| Parcel   | Patent or Deed | LUP, Lease, etc.   | Site Specific or Neighborhood Plan                         | 2022 Activity   | 2023 Proposed ( <i>italics</i> are for items in the 5-year plan)   |
|--|----------------|--------------------|--|---|--|
| 2-116, 2-117, 2-118, 2-119, 2-120, 2-121 & 2-122                               | Y              | Parks & Recreation | Hillside District Plan (HDP)                               |   | <i>These parcels are not likely to be usable for compensatory mitigation. It would be appropriate under the HDP to dedicate these parcels as public park as part of MOA's riparian greenbelt systems. If Parks &amp; Recreation would like to pursue that, transfer these parcels out of HLB inventory into RES for that purpose.</i>  |
| 2-124C   | Y              | MOA Communications | Section 36 Park Plan; Hillside District Plan (HDP)         |   | <i>Research management authority and inventory status. Transfer parcel out of HLB inventory into RES if necessary.</i>   |
| 2-125 & 2-126  | Y              | None               | Section 36 Park Plan; Hillside District Plan (HDP)         |   | Place physical barriers to mitigate trespass issues.<br><br>Project to provide compensatory mitigation project with the Castle Group stalled when the USACE reverted to a 6-10:1 ratio, increasing the cost of the project by nearly 700%. Project may restart if resolution to ratio issue is reached. Continuing issues with trespass including use of motorized vehicles.<br><br>Request by Rabbit Creek Community Council to consider connector trail to Bear Valley from the elementary school. |
| 2-127, 2-128, 2-129, 2-130, 2-131, 2-132, 2-133, 2-134, 2-135, 2-135 and 2-136 | Y              | None               | Potter Valley Land Use Study; Hillside District Plan (HDP) | Discussion with GLT for evaluation of long-term conservation. | Continue work towards conservation and transfer. Working with conservation land trust to pursue conservation of these parcels and eventual transfer to Parks & Recreation.   |
| 2-139  | Y              | None               | Potter Valley Land Use Study; Hillside District Plan (HDP) |   | <i>Staff will work with conservation and recreation groups, as well as Chugach State Park, to pursue additional park access. Staff will work to secure easement or right-of-way through private parcel to provide legal access. This may involve financing a platting action.</i>  |
| 2-143  | Y              | None               | Potter Valley Land Use Study; Hillside District Plan (HDP) |   |  |
| 2-144A, 2-144B, 2-144C, 2-144D   | Y              | None               | Potter Valley Land Use Study; Hillside District Plan (HDP) |   | <i>All parcels remain PLI since previous rezone 2-144C did not receive consent required. Consult with Planning Department to assess path forward on all parcels' zoning.</i>   |

| Parcel | Patent or Deed | LUP, Lease, etc. | Site Specific or Neighborhood Plan                         | 2022 Activity  | 2023 Proposed ( <i>italics</i> are for items in the 5-year plan)   |
|--------|----------------|------------------|--|--|--|
| 2-146  | Y              | None             | Potter Valley Land Use Study; Hillside District Plan (HDP) |  | <i>PVLUS recommends rezone to R6-SL (currently PLI). Staff will pursue this entitlement action.</i>                                    |
| 2-147  | Y              | None             | Potter Valley Land Use Study; Hillside District Plan (HDP) |  | <i>PVLUS recommends transfer to Chugach State Park. Staff will assess the interest at DNR for this action.</i>                         |
| 2-152  | Y              | None             | Hillside District Plan (HDP)                               |  |  |
| 2-156  | Y              | None             | Hillside District Plan (HDP)                               | Proposed Resolution 2022-10, non-competitive disposal by lease to Alaska Natural Burial, pulled from agenda. | HLB staff continues to consult with MOA Departments on the implications of authorizing a natural burial proposed use on this property. |
| 2-157  | Y              | None             | None   |  |  |
| 2-158  | Y              | None             | Hillside District Plan (HDP)                               |  | Grant 60' IGP to PM&E for access to HLB Parcel 2-152. No construction planned.   |

| Parcel | Patent or Deed | LUP, Lease, etc.              | Site Specific or Neighborhood Plan  | 2022 Activity   | 2023 Proposed ( <i>italics</i> are for items in the 5-year plan)  |
|--------|----------------|-------------------------------|---|---|---|
| 3-004  | Y              | None                          | Mountainview Targeted Neighborhood Plan                                       |   |   |
| 3-009  | Y              | Street Maintenance Operations | Mountainview Targeted Neighborhood Plan                                       |   | <i>Evaluate transfer of management authority and transfer out of HLB inventory.</i>   |
| 3-010  | Y              | None                          | Mountainview Targeted Neighborhood Plan                                       | Proposed disposal by competitive bid 2022-04 (pulled from agenda)   | Proposed sale by sealed bid auction at fair market value. Surplus to municipal needs and attractive B-3 zoning.<br>Appraisal completed in October 2021 (\$300,000)  |
| 3-011  | Y              | None                          | Mountainview Targeted Neighborhood Plan                                       |   | Execute intragovernmental permit. Treat invasives.  |
| 3-026  | Y              | None                          | None  |   |   |
| 3-027A | Y              | None                          | None  | Resolution approved to dispose of property to Chugach Electric Association (Resolution No. 2022-03, as amended) | Complete transaction to transfer property to CEA.   |
| 3-028  | Y              | Parks & Recreation            | Far North Bicentennial Park Plan  |   | <i>This is dedicated park and should be transferred out of HLB inventory to RES for management authority transfer to Parks &amp; Recreation.</i>  |
| 3-029  | Y              | Conservation Easement         | Far North Bicentennial Park Plan  |   | <i>In order to comply with USACE regulations, land under conservation easement must be managed by another agency or department. Staff will determine if this parcel can be easily bifurcated and portion with conservation easement transferred from HLB inventory to RES. HLB will continue to manage conservation easement.</i> |
| 3-035  | Y              | Street Maintenance Operations | Far North Bicentennial Park Plan; Tudor Road Public Lands & Institutions Plan |   |   |

| Parcel                             | Patent or Deed | LUP, Lease, etc.           | Site Specific or Neighborhood Plan  | 2022 Activity | 2023 Proposed ( <i>italics</i> are for items in the 5-year plan)  |
|------------------------------------|----------------|----------------------------|---|---------------|---|
| 3-035A                             | Y              | None                       | Far North Bicentennial Park Plan; Tudor Road Public Lands & Institutions Plan |               |   |
| 3-036                              | Y              | None                       | Far North Bicentennial Park Plan; Tudor Road Public Lands & Institutions Plan |               |   |
| 3-037                              | Y              | Conservation Easement      | Far North Bicentennial Park Plan; Tudor Road Public Lands & Institutions Plan |               | <p><i>Prioritize this parcel for use in supporting municipal needs for compensatory mitigation.</i></p> <p><i>Assembly approved entire parcel for conservation easements in support of wetland mitigation projects. First portion used in support of USACE Permit 2003-XXXXX-MOD6</i></p>   |
| 3-038, 3-040, 3-041, 3-044 & 3-045 | Y              | Anchorage Botanical Garden | Far North Bicentennial Park Plan; Tudor Road Public Lands & Institutions Plan |               | <p><i>Determine value of holding parcels leased to ABC or transferring them to Parks &amp; Recreation since rental income goes to them.</i></p>   |
| 3-039                              | Y              | None                       | Far North Bicentennial Park Plan; Tudor Road Public Lands & Institutions Plan |               |   |
| 3-042                              | Y              | None                       | Far North Bicentennial Park Plan; Tudor Road Public Lands & Institutions Plan |               | <p>Potential disposal of lease to Chugach Electric for substation. Replatting may be required or desirable. Construction permit and subsequent trail easement will be granted to Parks &amp; Recreation for Northeast Connector Trail in 2022-2023. Intragovernmental permit for old Army access road (utility access road) will be executed.</p> |
| 3-043 & 3-046                      | Y              | Parks & Recreation         | Far North Bicentennial Park Plan; Tudor Road Public Lands & Institutions Plan |               | <p><i>These parcels are dedicated park and should be transferred to Parks &amp; Recreation.</i></p>   |

| Parcel  | Patent or Deed | LUP, Lease, etc.  | Site Specific or Neighborhood Plan  | 2022 Activity                              | 2023 Proposed ( <i>italics</i> are for items in the 5-year plan)   |
|---|----------------|---|---|--|--|
| 3-049, 3-050, 3-051, 3-052, 3-053, 3-054, 3-055, 3-056, 3-057 & 3-058 | Y              | None  | None  |  |  |
| 3-064   | Y              | Street Maintenance Operations, Alaska Communications, Conservation Easement | None  |  | Execute easement to ACS. Treat invasives.<br><br>Construction permit granted to ACS in anticipation of easement approval and execution at fair market value in 2022.                           |
| 3-065   | Y              | Conservation Easement, State of Alaska Department of Public Safety          | Far North Bicentennial Park Plan; Tudor Road Public Lands & Institutions Plan | Executed long-term lease for DPS heliport. | <i>Transfer out of HLB inventory into RES including lease to comply with USACE regulations. HLB will continue to maintain conservation easement.</i>   |
| 3-067   | Y              | None  | None  |  | <i>Confirm trespass and remedy. Transfer from HLB inventory to RES and management authority to Parks &amp; Recreation (road buffer parcel in area where P&amp;R already maintains others).</i> |
| 3-068A, 3-068B, 3-068C, 3-068D, 3-068E & 3-068F                       | Y              | None  | None  |  | These parcels are unusable for development or reasonable public use.   |
| 3-069   | Y              | None  | Mountainview Targeted Neighborhood Plan                                       |  | Proposed sale by sealed bid auction at fair market value after exploring feasibility and impact of rezoning property.  |
| 3-070   | Y              | State Crime Lab   | Tudor Road Lands and Institutions Plan  |  |  |
| 3-072A & 3-072B   | Y              | None  | None  |  | <i>Proposed sale at sealed bid auction for fair market value. USACE has refused these parcels for compensatory mitigation which was the intended use when they were acquired.</i>              |

| Parcel                         | Patent or Deed | LUP, Lease, etc.                      | Site Specific or Neighborhood Plan  | 2022 Activity   | 2023 Proposed ( <i>italics</i> are for items in the 5-year plan)   |
|--------------------------------|----------------|---------------------------------------|---|---|--|
| 3-074                          | Y              | None                                  | Tudor Road Lands and Institutions Plan  | Proposed Resolution 2022-08, proposed withdrawal to ACDA to support trade for Block 102 with the State, pulled from agenda. | Continued discussions with ACDA and Legal on appropriate path forward on the trade.  |
| 3-075                          | Y              | Park & Recreation (in part)           | None  |   | Continue to manage Conservation Easement on back portion of parcel.  |
| 3-076                          | N/A            | Conservation Easement                 | Far North Bicentennial Park Plan  |   | Will continue to manage conservation easement.   |
| 3-077                          | Y              | Conservation Easement                 | Far North Bicentennial Park Plan; Tudor Road Public Lands & Institutions Plan |   | <i>Transfer out of HLB inventory to RES for compliance with USACE regulations. HLB will continue to manage conservation easement.</i>  |
| 3-078A, 3-078B, 3-078C, 3-078D | Y              | None                                  | None  |   | Closing expected in 2023.  |
| 3-078E                         | Y              | Ongoing Environmental Testing (HLB)   | None  | There were no interested buyers.  | Continue to accept offers for purchase.  |
| 3-080                          | Y              | Alaskan Sled Dog & Racing Association | None  |   | Staff will begin working on platting and rezone of property in anticipation of future development and/or disposal.<br>Acquired in exchange for 3-076 plus additional funds. ASDRA hold a lease back for two years. |

| Parcel                  | Patent or Deed | LUP, Lease, etc.                                     | Site Specific or Neighborhood Plan   | 2022 Activity       | 2023 Proposed ( <i>italics</i> are for items in the 5-year plan)   |
|-------------------------|----------------|--|--|---------------------|--|
| 4-001                   | Y              | None   |  |                     | <i>Staff proposes sale to trespasser (adjacent business); proposed direct sale at fair market value.</i>   |
| 4-010, 4-011 & 4-012    | Y              | Anchorage Health Department                          | Downtown Comprehensive Plan, Original Neighborhoods Historic Preservation Plan                                     |                     | With the termination of the Tudor-Elmore Development Agreement which would have provided a new AHD building, it appears that AHD will need to continue to use these parcels as staff parking. Staff recommends execution of a use agreement since none exists. |
| 4-013                   | Y              | Ramada (Rupinder International)                      | Ship Creek Framework Plan, Downtown Comprehensive Plan, Original Neighborhoods Historic Preservation Plan          |                     | <i>Staff proposes direct sale to lessee at fair market value.</i>  |
| 4-021                   | Y              | Catholic Social Services                             | Fairview Neighborhood Plan, Original Neighborhoods Historic Preservation Plan, Ship Creek Waterfront/Land Use Plan |                     |  |
| 4-029                   | Y              | Boys & Girls Clubs of Southcentral Alaska            | West Anchorage District Plan (WADP), Spenard Corridor Plan   |                     | <i>This is not normally the kind of property that should be in HLB inventory, and RES manages multiple leases with the Boys &amp; Girls Clubs. Staff proposes transfer out of HLB inventory into RES.</i>  |
| 4-032, 4-033A-F, 4-034  | N              | Tony Knowles Coastal Trail                           | West Anchorage District Plan (WADP)  |                     |  |
| 4-033A & 4-034          | N              | FAA Avigation Safety, State of Alaska DOT & PF TSAIA | West Anchorage District Plan (WADP)  | FAA lease executed. |  |
| 4-033C, 4-033D & 4-033E | Y              | Alaskans Take a Stand                                | West Anchorage District Plan (WADP)  |                     |  |

| Parcel        | Patent or Deed | LUP, Lease, etc.       | Site Specific or Neighborhood Plan  | 2022 Activity   | 2023 Proposed ( <i>italics</i> are for items in the 5-year plan)   |
|---------------|----------------|------------------------|---|---|--|
| 4-033F        | Y              | The Salvation Army     | West Anchorage District Plan (WADP)   |   |  |
| 4-043D        | Y              | None                   | Government Hill Neighborhood Plan, Original Neighborhoods Historic Preservation Plan, Ship Creek Waterfront/Land Use Plan |   | This will be offered this year with the condition that the subdivision design be such that the adjoining parcel be made accessible for development and sale would include right of first offer on the adjoining parcel once title is settled. Will need to work with JBER to relocate their gate which is about 15' off of the property line and blocks access to this parcel. Treat invasives.<br><br>JBER request for no development easement. |
| 4-045         | Y              | None                   | West Anchorage District Plan (WADP)   | Long-standing trespass not remedied.  | Remedy trespass and transfer parcel out of HLB inventory into RES for management by Parks & Recreation. Parcel is a ravine caused by 1964 earthquake damage and adjacent to dedicated park.  |
| 4-046 & 4-047 | Y              | Alaska Seeds of Change | Former Native Hospital Site Master Plan   | Community Event occurred in partnership with 3 <sup>rd</sup> Avenue Radicals. | <i>Continue work with farm partners. Issue Request For Interest (RFI) for mixed use development. Initiate native heritage stakeholder planning. RFI for long-term site manager for urban farm through Memorandum of Agreement (MOA) until a lease can be legally executed (upon platting). Reapply for PFP grant that had to be forfeited this year due to lack of site control assurances once MOA is in place.</i>                             |

| Parcel               | Patent or Deed | LUP, Lease, etc.   | Site Specific or Neighborhood Plan  | 2022 Activity | 2023 Proposed ( <i>italics</i> are for items in the 5-year plan)   |
|----------------------|----------------|--------------------|-------------------------------------|---------------|--|
| 5-001                | Y              | None               | West Anchorage District Plan (WADP) |               |  |
| 5-002A               | Y              | None               | West Anchorage District Plan (WADP) |               |  |
| 5-002B               | Y              | None               | None                                |               | Remedy trespass issues.  |
| 5-005 & 5-006        | Y              | None               | None                                |               |  |
| 5-010, 5-011 & 5-012 | Y              | None               | None                                |               | Complete permitting process. Contract for work or dispose of property with permit transfer.<br>Application for USACE permit has been made with intention of peat removal and fill of site for productive use through lease or sale.                    |
| 5-016                | Y              | None               | Anchorage Coastal Management Plan   |               | <i>This tideland parcel is adjacent to dedicated park land and within the Anchorage Coastal Wildlife Refuge. Staff will determine best agency or department to assume responsibility for this parcel and complete a transfer out of HLB inventory.</i> |
| 5-019                | Y              | Parks & Recreation | West Anchorage District Plan (WADP) |               |  |
| 5-020 & 5-021        | Y              | None               | West Anchorage District Plan (WADP) |               | <i>Pursue disposal of conservation easement or deed restriction at fair market value.</i>  |
| 5-023                | Y              | None               | West Anchorage District Plan (WADP) |               |  |
| 5-025                | Y              | None               | None                                |               | <i>Acquired patent to latest municipal entitlement transfer.</i>   |

| Parcel   | Patent or Deed | LUP, Lease, etc.    | Site Specific or Neighborhood Plan    | 2022 Activity  | 2023 Proposed ( <i>italics</i> are for items in the 5-year plan)  |
|--|----------------|---------------------|---------------------------------------|--|---|
| 6-001A-H                                       | Y              | None                | None                                  |  |   |
| 6-002  | N              | None                | None                                  |  | <i>Work with legal to resolve illegal mining claim; DNR will not provide survey instructions until resolution. This means patent is likely years away.</i>  |
| 6-002, 6-004, 6-005, 6-060, 6-073, BC-4 & BC-6 |                |                     |                                       |  | Easement requested by Chugach Electric Association for seven parcels along Turnagain Arm where the existing transmission line is currently located in 2013. |
| 6-003B   | Y              | None                | None                                  | Proposed Resolution 2022-05, disposal via competitive bid, pulled from agenda. | <i>Propose sale by sealed bid at fair market value, as this parcel is surplus to municipal needs.</i>   |
| 6-003C   | Y              | None                | None                                  |  | Continue to reserve for Turnagain Arm Community Council use.  |
| 6-004, 6-005, 6-006 & 6-007                    | Y              | Bird Community Park | None                                  |  |   |
| 6-009A   | Y              | None                | None                                  |  |   |
| 6-009B   | Y              | None                | None                                  |  |   |
| 6-009C   | Y              | None                | None                                  |  |   |
| 6-010  | Y              | None                | Crow Creek Neighborhood Land Use Plan |  | Staff will pursue a rewilding and restoration of areas damaged by unpermitted trail building and exercise legal options where appropriate.                  |

| Parcel                            | Patent or Deed | LUP, Lease, etc.                 | Site Specific or Neighborhood Plan                                     | 2022 Activity   | 2023 Proposed ( <i>italics</i> are for items in the 5-year plan)   |
|-----------------------------------|----------------|----------------------------------|--|---|--|
| 6-011, 6-016 & 6-017 Holtan Hills | Y              | None                             | Crow Creek Neighborhood Land Use Plan                                  | Resolution 2022-09(S) approved by the HLBAC. When item went to the Anchorage Assembly, the Assembly voted to postpone indefinitely. |  |
| 6-011 Winner Creek                | Y              | Multiple recreational permittees | None   |   | HLB will permit the construction, eventually issuing an easement or management agreement for the bridge to GVSA or the U.S. Forest Service. Staff is participating in the planning of the tram replacement bridge and will ensure that it is built to USFS standards. Additionally, staff recommends development of a Winner Creek Natural Area Plan that will permanently conserve this sensitive, unique ecological area outside of the area zoned gRST-2 intended for the development of Alyeska Village. |
| 6-011 GRR Area                    | Y              | None                             | None   |   | <i>Issue RFP for completion of a UDC level Open Space Master Plan for Girdwood Recreational Reserve zoned area. This will allow appropriate conservation of wetlands and valuable rainforests, primitive trails, wildlife corridors and viewsheds, will permit the mountain bike park to move forward with plans outside the Open Space zoned area, will help to identify a N-S four season trail, tie the recreational areas into the proposed Alyeska Village, and more.</i>                               |
| 6-012                             | Y              | None                             | None   | Parcels were removed from HLB management authority due to location of ordinance assigning them to Girdwood Parks & Recreation.      | Staff will pursue formal removal from HLB inventory and transfer into RES for management by Parks & Rec.   |
| 6-014                             | Y              | Pomeroy Resort Ops               | Alyeska Resort Master Plan   | Appraisal ordered in anticipation of disposal in 2022.  | Direct sale to Pomeroy under consideration.  |
| 6-015                             | Y              | None                             | Crow Creek Neighborhood Land Use Plan                                  |   |  |
| 6-016, 6-039, & 6-134             | Y              | None                             | Crow Creek Neighborhood Land Use Plan, South Townsite Area Master Plan |   | Issue RFP for disposal of tract to be platted within these parcels for development and operation of a long-term stay hostel by a local nonprofit.  |

| Parcel                      | Patent or Deed | LUP, Lease, etc.    | Site Specific or Neighborhood Plan    | 2022 Activity | 2023 Proposed ( <i>italics</i> are for items in the 5-year plan)  |
|-----------------------------|----------------|---------------------|---------------------------------------|---------------|---|
| 6-018                       | Y              | None                | Crow Creek Neighborhood Land Use Plan |               | Work with Cemetery Subcommittee to pursue funding and transfer of property to GVSA. Place time limit on hold for Girdwood cemetery before this parcel is made available for private operators.  |
| 6-019B                      | Y              | None                | None                                  |               |   |
| 6-022                       | Y              | GVSA Park & Ride    | None                                  |               | <i>Work with Chugach Electric to provide easement for electric vehicle charging stations.</i>   |
| 6-029                       | Y              | None                | None                                  |               | <i>Removal of hazard trees. Work with GVSA to identify snow storage solution. Currently, HLB parcels are used without an HLB permit, a DEC permit, and proper zoning.</i>   |
| 6-036, 6-062                | Y              | None                | None                                  |               | <i>Action will be taken to remedy encroachments. Rezone golf course areas if appropriate zoning is identified in consultation with Planning staff or conserve entire parcels.</i><br><br><i>Portions of this property are restricted by unusable zoning intended for failed golf course project. Potentially all of the parcel should be conserved as recreational features valuable to the community, anadromous waters, and sensitive environmental areas warrant protection.</i> |
| 6-038                       | Y              | None                | None                                  |               |   |
| 6-039                       | Y              | None                | None                                  |               | Plat for residential lots. See additional note regarding hostel RFP.  |
| 6-040                       | Y              | None                | None                                  |               | <i>Reserved for future residential development.</i>   |
| 6-041                       | Y              | None                | None                                  |               |   |
| 6-043                       | Y              | U.S. Forest Service | None                                  |               | To be sold to U.S. Forest Service at fair market value.   |
| 6-048, 6-049 & 6-050        | Y              | AT&T dba Alascom    | None                                  |               |   |
| 6-053, 6-054, 6-055 & 6-056 | Y              | None                | None                                  |               | Original Girdwood Townsite, now part of the ghost forest after 1964 earthquake subsidence. Pursue disposal to ADOT&PF in support of future Alyeska Highway intersection redesign.   |

| Parcel  | Patent or Deed | LUP, Lease, etc.                          | Site Specific or Neighborhood Plan | 2022 Activity   | 2023 Proposed ( <i>italics</i> are for items in the 5-year plan)   |
|---|----------------|---|------------------------------------|---|--|
| 6-057B, 6-057C, 6-057E                          | Y              | Geo Contracting, LLC                      | None                               |   | To be sold to lessee per terms of lease. Expected closing by 2023.   |
| 6-057F  | Y              | Multiple short-term land use permits      | None                               |   | Phase II and III of development for the Girdwood Industrial Park.  |
| 6-058, 6-059, 6-061, 6-063, 6-063, 6-064, 6-071 | Y              | None                                      | None                               |   | <i>Work with conservation groups to place restrictions on property for habitat conservation. Multiple nonprofit groups pursuing permits to develop passive recreational concepts in this area.</i> |
| 6-060   | Y              | Alaska Railroad                           | None                               |   | <i>Continue working with Great Land Trust to identify vehicle for conservation on this property.</i>   |
| 6-065, 6-067, 6-068, 6-069                      | Y              | None                                      | None                               |   |  |
| 6-066   | Y              | Heli-skiing companies                     | None                               |   |  |
| 6-070, 6-072 & 6-073                            | N              | None                                      | None                               |   |  |
| 6-074A & 6-074B                                 | Y              | Alaska Railroad and Heli-skiing companies | None                               |   | Execute lease with Alaska Railroad Corporation for remote avalanche control system (RACS) replacing Howitzer.  |
| 6-075   | Y              | GVSA - Winner Creek Trail Extension       | None                               |   | <i>Transfer to Parks &amp; Recreation, as they hold an intragovernmental authorization for operation and maintenance of the trail on this parcel.</i>  |
| 6-076   | Y              | None                                      | South Townsite Area Master Plan    | Corps approved Jurisdictional Determination was received. | Girdwood Community Land Trust has submitted an application requesting a long-term ground lease for the development of a portion of 6-076 for a new Little Bears facility.                          |

| Parcel                     | Patent or Deed | LUP, Lease, etc.  | Site Specific or Neighborhood Plan | 2022 Activity   | 2023 Proposed ( <i>italics</i> are for items in the 5-year plan)   |
|----------------------------|----------------|---|------------------------------------|---|--|
| 6-134                      | Y              | None  | South Townsite Area Master Plan    |   | <i>Market for sale or partnership.<br/>Appraisal October 2021 – Approved JD complete.</i>  |
| 6-149, 6-166, 6-205        | Y              | None  | South Townsite Area Master Plan    |   | <i>Rezone if appropriate zoning is identified in consultation with Planning staff.<br/>Appraisal October, 2021 – Approved JD complete.</i>   |
| 6-248                      | Y              | None  | None                               |   | <i>Property is restricted by plat, deed restriction and easement and cannot be used for anything other than open space. This property should be transferred out of HLB inventory and into RES for management by Girdwood Parks &amp; Recreation.</i>   |
| 6-251, 6-281, 6-295, 6-296 | N              | Multiple recreational permittees  | None                               |   |  |
| 6-251 & 6-297              | N              | Multiple recreational permittees  | None                               |   | <i>Request survey instructions; complete boundary survey and request patent for area encompassing Nordic 5k trail and future bike park perimeter. Transfer to Girdwood Parks &amp; Rec with management agreements in place with GNSC and Bikewood.</i> |
| 6-297                      | Y              | None  | None                               | Whittier PD Case No. 2101128 – trespass and damage case to wetlands |  |
| 6-298                      | N              | State of Alaska DNR Dept of Parks & Outdoor Recreation/Bird Creek Regional Park | None                               |   | <i>Complete exchange with homeowners in trespass on Regional Park (HLB) land. HLB has received DNR parcel (HLB Parcel 6-299) in consideration for the land that will be conveyed to these homeowners.</i>  |
| 6-299                      | Y              | None  | None                               |   |  |