

Heritage Land Bank Advisory Commission Meeting

Thursday, June 22, 2023 at 1:30PM

Permit & Development Center, Conf. Room 170
4700 Elmore Road, Anchorage, Alaska 99507

Join via Microsoft Teams - Meeting ID: 272 972 105 716, Passcode: 67VJus

Join by Telephone - 907-519-0237, Conference ID: 547 793 859#

A G E N D A

- I. **Call to Order and Statement of Procedure**
- II. **Roll Call, Introductions and Disclosures**
- III. **Approval of Agenda and Minutes**
 - a. June 22, 2023 Agenda
 - b. May 25, 2023 Minutes
- IV. **Director's Report:** Lance Wilber
- V. **Proposed Action Items and Public Hearings** (*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. 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. **HLBAC Resolution 2023-02:** A Resolution recommending approval of the Draft HLB 2023 Annual Work Program & the 2024-2028 Five-Year Management Plan.
- 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.*)
- VII. **Commissioner Comments**
- VIII. **Next Regularly Scheduled Meeting Date:** Thursday, July 27, 2023 at 1:30PM in the Permit & Development Center, 4700 Elmore Road, Anchorage, Alaska or via Microsoft Teams and telephonic hearing.
- IX. **Adjournment**

Heritage Land Bank Advisory Commission Meeting

Thursday, May 25, 2023 at 1:30PM

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

or via Microsoft Teams and telephonic hearing

MINUTES

- I. **Call to Order and Statement of Procedure:** Interim Chair Marshall called the meeting to order at 1:35PM.
- II. **Roll Call, Introductions and Disclosures**

Interim Chair Marshall, Commissioners Flynn, Hansen, and Tenny were present. Commissioner Oswald was excused. Staff present were LMOs Giboney and Taylor, and Director of Economic and Community Development Lance Wilber
- III. **Approval of Agenda and Minutes**
 - a. May 25, 2023 Agenda: Commissioner Tenny moved to approve the agenda, seconded by Commissioner Flynn, the agenda passed unanimously
 - b. March 23, 2023 Minutes: Commissioner Hansen moved to approve the minutes, seconded by Vice-Chair Marshall, the minutes passed unanimously.
- IV. **Director's Report:** Lance Wilber provided the director's report and covered the following items:
 - HLB has been receiving comments on the Work Plan
 - HLBAC commissioner terms
 - Assembly Resolution 2023-40 financial component
 - RED director search continues
- V. **Presentations**
 - a. Kyle Kelley, Girdwood Service Area Manager, presented the Girdwood Trails Plan and asked the Commissioners to sign a letter of recognition. Commissioners discussed HLB's role and commitment to the Girdwood Trails Plan. There was a motion to amend the letter by Vice-Chair Marshall, seconded by Commissioner Tenny. The amendment clarified HLB and HLBAC's roles for future trails projects in Girdwood. the amendment was passed unanimously. The motion to approve the letter, as amended, was made by Commissioner Tenny and it was seconded by Vice-Chair Marshall, the motion passed
 - b. Emma Giboney, HLB Land Management Officer, presented a report on the feasibility of development of HLB parcels in Girdwood that was first presented at the Assembly Enterprise and Utilities Oversight Committee on April 20th, 2023. Vice-Chair Marshall asked about the purpose of the report and what it will be used for. HLB Staff clarified that it was for informational purposes and was completed at the request of the assembly and will not affect the management of HLB lands in Girdwood.

- 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.*)

Emily Becker, Alaska Community Forestry Council

Ms. Becker informed HLB Staff and Commissioners about the Native Plant Rescue Working Group. As municipal projects develop, the group would like to work with the Municipality to rescue the native plants for restoration of other areas. She would like for the group to be kept in mind for future projects. She provided links to the group's website:
https://www.nativeplantrescuesquad.org/about_us

Julie Raymond-Yakoubian

Ms. Raymond-Yakoubian expressed disagreement with the Girdwood Trails Plan and urged the Commissioners not to support it.

- VII. **Commissioner Comments**

Commissioner Tenny commented about the HLBAC Term expiration dates.

- VIII. **Next Regularly Scheduled Meeting Date:** Thursday, June 22, 2023 at 1:30PM in the Permit & Development Center, 4700 Elmore Road, Anchorage, Alaska or via Microsoft Teams and telephonic hearing. There was discussion by commissioners if the time should be changed, but it was agreed that 1:30pm worked for all present commissioners.

- IX. **Adjournment**

Commissioner Tenny motioned to adjourn, Commissioner Flynn seconded, the meeting adjourned at 2:40PM

Projects Update Report

Heritage Land Bank Advisory Commission

June 22, 2023

Status of Disposals Recommended by HLBAC

- *HLB 6-057A, B, C, D, E – Girdwood Industrial Park subdivision Phase I lots*

The disposal of the remaining Phase I lots, 6-057B, C, E are under contract and are anticipated to close in 2023.

- *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 will be drafted, and documents will be prepared for taking this disposal to the Anchorage Assembly for approval. This transaction is anticipated to be complete by the end of 2023.

2023 Current & Continuing Projects

- *Holtan Hills*

The Assembly, at their February 7, 2023 regular meeting, voted to indefinitely postpone the Holtan Hills disposal. The Request for Proposals, Development Agreement, and Bifurcation are still in effect.

- *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. GCLT and HLB Staff have a standing monthly meeting to keep communication open and work through items related to the disposal of 6-076.

- *2023 Work Plan*

The June HLBAC meeting will be the Public Hearing for the Work Plan. Upon receiving an HLBAC recommendation, HLB Staff will take the Work Plan to the Assembly and are hoping to have it approved in the 3rd quarter of 2023. Upon approval of the 2023 Work Plan, HLB Staff will begin work on the 2024 Work Plan in hopes of having it complete in the 1st quarter of 2024.

- *AR 2023-40*

Per AR2023-40, as amended, the Anchorage Assembly directed HLB to evaluate feasibility of all 58 HLB properties in Girdwood for residential and commercial development. A geospatial analysis was completed by HLB staff which identified 11 potentially developable HLB parcels in Girdwood. The report was presented to the Enterprise and Utility Oversight Committee on April

20, 2023. Staff will continue to work to complete the other objectives requested in the Resolution.

Potential Acquisitions, Disposals, and Projects

- *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 is anticipated to come before the HLBAC upon adoption of the Work Plan.

- *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. Planning Department is conducting a Phase I Environmental Site Assessment of the parcel. Appraisals were completed and are being reviewed. It is anticipated that a work session on the proposed trade will be held at the July HLBAC meeting.

- *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. HLB has completed 1 donation transaction and is anticipated to close on the first purchase by the end of the month.

2023 Land Management

- *Wetland Monitoring*

Routine wetland monitoring will occur during the summer of 2023 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 works with the MOA Geographic Data & Information Center (GDIC) to routinely update public HLB maps with parcel, zoning and wetland information.

- *Site Visits & Inspections*

HLB Staff will continue to visit HLB owned parcels during the summer of 2023. Real Estate Department Staff is working with GDIC to make a georeferenced online form to make inspections more streamlined.

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 (pending)
2021-07	Turnagain Tree Care	Commercial tree operation storage	02/10/2024
2022-04	Girdwood Community Land Trust	Storage of shipping container used for recycling collection	02/10/2024
2022-02	Girdwood Equipment Rental	Storage of rental equipment	05/31/2024
2017-10	Alaska Railroad Corporation	Avalanche mitigation	12/31/2023
2007-08	Girdwood Parks & Rec	Disc Golf Course	12/31/2023
2009-13	Girdwood Valley Service Area	Girdwood Industrial Park	12/31/2023
2019-08	Girdwood Valley Service Area	Park and Ride	12/31/2023
2023-02	Girdwood Community Land Trust GCLT	land and site planning, including land surveying	04/06/2024
2016-09	Girdwood Forest Fair	Access and camping	07/11/2023
2017-08	Chugach Adventures	Guided hiking	10/01/2023
2021-08	Alaska Seeds of Change	Community garden	05/04/2024



MUNICIPALITY OF ANCHORAGE
Real Estate Department
MEMO

DATE: June 22, 2023
TO: HLB Advisory Commissioners
FROM: Heritage Land Bank Staff
SUBJECT: Annual Work Program & 2024-2028 Five-Year Management Plan
Public Hearing (Resolution 2023-02)

As per AMC 25.40.020, Heritage Land Bank is required to have a 45-day public comment period and public hearing notice of at least 45 days prior to a hearing by the HLBAC on the annual work program. The public comment period and public hearing notice for the 2023 Annual Work Program & 2024-2028 Five-Year Management Plan was announced on April 25, 2023. The comment period closed 45 days later on June 9, 2023. During this period, HLB received comments from 43 groups and individuals. The original emails are available in the HLBAC public hearing meeting packet.

HLB Staff summarized, separated, or distilled comments for substance before organizing them into a table and providing a response. The comments are organized by the chapter and page number to which the comment is referring. Some comments were more general and are included at the end. Responses have been provided in response to each comment and done so in consideration of broader HLB and MOA goals and objectives.

The majority of comments were in support of two potential projects in the 2023 Annual Work Program: disposing of HLB Parcel 2-156 for the purposes of a natural burial cemetery; and disposing of HLB Parcel 6-076 to a non-profit group for the purposes of community development.

Attachments:

- Appendix F – Response to Public Comments
- Public Comments
- Annual Work Program & 2024-2028 Five-Year Management Plan
Public Hearing Review Draft (April 25, 2023)

Chapter 1. Heritage Land Bank Overview				
Reference No.		Commenter	Comment	Response
1	Page 7	Julie Raymond-Yakoubian	Under Land Management Objectives: In previous versions of this document HLB has also included additional information, which I would like to see added back in - specifically: "Much of HLB's land has been deemed unsuitable for traditional forms of development through land suitability analysis studies, but many of those same lands contain sensitive or unique habitats or landscapes that warrant protection. Conservation and preservation of natural spaces should be considered a form of development and approached as such." As far as I am aware, none of that information has changed, and I would like to see it be added back into this plan. I would also like HLB to add additional discussion about the importance to the Municipality and its citizens to maintain open and natural spaces present in HLB inventory.	HLB currently has a management objective similar to the one requested (the last bullet point on page 7), however HLB will consider expanding upon the objective in future work plans.
2	Page 7	Julie Raymond-Yakoubian	Regarding Trespass: I strongly recommend that trespass actions related to the unhoused population within the Municipality be carefully handled in close conjunction with the advocacy community (such as the Anchorage Coalition to End Homelessness) and the Muni's HHAND. Encampment abatements should be avoided at all costs due to the health and well-being risks such actions pose to this vulnerable population.	HLB will follow all applicable requirements regarding encampments on HLB land.
3	Page 7	Shannon O'Brien	Thank you for your commitment to the preservation and conservation of wetlands, open space and conservation.	Noted.
4	Page 9	Julie Raymond-Yakoubian	Please clarify what "implementation items" are. Previous versions of this Plan referred to "implementation measures" – it is not clear what "items" are.	The text will be edited to use the word measures.
5	Page 9	Girdwood Board of Supervisors	GBOS requests that additional guidelines be provided about when and how amendments to the Annual Work Program are warranted.	Noted. HLB will take this into account in future work plans.
6	Page 9	Shannon O'Brien	Regarding "Land management decisions will be consistent with the AMC, all adopted comprehensive plans and area plans, and implementation items": Please allow your smaller communities who create area plans to complete their projects (within a reasonable time frame). Girdwood has heard the muni and is working towards a plan. Please allow that plan to be completed before releasing/awarding more HLB land parcels.	Noted.

Chapter 2. 2022 Progress Report				
Reference No.		Commenter	Comment	Response
7	Page 10: 6-011 6-016 6-017	Brooks Chandler	<p>p. 10- HLB Parcel 6-011, 6-016, 6-017 – The Assembly postponed the Holtan Hills disposal indefinitely at this time the Request for Proposals and the Development Agreement with conditions approved by the HLBAC in Resolution 2022-09(S)_are indefinitely postponed.</p> <p>Comment: Being “guided” by something that neither HLBAC nor the Assembly approved shows disrespect to the Assembly and the HLBAC. It would make more sense to say “HLB is rethinking approaches to disposal of these parcels in light of Assembly Resolution 2023-40 and the recommended conditions approved by the HLBAC”.</p>	<p>The Request for Proposals and the executed Development Agreement are still in effect.</p> <p>Staff Recommended change: HLB Parcels 6-011, 6-016, 6-017 – The Assembly postponed the Holtan Hills disposal indefinitely at the regular Assembly meeting on February 7, 2023.</p>
8	Page 14: HLBAC Res 2022-09	Brooks Chandler	<p>p.14- In the last line of the table referencing Resolution 2022-09 change “Approved” to “Approved with Conditions”.</p> <p>Comment: Accuracy- prior action of HLBAC should be acknowledged. It is misleading to suggest the HLBAC approved this disposal. Rather, HLBAC recommended specific conditions to be met prior to approving the disposal. The conditions were NOT met. This appears to be an attempt to rewrite history and mislead the public.</p>	Noted. The change will be made.
9	Page 10: 6-011	Girdwood Board of Supervisors	Clarify the status of HLBAC resolution 2017-09 (“Forest Loop Trail”) which recommended approval of a land disposal by public use easement, and whether it conflicts with the potential “Alyeska Village” development in roughly the same area of the parcel.	Considerations are underway to implement an expiration of resolutions; therefore, HLB Staff will suggest that the project be reintroduced to HLBAC.
10	Page 12: 6-057F	Girdwood Board of Supervisors	While additional permits have been issued for GIP, we are not aware of any progress toward Phase II & III. There are ongoing significant management issues at GIP, amplified by the lack of long-term plan. Fixing existing problems and developing a plan for full development of the Girdwood Industrial Park must be a high priority within the 2023 Work Program, either by HLB doing the necessary work or by transferring management responsibility.	The Commission requested that an analysis of options was provided to them for consideration. This will be considered as part of that analysis.

Chapter 3. 2023 Work Program				
Reference No.		Commenter	Comment	Response
11	Page 15/20: 1-111	Tom Looney	In 2019 we brought a request for assistance in finding land for a cemetery to be established in Chugiak-Eagle River area in a meeting with the then director of the HLB, Robin Ward. The community through the community councils had been meeting for several years prior seeking a good location, and Assembly member Crystal Kennedy provided assistance in setting up the meeting with the HLB. Although we had researched several sites Robin Ward said that without a site study, the HLB could not move forward. Crystal Kennedy was able to find funding for the Boutet Company to complete the study for the HLB. The study concluded overwhelmingly that the property near Eagle River HS (HLB 1.111) was best suited for the cemetery. The study included presentations and affirmations at the area Community Councils, and confirmation by the Chugiak-Eagle River Advisory Board which included public notice to the residents of the residents most affected (adjacent to the proposed site).	Noted; The Work Plan will be edited to reflect the completed site selection study.
12	Page 15/20: 1-111	Debbie Ossiander	Chapter 3 speaks of disposal for fair market value of HLB 1.111. Why is HLB asking for payment on property intended for municipal public use? HLB property belongs to the Municipality and is to be used to benefit its citizens. I disagree that one part of the Muni should pay another part for use of public land, particularly when it is unclear where eventual management authority for a cemetery will be centered. I also strongly disagree that this property should even be considered for sale to the public. It has been identified through a site study as the preferred cemetery site, a public use that is to benefit the citizens of the Municipality. This use is part of the adopted Comprehensive Plan. It is totally wrong to sell it.	Noted; The Work Plan will be edited to reflect the completed site selection study.
13	Page 15/20: 1-111	Birchwood Community Council	1. Please also refer to the Eagle River Parks Department when you reference the Anchorage Parks Department 2. There is no reason to redo the contracted and approved Eagle River Cemetery Plan 3. It is not appropriate to charge Eagle River parks for publicly owned property that would be put to public use	Noted; The Work Plan will be edited to reflect the completed site selection study.
14	Page 15: 2-125	Rabbit Creek Community Council	The plan lists #2-125 as part of the RCCC's School on Trails project with a trail connecting the parcel to the Bear Valley School. The RCCC would like to work with HLB to complete that agreement in the near future.	Noted.
15	Page 15: 2-156	Rabbit Creek Community Council	The RCCC recommends that the transaction be completed as soon as possible so the non-profit can proceed with plans to develop the cemetery. After reviewing Alaska Natural Burial's plans, RCCC submitted comments to the HLB Commission, September 29, 2022, supporting this project.	Noted.
16	Page 15: 2-156	Rachel Bernhardt	As the founder and Board President for Alaska Natural Burial, I am writing to express my strong support for Alaska Natural Burial to establish a conservation burial (natural burial) cemetery on HLB Parcel 2-156. In addition to our Application for Disposal, I have presented to HLB and given public testimony on several occasions over the past year. I believe Alaska Natural Burial will be a tremendous asset to this community with its commitment to its residents and to environmental stewardship, as well as a fiscally responsible way for the Municipality to add the cemetery infrastructure it so desperately needs. Please make us a priority for 2023.	Noted.

Draft APPENDIX F: Response to Public and Community Council Comments on the DRAFT 2023 Annual Work Program & 2024-2028 Five-Year Management Plan

17	Page 15: 2-156	Bennett Jackson	I am opposed to the natural burial proposition for the lot at the end of Goldenvue. There is no science to support whether not bodies will decay in Alaska in that soil. My understanding is you're talking about giving it to them at below market value that is not wise. Further, I understand that it's a time limited lease that they're proposing and that would then make the city liable for that property for the rest of time for as we all know once you have a cemetery it's a cemetery for life who is paying for the parking lot and road access? Who is carrying the liability insurance? There's very little science about this in the lower 48 let alone Alaska.	Noted.
18	Page 15: 2-156	Julie Raymond- Yakoubian	I am strongly in support of disposal of parcel 2-156 for the purpose of developing a natural burial cemetery. There is a great need within the Municipality for multiple additional cemetery locations, and for different burial options.	Noted.
19	Page 15: 2-156	Dave Worrell	Alaska Natural Burial's plan for HLB Parcel #2-156 provides an option to be in a nature-friendly environment in the city that is my home. I hope you'll help implement their plan by making the parcel available.	Noted.
20	Page 15: 2-156	Terry Pogi	I support the "disposal" (selling) of HLB Parcel #2-156 to Alaska Natural Burial!	Noted.
21	Page 15: 2-156	Jacqueline Summers	It is my belief that using HLB #2-156 to develop a Natural Burial Cemetery is a benefit to the community and residents of the Municipality of Anchorage. As you move forward with considering disposing of HLB Parcel #2-156 as part of the Annual Work Program in 2023.	Noted.
22	Page 15: 2-156	Christina Gamache	I am in favor of using Parcel 2-156 to become a natural burial cemetery for all Alaskans to enjoy for decades to come. With the limited options for any type of burial in our municipality, I believe that ANB will be a cherished resource for future generations.	Noted.
23	Page 15: 2-156	Dawn Morse	I fully support the disposal of HLB Parcel #2-156 to Alaska Natural Burial.	Noted.
24	Page 15: 2-156	Michele Worrell	I am writing today to show my support for the disposal of HLB Parcel #2-156 to Alaska Natural Burial. Allow Alaska Natural Burial to lead the way with a more personalized and environmentally friendly solution to our end-of-life decisions	Noted.
25	Page 15: 2-156	Jessica Walton	I am so excited that Rachael is spearheading this. I have said for years if I die, please do not stick me in a box or burn me. I want to be placed in the earth naturally, peacefully and to return so that I can grow into something else. It's insane that this is such a taboo or difficult process to allow bodies to decompose naturally. It's great for the earth and our community! (Reference to HLB 2-156)	Noted.
26	Page 15: 2-156	Mary K Jordan	I am writing this letter to state my support for Rachel's "Alaska Natural Burial" project in Anchorage and I hope this will be a priority for HLB Parcel #2-156 in 2023! Please consider this project as it is an important one for Municipality of Anchorage.	Noted.
27	Page 15: 2-156	Paula Saylor	I am a property owner and full-time resident of Anchorage, AK and support the sale of HLB Parcel #2-156 to Alaska Natural Burial.	Noted.
28	Page 15: 2-156	Hanna McMinn	I am in favor of the disposal of HLB #2-156 to Alaska Natural Burial for multiple reasons. The Alaska Natural Burial's mission would be a huge success and wonderful contribution to the state.	Noted.

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29	Page 15: 2-156	Doug Franklin	I support the disposal of HLB Parcel #2-156 to Alaska Natural Burial for reasons both personal and practical. Alaska Natural Burial is on the right track. Please support them by allowing them to use this parcel.	Noted.
30	Page 15: 2-156	Keary Warner	I would like to share my support for the disposal of HLB Parcel 2-156 to Alaska Natural Burial for the creation of a natural burial cemetery in Anchorage.	Noted.
31	Page 15: 2-156	Denise Hendrickson	I am a resident of Anchorage and would like to share my support for disposal of HLB #2-156 to Alaska Natural Burial. It's important that Anchorage have a natural burial cemetery as it serves our community in multiple ways.	Noted.
32	Page 15: 2-156	Cal Schmidt	Please count me as one who supports the Alaska Natural Burial project. With any luck, all will be settled and developed in time for my own use.	Noted.
33	Page 15: 2-156	Amy Franz	I'm emailing to express my support of the disposal of HLB Parcel #2-156 to Alaska Natural Burial. This is an inexpensive avenue for the city to provide necessary services to its citizens by partnering with a non-profit who can provide affordable burial solutions.	Noted.
34	Page 16: 6-011 6-016 6-017	Brooks Chandler	HLB Parcels 6-011, 6-016, 6-017* – The Anchorage Assembly voted to indefinitely postpone the Holtan Hills disposal. The Request for Proposals, Development Agreement, with conditions approved by the HLBAC in Resolution 2022-09(S)_. Comment: See previous comment regarding HLB's apparent reluctance to reflect prior actions of the HLBAC on this disposal in this report. That HLBAC conditioned any future approval on specific conditions should be mentioned so the public better understands the history. I do not believe "Bifurcation" references any document that has been made available to the public. It should not be referenced as a "guiding document" unless and until it is made available to the public. It does not make sense	The Request for Proposals, executed Development Agreement, and Bifurcation are still in effect.
35	Page 16: 6-013	Girdwood Board of Supervisors	No mention of this parcel in the work program or in the AR 2023-40 report to Assembly despite its high potential for a small affordable housing project. GBOS requests that HLB determine status of this parcel since previous staff questioned if it was included in Moose Meadows parcel agreement with Girdwood Parks and Rec and whether a withdrawal from HLB inventory was completed.	HLB Staff will research the status of this parcel.
36	Page 16: 6-014	Girdwood Board of Supervisors	The GBOS requests information concerning the expected uses of the parcel, i.e. possibility of commercial development and, if applicable, the availability of housing for any employees such development would need.	Noted. See response below.

37	Page 16: 6-014	Brooks Chandler	<p>HLB Parcel 6-014 – Evaluate process for disposal, with direct sale, to owners of Alyeska Resort. Evaluation process to include;</p> <p>1) consideration of conditions imposed as part of any direct sale consistent with AR No. 2023-40 directing HLB to consider disposal of HLB parcels to qualified Girdwood non-profit in partnership with another entity for the purpose of increasing attainable housing for year-round residents of Girdwood;</p> <p>2) consideration of offering tax abatement to support development of attainable housing either on HLB Parcel 6-014 or other property owned by owners of Alyeska Resort;</p> <p>3) consideration of formation of a tax improvement district which would include HLB Parcel 6-014 to support the development of attainable housing.</p> <p>Comment: Align with intent of AR No. 2023-40 as Amended including policy goals expressed in Whereas clause of the unanimously approved Assembly Resolution.</p>	<p>HLB Parcel 6-014 is located at the base of Chair 7 and has been utilized as part of the ski resort for many years, in the 1995 Girdwood Area Plan it is designated as Commercial Recreation and is currently zoned GRST-2. The description of Commercial Recreation would support the disposal to continue the use of 6-014 as a resort-related use.</p> <p>Current code would require a competitive bid to dispose fee-simple of 6-014.</p> <p>The current lease terminates in 2028.</p>
38	Page 16: 6-039	Girdwood Board of Supervisors	<p>Acknowledge that future residential development of public land must be consistent with the updated Girdwood Comprehensive Plan. The updated plan will include stipulations on how public land should be used for community housing.</p>	<p>It is the mission of HLB to implement goals of adopted comprehensive plans. Currently, the 1995 Girdwood Area Plan identifies 6-039 as single-family residential.</p>
39	Page 16: 6-039	Brooks Chandler	<p>HLB Parcel 6-039* - Replat the parcel into residential lots for disposal. Platting process to consider imposition of covenants or deed restrictions intended to further the goal of increasing attainable residential housing stock in Girdwood for people working and living in Girdwood year-round, whose household incomes are 80 to 120 percent of the annualized Area Median Income (AMI) for Girdwood, but also for those persons whose household incomes are below 80 percent of the AMI.</p> <p>Comment: This language would be consistent with both AR No. 2023-40 policy goals as referenced in Whereas clauses of increasing supply of housing attainable to people working and living in Girdwood year-round and policy goals of AR 2022-416 to "prioritize the use of uncommitted municipal land to address the housing shortage".</p>	<p>A replat of any MOA-owned property would be completed through the long-plat process which would allow for additional community input to address any changes in community needs as expressed in the upcoming Girdwood Area Plan update.</p> <p>Currently, the 1995 Girdwood Area Plan identifies 6-039 as single-family residential.</p>

Draft APPENDIX F: Response to Public and Community Council Comments on the DRAFT 2023 Annual Work Program & 2024-2028 Five-Year Management Plan

40	Page 16: 6-039	Shannon O'Brien	All development should abide by the Girdwood Comprehensive plan.	It is the mission of HLB to implement goals of adopted comprehensive plans. Currently, the 1995 Girdwood Area Plan identifies 6-039 as single-family residential.
41	Page 16: 6-043	Shannon O'Brien	Regarding the disposal of 6-043: This is an example HLB benefiting all of the muni as well as considering local community needs.	Noted.
42	Page 16: 6-053, 54, 55, 56	Girdwood Board of Supervisors	Consider land exchange with other DOT&PF land in Girdwood Valley, e.g. land unusable for aviation at Girdwood Airport.	If a trade becomes necessary, this would be considered.
43	Page 16: 6-049 through 6-060	Christina Hendrickson	Consider wildlife impacts in disposal action. Migratory birds utilize these ecosystems and wetlands.	Noted.
44	Page 16: 6-057F	Girdwood Board of Supervisors	GBOS urges HLB to identify both the ongoing management concerns and establishment of a long-term plan for Phases II & III as high priority tasks in the 2023 Annual Work Program.	The Commission requested that an analysis of options was provided to them for consideration. This will be considered as part of that analysis.
45	Page 16: 6-057F	Nathan Haines	Therefore, I implore the committee and HLB staff to place Girdwood's industrial lot development on its 2023 project list. Specifically, I would like to see the following: 1) For the short-term (i.e., 2023) Complete the existing fill and grade operations and close out that permit to make the parcels usable. 2) For the long-term (i.e., start in 2023) review options for platting out lots that currently can be platted using "flag" lot type configurations with in the Phase II and Phase III parcels, reserving ROW as required for Phase III. 3) Disposal – if a short plat is a viable option (#2), offer up those parcels that can be re-platted for purchase.	There are pros and cons on a path forward on the remaining phases of the Girdwood Industrial Park. The Commission requested that an analysis of options was provided to them for consideration. All MOA-owned properties are subject to a long-plat process.
46	Page 16: 6-057F	Christina Hendrickson	Dispose to a qualified and experienced developer and land manager who will complete utility connections, site hardening, plat, and enforce lease and permit conditions.	The Commission requested that an analysis of options was provided to them for consideration. This will be considered as part of that analysis.

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47	Page 16: 6-057F	Shannon O'Brien	Girdwood local businesses are in need of more industrial lots within the airport area. This should be a priority. I am unaware of the progress for phase 2 & 3 can HLB update GBOS on this item. A transparent management of this area should be a priority.	The Commission requested that an analysis of options was provided to them for consideration. This will be considered as part of that analysis.
48	Page 16: 6-075	Girdwood Board of Supervisors	Add to 2023 Annual Work Program: Parcel 6-075: withdrawal from HLB inventory and transfer to Girdwood Parks & Rec (GPR)	HLB and GPR are supportive of this withdrawal and transfer upon passage of the Girdwood Trails Plan. This will be added to the Five-Year Plan.
49	Page 16: 6-076	Girdwood Community Land Trust	We are excited about our newly acquired Land Use Permit for South Townsite Tract G6 for surveying and development planning purposes. We are looking forward to obtaining a long-term lease for the tract and have a dedicated space to plan for community needs. As current citizens of Anchorage, we feel this is in alignment with HLB's purpose and mission, and we will work to meet the needs of the community on this tract as much as possible.	Noted.
50	Page 16: 6-076	Girdwood Board of Supervisors	GBOS welcomes that there is an applicant for parcel 6-076 who are prioritizing community use of the tract and have additional plans consistent with the goals of AO2023-40.	Noted.
51	Page 16: 6-076	Shannon O'Brien	I support this area for workforce housing and community amenities. All HLB land projects should be transparent and presented at the local GBOS/LUC for community input.	Noted.
52	Page 16: 6-076	Thea Ritter	I support Girdwood Community Land Trust obtaining a long-term lease on parcel 6-076 - Girdwood South Townsite Tract G6 (14.5 Acres).	Noted.
53	Page 16: 6-076	Louise Schum	I support Girdwood Community Land Trust obtaining a long-term lease on parcel 6-076 - Girdwood South Townsite Tract G6 (14.5 Acres).	Noted.
54	Page 16: 6-076	Sarah Rink	I support Girdwood Community Land Trust acquiring a long-term lease on parcel 6-076 (South Townsite Tract GG).	Noted.
55	Page 16: 6-076	Krystal Hoke	I am in support of Girdwood Community Land Trust obtaining a long-term lease on Girdwood South Townsite Tract G6 (HLB Parcel 6-076). They are committed to engaging with the community of Girdwood and have previously received a Resolution of Support for a long-term lease after passing a vote at Girdwood Land Use and Girdwood Board of Supervisors.	Noted.
56	Page 16: 6-076	Kim Van Sickle	I support Girdwood Community Land Trust acquiring a long-term lease on parcel 6-076 (South Townsite Tract GG).	Noted.
57	Page 16: 6-076	Terin & Peter Ostroski	I support Girdwood Community Land Trust obtaining a long-term lease on parcel 6-076 - Girdwood South Townsite Tract G6 (14.5 Acres). We would love nothing more than to have a percentage of Girdwood land locally managed.	Noted.
58	Page 16: 6-076	Patrick and Lynne' Doran	We support Girdwood CLT obtaining a long-term lease on parcel 6-076-Girdwood South Townsite Tract G6 (14.5 acres). We see the need for Girdwood to manage some of it's own land to realize projects we have wanted for years.	Noted.

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59	Page 16: 6-076	Matt Martyn	I strongly support Girdwood Community Land Trust obtaining a long-term lease on parcel 6-076 - Girdwood South Townsite Tract G6 (14.5 Acres). This is a great local organization working to help our community grow and thrive.	Noted.
60	Page 16: 6-076	Brittney Blackledge	I support Girdwood Community Land Trust acquiring a long-term lease on parcel 6-076 (South Townsite Tract GG).	Noted.
61	Page 16: 6-076	Mauri Parks	I support Girdwood Community Land Trust acquiring a long-term lease on parcel 6-076 (South Townsite Tract GG).	Noted.
62	Page 16: 6-076	Rev. Nico Reijns	I am a strong supporter of any plan that will utilize HLB managed lands to develop housing that is affordable and attainable to our workforce. This includes Girdwood Community Land Trust's efforts to obtain a long term lease of the Girdwood South Townsite Tract G6.	Noted.
63	Page 17: 6-011 6-251 6-295 6-296	Girdwood Board of Supervisors	GBOS requests that the goal of transfer to Girdwood Parks and Recreation should be acknowledged in the Five Year Work Plan.	HLB will continue to work towards completing the municipal entitlement process.
64	Page 17: 6-011, 6-251 6-295 6-296	Girdwood Board of Supervisors	GBOS also urges HLB to support the Girdwood Trails Plan as it moves to adoption.	HLBAC signed a letter of acknowledgement on May 25, 2023. Any future projects regarding trails will follow MOA plans, code and policy.
65	Page 17: 6-011 6-251 6-295 6-296	Julie Raymond-Yakoubian	Regarding parcels 6-011, 6-251, 6-295, 6-296 and others that may have potential trail development – all proposed trails, regardless of whether they are included in the yet-to be-approved Girdwood Trails Plan should require specific HLB approval and involvement. The Trail Plan as currently written does not include information about specific trail alignments, clearing or trail widths, impacts to habitat or other characteristics of the natural environment, nor a variety of other details necessary to determine if a trail is appropriate or necessary on a particular parcel.	Any future projects regarding trails will follow MOA plans, code and policy.

66	Page 17: AR 2023-40	Brooks Chandler	<p>*Per AR2023-40, as amended, the Anchorage Assembly has directed HLB to;</p> <p>1) “add as an objective to both the HLB 2024-2027 five-year management plan and the HLB 2023 annual work program, in coordination with the Girdwood Board of Supervisors, the disposal of HLB parcels to a qualified Girdwood non-profit recipient, either alone or in partnership with another entity, for the purpose of increasing attainable housing for year-round residents in Girdwood”,</p> <p>2) integrate the housing objectives of an updated Girdwood Area Plan into forthcoming HLB five-year management plans and HLB annual work programs to specifically address housing needs for the Girdwood community; and</p> <p>3) “For the purpose of increasing attainable residential housing in Girdwood” evaluate feasibility all uncommitted HLB parcels in Girdwood properties for residential and commercial development; and</p> <p>4) in conjunction with appropriate municipal departments, explore financial mechanisms, such as tax improvement districts and tax abatement, to support the development of attainable housing in Girdwood. Based on the outcome of that report and any additional Assembly direction, the proposed actions may be modified.</p> <p>Comment: The draft work plan misstates the wording and intent of AR 2023-40. Proposed changes are taken nearly word for word from AR 2023-40. Suggest amending this language rather than making similarly worded individual changes to work plan references to HLB Parcels 6-057F and 6-076.</p> <p>There is no reference in 2023 Potential Disposals of any potential to dispose via lease to Girdwood Community Land Trust of any parcel “for the purpose of increasing attainable housing for year-round residents in Girdwood”. Suggest this should be added to the list of potential disposals.</p> <p>The reference to the Girdwood Area Plan update should include more than “continue to be involved” [involvement has been minimal to date]. In light of AR 2023-40 this reference in the plan should include “with the goal of integrating the housing objectives of the updated Girdwood Area Plan into HLB annual work programs and five year management plans”.</p>	<p>AR2023-40 will be included as an appendix to the Work Plan.</p> <p>Girdwood Community Land Trust is referenced on page 16 of the Work Plan which describes proposed disposals. Staff and Leadership have standing monthly meetings with GCLT to keep communication open and work through items related to a disposal of 6-076.</p>
67	Page 17: 1-111 6-018	Tommy O’Malley	I want to be sure that the proposed cemeteries in Girdwood and Eagle River are included in this next five year plan. Within the year the HLB will be called on to cooperate in preparing the lateral transfer of management of Municipal land from one department to another as bonding for establishing these two new Municipal cemeteries is proposed for the 2024 Municipal election.	Noted.
68	Page 17: 6-018	Julie Raymond- Yakoubian	I support use of parcel 6-018 as a Municipal cemetery.	Noted.

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69	Page 17: 6-018	Girdwood Board of Supervisors	Consider transfer of management to the responsible Municipal Dept, i.e. Parks. Land that has a future identified purpose should be transferred to another Municipal Department. The Girdwood Cemetery Committee is beyond 'formulating a design' step in the current process. Once the Assembly Ordinance recognizing Areawide Cemetery power is adopted, GBOS recommends that parcel 6-018 be withdrawn from the HLB inventory and transferred to MOA Parks and Recreation who will manage the areawide cemetery power.	Noted.
70	Page 17	Julie Raymond-Yakoubian	I support the development of a plan for a wetland mitigation banking instrument and creation of a plan that identifies potential bank sites in the Girdwood Valley.	Noted.
71	Page 17	Shannon O'Brien	Thank you for keeping our wetlands in consideration for your landbank. They are prime recreation areas in the winter and surrounding woods in the summer for backwoods outdoor experiences.	Noted.
72	Page 19: 6-010	Christina Hendrickson	Review Strava data and conduct site visit and map unpermitted mountain bike trail networks, including habitat damage from construction of popular features.	HLB Staff will look further into this issue and mitigate as necessary.
73	Page 19: 6-010	Christina Hendrickson	Conduct site visit and use GDIT aerial data to identify illegal structures and trespassing from adjoining parcels	HLB Staff will look further into this issue and mitigate as necessary.
74	Page 19: 6-036	Christina Hendrickson	Conduct site visit and use GDIT aerial data to identify illegal structures and trespassing from adjoining parcels	HLB Staff will look further into this issue and mitigate as necessary.
75	Page 19: 6-040	Christina Hendrickson	Review Strava data and conduct site visit and map unpermitted mountain bike trail networks, including habitat damage from construction of popular features. Conduct site visit and use GDIT aerial data to identify illegal structures and trespassing from adjoining parcels.	HLB Staff will look further into this issue and mitigate as necessary.
76	Page 19: 6-057B	Christina Hendrickson	Conduct site visit and use GDIT aerial data to identify illegal structures and trespassing from adjoining parcels	HLB Staff will look further into this issue and mitigate as necessary.
77	Page 19: 6-069 6-074A	Christina Hendrickson	Conduct site visit to identify the additional unpermitted bike trails accessing these toe of slope spaces	HLB Staff will look further into this issue and mitigate as necessary.
78	Page 19: 6-297	Christina Hendrickson	Conduct site visit and use GDIT aerial data to identify illegal structures and trespassing from adjoining parcels	HLB Staff will look further into this issue and mitigate as necessary.
79	Page 20: 1-111	Debbie Ossiander	Page 20, states that there will be attempts to complete a site selection study for potential CER cemetery use. This study was commissioned and has been completed. It has been approved at a meeting of the Chugiak-Eagle River Advisory Board and has been presented to ER Parks. The CER Advisory Board was specifically created to advise the Municipality on land use issues in Chugiak Eagle River and to monitor compliance with the Chugiak-Eagle River Comprehensive plan. Why is there consideration for redoing the previous site study?	Noted; this will be updated to reflect the completed site study.

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80	Page 20	Julie Raymond-Yakoubian	There is no 'Girdwood Area Plan Committee' of the Girdwood Board of Supervisors – that group has transitioned to a private entity called Imagine! Girdwood	The text will be edited to refer to Imagine! Girdwood instead of the GAP Committee.
81	Page 20	Girdwood Board of Supervisors	Clarify that "GAP" is the Comprehensive Plan for Girdwood, and future HLB plans and policies need to be consistent with this Comprehensive Plan.	HLB staff will add a clarifying statement to the text. It is the mission of HLB to implement goals of adopted comprehensive plans.
82	Page 20	Girdwood Board of Supervisors	Remaining tasks in AR 2023-40 should be listed in the 2023 Annual Work Program & 5 Year Management Plan. Specifically, AR 2023-40 line 10-16 states “uncommitted developable HLB land in Girdwood to be disposed to a qualified Girdwood non-profit entity, either alone or in partnership with another entity, for the purpose of increasing attainable residential housing stock in Girdwood; and such conveyance be an objective in both the 2024(sic)-2027 5 year Management Plan and the HLB 2023 work program. See Section 1.”	HLB staff will add clarifying context and a statement describing the work that is still being accomplished to meet the request from the Assembly. AR2023-40 will be included as an appendix to the Work Plan.

Chapter 4. Five Year Management Plan: 2024-2028				
Reference No.		Commenter	Comment	Response
83	Page 21	Brooks Chandler	Potential disposal of one or more parcels in Girdwood to a qualified Girdwood non-profit recipient either alone or in partnership with another entity for the purpose of increasing attainable housing for year round residents in Girdwood should be specifically referenced in the 5 year management plan.	Proposed language at the top of page 21: Housing is a municipal-wide need. HLB will continue to evaluate parcels for housing development potential as community planning documents are updated. Exploring non-profit entities for partnership is an avenue that will be considered to provide varied housing options.
84	Page 21: 2-127	Rabbit Creek Community Council	While retention of HLB Parcel 2-127 for open space is listed in the PVLUA (p. 43) with a future, small neighborhood park as part of the plan, the HLB Five-year Plan's comment on road connectivity per the Hillside District Plan (HDP) Special Study Area D, does NOT refer to #2-127. Please correct/delete this sentence. HDP's Special Study Area D runs through Legacy Pointe and would connect to #2-136	Noted. An edit will be made to reflect the PVLUA.
85	Page 21: 2-128 through 2-136	Rabbit Creek Community Council	Parcels 2-128 through 2-136 are being managed as open space per the PVLUA; the RCCC agrees with that management, except #2-136, which is designated with a three-part land use (PVLUA p. 43-44) and should be noted as containing an eight-acre section reserved for access and/or residential.	Noted. This will be corrected in the text.
86	Page 21: 2-146	Rabbit Creek Community Council	HLB Five-Year Plan recommends rezoning #2-146 to R6-SL, per the PVLUA. However, given the slopes, the HDP should be the defining document before rezoning occurs.	HLB will consult with Planning to determine appropriate rezoning.
87	Page 22: 4-033A 4-034	TSAIA	The Airport is notifying HLB of agreements in place for parcels 4-033A and 4-034, and suggests these agreements be incorporated as referenced. 4-033A: The Airport has a Right of Way easement on this parcel for the Taxiway Kilo Tug road. This easement was executed November 22, 1974 and is recorded in the Anchorage District as number 063277, book 232, pages 583 – 586. 4-034: The Airport has a reoccurring Land Use Permit, number 2018-01 (2023 Renewal) for access through the Airport's gate and use of the track haul road for 7 months during construction season (April – October)	Noted. The Work Plan will be edited to note the ROW easement and reoccurring Land Use Permit.
88	Page 22: 6-036	Brooks Chandler	Suggest including potential relocation of Girdwood soccer field (currently managed by Parks and Recreation) to HLB 6-036 with HLB obtaining management authority over soccer field as site for potential future residential development (contingent on geotech investigation).	Further evaluation would be required before this is recommended to be included in the 5-year plan. Items such as the updated GAP and whether or not the soccer fields are dedicated parkland for instance are key elements for HLB to understand.

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89	Page 23 6-011 6-251	Deb Essex	Rezone Parcel 6-011 (east of Glacier Creek, and north of the Girdwood Airport) from Commercial to Recreation Reserve to maintain safety zone for Girdwood Airport operations, including necessary long-line operations, and create a sustainable trail system as discussed in the HLB Glacier-Winner Creek Trails Feasibility Study.	Girdwood Airport operations are outside the per view of HLB.
90	Page 23: 6-251 6-296	Deb Essex	Complete the active Easement Agreement 2017-05 with Bikewood and include in the Leases and Permits list within HLB Plan.	Noted. HLB Staff will follow-up with Bikewood.
91	Page 23 6-011	Deb Essex	Include HLBAC Resolution 2017-09 in the Potential Disposals, Exchanges, & Transfers list.	Based on the movement towards having a policy regarding the expirations of resolutions, HLB Staff suggests that the project be reintroduced to HLBAC.
92	Page 23: 6-134 6-025 6-039 6-149 6-076	Christina Hendrickson	Dispose to qualified and experienced developer, with road construction experience, using the 2021 wetlands data gathered by HDR. Extend Karolius Drive to Ruane for secondary access and future development of Girdwood Industrial Park to its fullest potential.	Noted.
93	Page 23: 6-029	Christina Hendrickson	Permit townsite snow disposal site that drains directly into the riparian area adjoining Glacier Creek.	Noted.
94	Page 23: 6-022	Christina Hendrickson	Permit townsite snow disposal site that drains directly into the riparian area adjoining California Creek.	Noted.
95	Page 23: 2-146 2-144A-D	Rabbit Creek Community Council	The statement about #2-146 and coordination with the RCCC for potential Chugach State Park (CSP) access is indeed critical (along with #2-144) for access to CSP. While Mental Health Trust land separates these two parcels, it is expected that future access will allow a connection to this high elevation location which has been described by a former CSP superintendent as an ideal route to a park area equaling that of Glen Alps. Thank you for documenting this link.	Noted.
96	Page 23	Shannon O'Brien	Thank you for looking at increasing access to Chugach State Park	Noted.
97	Page 23	Brooks Chandler	Integrating housing objectives of the updated Girdwood Area Plan into HLB five year management plans and annual work programs should be specifically referenced as a potential project. This would be consistent with AO 2023-40.	It is the mission of HLB to implement goals of adopted comprehensive plans.

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98	Page 23	Brooks Chandler	In conjunction with appropriate municipal departments, explore financial mechanisms, such as tax improvement districts and tax abatement, to support the development of attainable housing in Girdwood should be specifically referenced as a potential project. This is Required by AO 2023-40 so should be included in work plan.	On page 20, HLB staff will add clarifying context and a statement describing the work that is still being accomplished to meet the request from the Assembly. AR2023-40 will be included as an appendix to the Work Plan.
99	Page 23	Brooks Chandler	Update of Crow Creek Neighborhood Plan should be referenced as a potential project. HLB itself thought this plan had lapsed when it issued an RFP in 2021. It is woefully out of date. As currently written it is difficult if not impossible to dispose of HLB land in a manner "consistent with" the Crow Creek plan. This will create issues down the road unless the plan is updated.	The CCNP is in effect, and HLB is not pursuing an updated plan at this time.
100	Page 23	Douglas Schrage, AFD	1. The MOA CIP has listed for several years the prospect of combining fire stations 8 (O'Malley) and 10 (Rabbit Creek) into a single combined fire facility in the vicinity of Hillside Drive east of O'Malley. The two stations could subsequently be disposed of. 2. We expect the need for a future fire station in the vicinity of Elmore Road near Lore Road. This would be a replacement for Fire Station 12 (Homer Drive). 3. We expect the need for a future fire station in the vicinity of Dowling Road and Potter Drive.	This information will be shared with Real Estate Services. HLB will work with AFD and RES to determine if HLB parcels are preferred.
101	Page 23	Girdwood Board of Supervisors	Addition to the Five Year Management Plan: Work closely with GVSA Housing & Economic Development service to consider withdrawal of parcels from HLB inventory and transfer to GVSA	Noted. This needs further evaluation before a recommendation can be made.
102	Page 24: 6-251 6-295 6-296	Girdwood Board of Supervisors	Consider transfer of dedicated recreational use land to GPR as patent issues are resolved. Lands identified as recreational use only be transferred to the proper Municipal Department.	HLB will continue to work towards completing the municipal entitlement process.
103	Page 24: 6-251 6-295 6-296	Shannon O'Brien	This area is an important recreation area for residents of Girdwood and those who visit from the Anchorage Municipality out of state and other Alaskan communities. As you look to develop HLB areas please preserve those recreation corridors and put as much of those areas into Parks and Rec as possible.	Noted.

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Appendices				
Reference No.		Commenter	Comment	Response
104	Page 26	Shannon O'Brien	Please add a section in your HLB plan that shows the wetland bank and sensitive areas that will not be developed.	For future plans HLB Staff will consider including maps with wetland and other data. Please find a link to our interactive maps at our website: www.muni.org/hlb
105	Page 34	Julie Raymond-Yakoubian	I would like to know the status of the previous HLB effort to set a Time Limit on Approvals, which was included in a previous version of this plan. I support the development of a policy that sets a time limit/expiration date for approvals or recommendations of approval given by the HLBAC. Once a certain time period passes, the recommendation should be considered void, and a new application and process must be completed. Staff already applies this concept voluntarily, but codification or adding to Policies and Procedures is desirable. I would like to see this added to the 2023 (and 2024) work program as a project.	HLB Staff is supportive of this proposed policy and will further evaluate it in collaboration with HLBAC. Draft language will be included in the 2024 Plan for consideration.
106	Page 37	Girdwood Board of Supervisors	Appendix B, Section VII vs Section IX.A.1: There appears to be a contradiction between these two sections. Section VII states that a Withdrawal action is made by the Mayor and Assembly. However, Section IX suggests that HLB Staff decide if an application by another agency is sufficiently justified and can instead initiate an IGA while retaining the land.	All HLB Policies conform to AMC Title 25. Process and procedures are outlined in code.
107	Page 41	Girdwood Board of Supervisors	Appendix B, Section IX.C.6: How can the process allow HLB to make a binding contractual agreement with no oversight?	Title 7 is the guiding document for the RFP process. This is a starting point to inform process in the future.
108	Page 49	Deb Essex	Include both the Girdwood Nordic Ski Club's active Easement Agreement 2015-17 in the active Leases and Permits list.	This lease will be added to the list.
109		Girdwood Board of Supervisors	GBOS requests that HLB, with the guidance of HLBAC, develop policies to clearly prioritize the public interest when acting in multiple roles including that of a developer.	The mission of the HLB guides decision making. It is a complex process that includes public interest as described in adopted documents, codes, and plans.
110	Page 50	Girdwood Board of Supervisors	Appendix D: Add Girdwood Fire & Rescue permit at Girdwood Industrial Park to the permit list	Girdwood Fire & Rescue is not a current permittee.

Other General Comments				
Reference No.		Commenter	Comment	Response
111		Girdwood Board of Supervisors	GBOS urges that HLB acknowledge that the impact of projects is most acutely felt in the neighborhood of that development, and include impact on local community as a specific interest to be considered.	Noted.
112		Girdwood Board of Supervisors	GBOS requests that, once approved, implementation of the Girdwood Trails Plan becomes a standing item in future Annual Work Programs.	Noted.
113		Julie Raymond-Yakoubian	If HLB lands are used for future housing development in Girdwood, there should be a primary focus on affordable, attainable, workforce-minded housing. I would like to see HLB pursue ways to proactively protect and conserve open/natural spaces (primitive and other) across the HLB inventory.	Noted.
114		Julie Raymond-Yakoubian	I would like to know the status of the “Virgin Creek Natural Area Plan”, which was included in a previous version of this plan. I support HLB working with conservation partners to develop a plan for conservation of the Virgin Creek watershed, which has been a priority in MOA planning documents since the Turnagain Arm Comprehensive Plan of 1985, and perhaps earlier. I would like to see this added to the 2023 (and 2024) work program as a project.	This is not a priority for 2023 but may be reevaluated in future work plans.
115		Julie Raymond-Yakoubian	I strongly recommend that the HLB take practical steps to address/remediate problems related to the Nordic 5K loop in Girdwood. HLB has heard from members of the community multiple times regarding these problems and we encourage responsiveness to this. HLB needs to take action on this matter and it should be added to the 2023 (and 2024) work program as a project.	HLB Staff will look further into this issue and mitigate as necessary.
116		Julie Raymond-Yakoubian	I would like to know the status of the “Girdwood Trail Accessibility and Improvements” on HLB Parcels 6-011, 6-016 & 6-017 which were discussed in a previous version of this plan. I am in favor of work which restores compromised Winner Creek Trail viewsheds, so long as they do not create additional environmental damage. I am also in favor of the creation of outdoor opportunities for people with physical, mental and emotional challenges. I would like this to be added to the 2023 (and 2024) work program as a project.	This is not a priority for 2023 but may be reevaluated in future work plans.
117		Julie Raymond-Yakoubian	I would like to know the status of “Girdwood Primitive Trail Restoration” on HLB Parcels 6-011, 6-016 & 6-017 which was discussed in a previous version of this plan. In my experience, much of the environmental damage from trails relates to built trails, not primitive trails. I do support attempts to prevent trail-related damage of all forms. I support management of primitive trails and trail areas as primitive; any repair or restoration activities should not require trail class upgrades, but rather should focus on low impact mitigation and maintenance which preserve the existing trail character.	This is not a priority for 2023 but may be reevaluated in future work plans.
118		Julie Raymond-Yakoubian	I recommend that HLB require that trail builders who receive trail easements be required to pay fair market value for any gravel used and trees felled from HLB lands during construction and maintenance of their trails.	Noted.

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119		Julie Raymond-Yakoubian	I recommend that HLB take steps to ensure that trail development is done in a responsible manner and carried out in compliance with agreements. This should involve rigorous oversight, clear stop-work powers, and mandates for prompt remediation of any problems which arise. Additionally as a general rule I encourage HLB to ensure that trail development does not damage the quality of the areas where the trails are being developed (e.g. through ensuring viewsheds, soundscapes, and experiences on other trails are protected, ensuring that a diversity of trail experiences are maintained, and ensuring trails are built with the lowest possible environmental impacts).	HLB currently has a management objective similar to the one requested.
120		Julie Raymond-Yakoubian	I would like an update on the status of the “Winner Creek Natural Area Plan” and “Open Space Master Plan” – both of which were discussed in a previous version of this plan. I encourage and would like to see HLB to develop natural/open space area plans which are inclusive of protecting in- and near-community wild and primitive lands in Girdwood. Additionally, I am very concerned about the proposed Alyeska Village. That general area inclusive of the forest, meadows, and canyon ridge (e.g. the Stumpy’s Trails area) is a crown jewel of primitive/wild lands. I would like HLB to prioritize protection of its natural character and integrity. I would like the “Winner Creek Natural Area Plan” and “Open Space Master Plan” to be added to the 2023 (and 2024) work program as projects.	This is not a priority for 2023 but may be reevaluated in future work plans.
121		Julie Raymond-Yakoubian	With regard to the Girdwood Trails Plan (GTP) I would like to state that the GBOS letter that HLB will be receiving regarding this work program emphatically does not represent the views of the whole community. GBOS is either purposefully being disingenuous about the intent of the GTP, or has somehow forgotten the details of the dozens of meetings on this topic. The GTP was intended and specifically designed to serve all recreation uses, and thus the entire community. The Plan, and the GBOS, has emphatically failed in that regard. Additionally, and most relevant to GBOS’ comments – the GTP was intended to lay the groundwork such that UDC review was not necessarily needed for every proposed project. It was not, however, intended to exempt trail projects on HLB lands from HLB review, input, and consideration for approval. As the steward of HLB lands, the HLBAC is responsible for ensuring that projects on those lands are appropriate, not damaging to the environment, necessary, and consonant with other community and municipality values. The only thing the GTP was intended to do – with regard to project approvals – was to eliminate the UDC ‘portion’ of the overall process. I hope that the HLBAC will stand by your ‘acknowledgement’ letter and continue to require each project on HLB lands to go through a normal approval process, that includes opportunities for the public to weigh in on proposals.	HLBAC signed a letter of acknowledgement on May 25, 2023. Any future projects regarding trails will follow MOA plans, code and policy.

From: Nathan Haines <nhaines@bcxllc.net>
Sent: Wednesday, April 26, 2023 3:29 PM
To: Heritage Land Bank
Subject: RE: Haines Comments - HLB DRAFT 2023 Annual Work Program

[EXTERNAL EMAIL]

To Whom it May Concern:

Please include this email as my official comments to be included with the review of HLB's Draft 2023 Annual Work Program. I am a resident of Girdwood and a local contractor operating as B.C. Excavating, LLC (BCX). BCX has completed numerous projects in Girdwood over the past 30 years, the most recent notable projects being the new Alyeska Nordic Spa and the new Girdwood Medical Clinic. Currently, we are working on completing phase 1 of the Glacier Creek development project consisting of two new 5 plex town homes. For the past five years I have tried to secure an industrial lot in Girdwood's industrial park without any luck. I am currently on an unofficial waiting list for a parcel that is currently not useable with the HLB. The parcel is unusable because the fill and grade permit issued for the development of the industrial lots has not been completed. The majority of the lots from the Phase I development have been sold or are under contract and no parcels in the future phase II and III are available or useable in their current condition. Therefore, I implore the committee and HLB staff to place Girdwood's industrial lot development on its 2023 project list. Specifically, I would like to see the following:

- 1) For the short-term (i.e., 2023) Complete the existing fill and grade operations and close out that permit to make the parcels usable.
- 2) For the long-term (i.e., start in 2023) review options for platting out lots that currently can be platted using "flag" lot type configurations within the Phase II and Phase III parcels, reserving ROW as required for Phase III.
- 3) Disposal – if a short plat is a viable option (#2), offer up those parcels that can be re-platted for purchase.

Again, I have been trying for over half a decade to secure land in the Industrial area of Girdwood. My company does more civil construction work in Girdwood than all of the other contractors that currently have lots in the industrial area combined. I have reached out countless times to HLB to help with this but cannot manage to gain any traction. Construction costs in Girdwood have risen higher than in Anchorage and continue to go up. Now that gravel extraction is no longer being allowed in Portage the stockpiling of gravel has become critical. Further development of the industrial area is critical to keeping costs under control for the future development of Girdwood. Please add the above items (or something similar) to the Annual Work Program and help continue development of a vitally needed area for Girdwood.

Thank you.

Nathan R. Haines
Owner/President
B.C. Excavating, LLC
2251 Cinnabar Loop
Anchorage, AK 99507

From: Schrage, Douglas R.
Sent: Wednesday, April 26, 2023 9:12 AM
To: Heritage Land Bank
Subject: Potential future site acquisitions for AFD

Greetings,

Thanks for sharing your draft 2023 Annual Work Program & Five-Year Management plan. Anticipating future growth, I would like to suggest the following future site needs for the AFD:

1. The MOA CIP has listed for several years the prospect of combining fire stations 8 (O'Malley) and 10 (Rabbit Creek) into a single combined fire facility in the vicinity of Hillside Drive east of O'Malley. The two stations could subsequently be disposed of.
2. We expect the need for a future fire station in the vicinity of Elmore Road near Lore Road. This would be a replacement for Fire Station 12 (Homer Drive).
3. We expect the need for a future fire station in the vicinity of Dowling Road and Potter Drive.

Also, should the original Anchorage fire station (F Street between 4th and 5th Avenues) become available, this would make a historically meaningful fire museum. Please keep us in mind.

Many thanks,



Douglas R. Schrage, MS, EFO, CFO
Fire Chief, Anchorage Fire Department
100 E. 4th Avenue, Anchorage, AK 99501
(907) 267-4936

PulsePoint

Serving our community before, during, and after an emergency

AFD's core values are Respect, Teamwork, Integrity, Customer Service, and Professionalism

From: Jessica Bryant Walton <jessicabryantwalton@gmail.com>
Sent: Sunday, April 30, 2023 9:52 PM
To: Heritage Land Bank
Subject: Sell the land!

[EXTERNAL EMAIL]

I am so excited that Rachael is spearheading this. I have said for years if I die, please do not stick me in a box or burn me.. I want to be placed in the earth naturally, peacefully and to return so that I can grow into something else. It's insane that this is such a taboo or difficult process to allow bodies to decompose naturally. It's great for the earth and our community! 🌍 ❤️

Jessica

From: Michele Worrell <aknmichele@yahoo.com>
Sent: Sunday, April 30, 2023 6:45 PM
To: Heritage Land Bank
Subject: Parcel 2-156

[EXTERNAL EMAIL]

I am writing today to show my support for the disposal of HLB Parcel #2-156 to Alaska Natural Burial.

Anchorage is running out of cemetery space. Alaska Natural Burial will provide eco-friendly, affordable burial options to our community. A growing number of people are seeking to reduce their environmental footprint in both life and death. To this end, green burials do not involve embalming, concrete vaults, or caskets that are not environmentally friendly.

As a green cemetery the land will be preserved indefinitely without harming the ecosystem. The land will continue to be used by the community to walk their dogs or enjoy the scenery and the wildlife.

Many people are not aware that natural burial is an option in Alaska. Talking about death has been avoided or is considered taboo. It is time that we encourage open conversation for individuals and families to make their own decisions on how to handle their bodies after death. I believe green burial options can spur these end-of-life conversations.

Please support our community with the disposal of this HLB parcel. Allow Alaska Natural Burial to lead the way with a more personalized and environmentally friendly solution to our end-of-life decisions.

Michele Worrell



From: Looney, Tom E. <tom.looney@coffman.com>
Sent: Monday, May 1, 2023 3:01 PM
To: Debbie Ossiander; Heritage Land Bank
Cc: scott.meyers@anchorageak.gov; Cross, Kevin
Subject: RE: comment and concerns on the HLB Plan

[EXTERNAL EMAIL]

Debbie,

Thank you for your comments which I will 'echo'!

It is frustrating to continually have the same discussion with the HLB without acknowledgment of the completion of the process that they set us upon several years ago. In 2019 we brought a request for assistance in finding land for a cemetery to be established in Chugiak-Eagle River area in a meeting with the then director of the HLB, Robin Ward. The community through the community councils had been meeting for several years prior seeking a good location, and Assembly member Crystal Kennedy provided assistance in setting up the meeting with the HLB. Although we had researched several sites Robin Ward said that without a site study, the HLB could not move forward. Crystal Kennedy was able to find funding for the Boutet Company to complete the study for the HLB. The study concluded overwhelmingly that the property near Eagle River HS (HLB 1.111) was best suited for the cemetery. The study included presentations and affirmations at the area Community Councils, and confirmation by the Chugiak-Eagle River Advisory Board which included public notice to the residents of the residents most affected (adjacent to the proposed site). What additional is needed?

Let us please move forward!

Thank you,
TEL

Tom E. Looney



From: Debbie Ossiander <ossiander@hotmail.com>
Sent: Monday, May 1, 2023 1:27 PM
To: Heritage Land Bank
Cc: scott.meyers@anchorageak.gov; Cross, Kevin
Subject: comment and concerns on the HLB Plan

[EXTERNAL EMAIL]

I have two major concerns with the draft HLB plan, specifically in its treatment of the cemetery site marked for Chugiak-Eagle River.

1. Page 15, Chapter 3 speaks of disposal for fair market value of HLB
1.111. Why is HLB asking for payment on property intended for municipal public use? HLB property belongs to the Municipality and is to be used to benefit its citizens. I disagree that one part of the Muni should pay another part for use of public land, particularly when it is unclear where eventual management authority for a cemetery will be centered. I also strongly disagree that this property should even be considered for sale to the public. It has been identified through a site study as the preferred cemetery site, a public use that is to benefit the citizens of the Municipality. This use is part of the adopted Comprehensive Plan. It is totally wrong to sell it.
2. Page 20, states that there will be attempts to complete a site selection study for potential CER cemetery use. This study was commissioned and has been completed. It has been approved at a meeting of the Chugiak-Eagle River Advisory Board and has been presented to ER Parks. The CER Advisory Board was specifically created to advise the Municipality on land use issues in Chugiak Eagle River and to monitor compliance with the Chugiak-Eagle River Comprehensive plan. Why is there consideration for redoing the previous site study?

Debbie Ossiander
Chair, Chugiak-Eagle River Advisory Board
Co-Chair Birchwood Community Council (speaking for myself here however)

From: Dave <dave@hungryartisans.com>
Sent: Monday, May 1, 2023 8:31 AM
To: Heritage Land Bank
Subject: HLB Parcel #2-156 for Alaska Natural Burial

[EXTERNAL EMAIL]

To: The Anchorage Heritage Land Bank
From: Dave Worrell, Anchorage Alaska Resident

42 years ago I arrived in Anchorage as an 18 year-old with a thirst for adventure. Over the ensuing 4 decades I've lived, worked and raised a family here. Anchorage is my home – I can't imagine belonging anywhere else.

Because I've lost close family members, I've begun to consider my own mortality – and what I want done with my remains. I've buried family members in local community cemeteries and National Cemeteries for Veterans in several states. But that's not for me – I came to Alaska to experience nature; being out in our wonderful landscape is where I'm most at peace. So, when it's time for me to go to my final rest, I'd like it to be in a natural setting near the home that I love.

Alaska Natural Burial's plan for HLB Parcel #2-156 provides an option to be in a nature-friendly environment in the city that is my home. I hope you'll help implement their plan by making the parcel available.

Sincerely,
Dave Worrell



From: Terry Pogi <tpogi03@gmail.com>
Sent: Tuesday, May 2, 2023 3:51 PM
To: Heritage Land Bank
Subject: Green Natural Buria in AK

[EXTERNAL EMAIL]

I support the "disposal" (selling) of HLB Parcel #2-156 to Alaska Natural Burial!

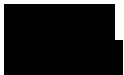
From: Brooks Chandler <brookschandler55@gmail.com>
Sent: Wednesday, May 3, 2023 10:17 PM
To: Heritage Land Bank
Subject: Comments to DRAFT 2023 Annual Work Program and 2024-2028 Five Year Management Plan
Attachments: 2023.05.03 Comments on HLB Work Plan.pdf

[EXTERNAL EMAIL]

Greetings:

Comments to the draft plan attached.

Brooks Chandler



5-3-2023 Comments to draft HLB 2023 Annual Work Plan & 2024-2028 Five-Year Management Plan

Dear HLBAC Commissioners and Staff:

Please consider these comments when finalizing the draft 2023 annual and five year work plan. Changes to the text are proposed. Reasons for the proposed changes appear as comments. Additions to the 5 year work plan are also proposed.

p. 10- HLB Parcel 6-011, 6-016, 6-017 – The Assembly postponed the Holtan Hills disposal indefinitely at this time the Request for Proposals and the Development Agreement with conditions approved by the HLBAC in Resolution 2022-09(S)_are indefinitely postponed.

Comment: Being “guided” by something that neither HLBAC nor the Assembly approved shows disrespect to the Assembly and the HLBAC. It would make more sense to say “HLB is rethinking approaches to disposal of these parcels in light of Assembly Resolution 2023-40 and the recommended conditions approved by the HLBAC”.

p.14- In the last line of the table referencing Resolution 2022-09 change “Approved” to “Approved with Conditions”.

Comment: Accuracy- prior action of HLBAC should be acknowledged. It is misleading to suggest the HLBAC approved this disposal. Rather, HLBAC recommended specific conditions to be met prior to approving the disposal. The conditions were NOT met. This appears to be an attempt to rewrite history and mislead the public.

p.15- HLB Parcels 6-011, 6-016, 6-017* – The Anchorage Assembly voted to indefinitely postpone the Holtan Hills disposal. The Request for Proposals, Development Agreement, with conditions approved by the HLBAC in Resolution 2022-09(S)_.

Comment: See previous comment regarding HLB’s apparent reluctance to reflect prior actions of the HLBAC on this disposal in this report. That HLBAC conditioned any future approval on specific conditions should be mentioned so the public better understands the history.

I do not believe “Bifurcation” references any document that has been made available to the public. It should not be referenced as a “guiding document” unless and until it is made available to the public. It does not make sense to be “guided” by a secret agreement.

p. 15. HLB Parcel 6-014 – Evaluate process for disposal, with direct sale, to owners of Alyeska Resort. Evaluation process to include; 1) consideration of conditions imposed as part of any direct sale consistent with AR No. 2023-40 directing HLB to consider disposal of HLB parcels to qualified Girdwood non-profit in partnership with another entity for the purpose of increasing attainable housing for year-round residents of Girdwood; 2) consideration of offering tax abatement to support development of attainable housing either on HLB Parcel 6-014 or other property owned by owners of Alyeska Resort; 3) consideration of formation of a tax improvement district which would include HLB Parcel 6-014 to support the development of attainable housing.

Comment: Align with intent of AR No. 2023-40 as Amended including policy goals expressed in Whereas clause of the unanimously approved Assembly Resolution.

p.15. HLB Parcel 6-039* - Replat the parcel into residential lots for disposal. Platting process to consider imposition of covenants or deed restrictions intended to further the goal of increasing attainable residential housing stock in Girdwood for people working and living in Girdwood year-round, whose household incomes are 80 to 120 percent of the annualized Area Median Income (AMI) for Girdwood, but also for those persons whose household incomes are below 80 percent of the AMI;

Comment: This language would be consistent with both AR No. 2023-40 policy goals as referenced in Whereas clauses of increasing supply of housing attainable to people working and living in Girdwood year-round and policy goals of AR 2022-416 to "prioritize the use of uncommitted municipal land to address the housing shortage".

p.16. *Per AR2023-40, as amended, the Anchorage Assembly has directed HLB to; 1) "add as an objective to both the HLB 2024-2027 five-year management plan and the HLB 2023 annual work program, in coordination with the Girdwood Board of Supervisors, the disposal of HLB parcels to a qualified Girdwood non-profit recipient, either alone or in partnership with another entity, for the purpose of increasing attainable housing for year-round residents in Girdwood", 2) integrate the housing objectives of an updated Girdwood Area Plan into forthcoming HLB five-year management plans and HLB annual work programs to specifically address housing needs for the Girdwood community; and 3) "For the purpose of increasing attainable residential housing in Girdwood" evaluate feasibility all uncommitted HLB parcels in Girdwood properties for residential and commercial development; and 4) in conjunction with appropriate municipal departments, explore financial mechanisms, such as tax improvement districts and tax abatement, to support the development of attainable housing in Girdwood. Based on the outcome of that report and any additional Assembly direction, the proposed actions may be modified.

Comment: The draft work plan misstates the wording and intent of AR 2023-40. Proposed changes are taken nearly word for word from AR 2023-40. Suggest amending this language rather than making similarly worded individual changes to work plan references to HLB Parcels 6-057F and 6-076

There is no reference in 2023 Potential Disposals of any potential to dispose via lease to Girdwood Community Land Trust of any parcel "for the purpose of increasing attainable housing for year-round residents in Girdwood". Suggest this should be added to the list of potential disposals.

The reference to the Girdwood Area Plan update should include more than "continue to be involved" [involvement has been minimal to date]. In light of AR 2023-40 this reference in the plan should include "with the goal of integrating the housing objectives of the updated Girdwood Area Plan into HLB annual work programs and five year management plans".

Chapter 4. Five Year Management Plan

Potential disposal of one or more parcels in Girdwood to a qualified Girdwood non-profit recipient either alone or in partnership with another entity for the purpose of increasing attainable housing for year round residents in Girdwood should be specifically referenced in the 5 year management plan.

Suggest including potential relocation of Girdwood soccer field (currently managed by Parks and Recreation) to HLB 6-036 with HLB obtaining management authority over soccer field as site for potential future residential development (contingent on geotech investigation).

The above should be referenced as potential disposals or exchanges.

Integrating housing objectives of the updated Girdwood Area Plan into HLB five year management plans and annual work programs should be specifically referenced as a potential project. This would be consistent with AO 2023-40.

In conjunction with appropriate municipal departments, explore financial mechanisms, such as tax improvement districts and tax abatement, to support the development of attainable housing in Girdwood should be specifically referenced as a potential project. This is Required by AO 2023-40 so should be included in work plan.

Update of Crow Creek Neighborhood Plan should be referenced as a potential project. HLB itself thought this plan had lapsed when it issued an RFP in 2021. It is woefully out of date. As currently written it is difficult if not impossible to dispose of HLB land in a manner "consistent with" the Crow Creek plan. This will create issues down the road unless the plan is updated.

In advance, thank you for considering these comments.

Brooks Chandler

[REDACTED]

[REDACTED]

From: Jacqueline Summers <paxaro.solutions@gmail.com>
Sent: Sunday, May 7, 2023 7:34 PM
To: Heritage Land Bank
Subject: HLB Parcel #2-156 Disposal for Alaska Natural Burial

[EXTERNAL EMAIL]

Jacqueline Summers
[REDACTED]
[REDACTED]
[REDACTED]

May 7, 2023

Anchorage Heritage Land Bank
Municipality of Anchorage
632 W 6th Ave, #640
Anchorage, AK 99501

RE: HLB Parcel #2-156

Dear Anchorage Heritage Land Bank:

I'd like to add my support to Rachel Bernhardt and her efforts to request the disposal of HLB Parcel #2-156 in order to establish Alaska Natural Burial.

It is my belief that using HLB #2-156 to develop a Natural Burial Cemetery is a benefit to the community and residents of the Municipality of Anchorage. Individuals wishing to be buried in Anchorage will find procuring a space both expensive and difficult. As with anything requiring land, space within the Anchorage Bowl is limited.

In addition to being a practical solution, building a natural burial site fits well with the lifestyle and values of Anchorage residents. Once residents recognize the ecological harm caused through being buried with formaldehyde, in rare hardwoods beneath cement, compared to a natural burial, many will want to select a permanent home at Alaska Natural Burial where they will contribute to the long term preservation of the Potter Marsh Watershed Community Forest.

For me, personally, it makes the difficult contemplation of my own eventual passing easier when I think of being able to be forever a part of the beautiful mountain landscape around Anchorage that I cherish and love.

As you move forward with considering disposing of HLB Parcel #2-156 as part of the Annual Work Program in 2023.

Sincerely,

Jacqueline Summers

Jacqueline Summers

From: Christina Gamache <ca.gamache@gmail.com>
Sent: Monday, May 8, 2023 11:51 AM
To: Heritage Land Bank
Subject: HLB Parcel 2-156 for Alaska Natural Burial

[EXTERNAL EMAIL]

Hello Heritage Land Bank,

I am in favor of using Parcel 2-156 to become a natural burial cemetery for all Alaskans to enjoy for decades to come. With the limited options for any type of burial in our municipality, I believe that ANB will be a cherished resource for future generations.

My father passed away last year, and the options to bury or inter his remains were not ideal. I only wish that ANB had been an option for us at that time, but I look forward to supporting the Alaska Natural Burial mission for conservation and natural burial in our community.

Thank you kindly,

Christina Gamache

- HLB Parcel 2-156 is an excellent site for a natural burial cemetery with its sloping features and well-drained soil. Maintaining the site as a low-density natural burial cemetery will help maintain the integrity of the existing wildlife corridor between Potter Marsh and the Chugach Mountains.
- Cemeteries are an important part of a healthy urban infrastructure. Anchorage is running out of public cemetery space. Anchorage Memorial Park released a White Paper in 2017 alerting the Muni that the cemetery could be at capacity by 2028. The Covid pandemic has placed additional strain on their facilities, and the cemetery is now on-track to being at capacity much sooner than this. Alaska Natural Burial plans to meet the community and municipal need for affordable cemetery infrastructure, thereby expanding the lifespan of Anchorage Memorial Park.
- Without Alaska Natural Burial, the Municipality will imminently find itself without affordable burial space. At that time, it will be faced with the need to hastily build another conventional cemetery, costing the taxpaying public millions of dollars. For reference, a draft plan for a hybrid-style cemetery in Girdwood has a Phase One price tag of approximately \$5 million.
- In a rapidly developing Anchorage, urban forests are community assets. Establishing a natural burial cemetery ensures preservation of wildlife habitat and community green space in perpetuity. HLB Parcel 2-156 is contiguous with approximately 300 acres of existing forest, which is on track to be preserved in perpetuity as part of the Potter Marsh Watershed Community Forest.
- Community neighbors deserve to have a local, natural burial option. It's better for the environment and allows families an opportunity to participate in the interment, thereby providing them an opportunity for creating meaning and ritual for themselves and their families.
- Natural burial has the potential to have a positive environmental impact by conserving land and wildlife habitat. Conversely, conventional cemeteries which practice high-density burial are introducing to the environment: embalming fluid containing formaldehyde, concrete and fiberglass, exotic hardwoods and resins, pesticides and other chemicals used in grounds maintenance.

- Parcel 2-156, in numerous studies over the past 30 years, has proven to be an unattractive candidate for other types of development. Installing the utilities and roadways to support residential development would be cost prohibitive for developers and present a significant disruption to the existing ecosystem and drainage to Potter Marsh.

From: Dawn Morse <dawn.morse@mac.com>
Sent: Tuesday, May 9, 2023 8:13 AM
To: Heritage Land Bank
Subject: Support for Disposal of HLB Parcel #2-156 to Alaska Natural Burial

[EXTERNAL EMAIL]

Good morning,

I am a long-time resident of Anchorage.

I fully support the disposal of HLB Parcel #2-156 to Alaska Natural Burial.

This is a low-impact, nature conserving, respectful use for this parcel. It supports wildlife, does no harm to the fragile ecosystem, and adds ways for the community to enjoy time in nature. It provides an option for burial I vastly prefer over the poisons, artificial requirements, and high cost of services available through standard mortuaries and cemeteries in the Anchorage area.

Welcoming this natural burial site will reduce costs, pollution, and fear around death. It will encourage a more gentle acknowledgment that death is a next step. It will make it possible to picnic at the site of a loved one who has died — to share happy living time with the memories and in the space of those who have passed.

Development of this natural burial site makes Anchorage a more interesting place to die – and to live.

Sincerely,

Dawn Morse



From: Mary & Tony Jordan <tjmkjordan@yahoo.com>
Sent: Sunday, May 14, 2023 11:25 AM
To: Heritage Land Bank
Subject: Re: Support of Alaska Natural Burial, HLB Parcel #2-156

[EXTERNAL EMAIL]

I am writing this letter to state my support for Rachel's "Alaska Natural Burial" project in Anchorage and I hope this will be a priority for HLB Parcel #2-156 in 2023!

We are in need of active projects like this to help Alaskan's lessen the environmental impact of traditional cemetery space.

Please consider this project as it is an important one for Municipality of Anchorage.

Sincerely,

Mary K Jordan

From: Debbie Ossiander <ossiander@hotmail.com>
Sent: Monday, May 15, 2023 4:14 PM
To: Heritage Land Bank
Subject: work plan comments

[EXTERNAL EMAIL]

The plan was discussed at The Birchwood Community Council meeting of May 10. The Council had three comments:

1. Please also refer to the Eagle River Parks Department when you reference the Anchorage Parks Department
2. There is no reason to redo the contracted and approved Eagle River Cemetery Plan
3. It is not appropriate to charge Eagle River parks for publicly owned property that would be put to public use

Birchwood Community Council
Matt Cruickshank
Debbie Ossiander
Co-Chairs.

From: Paula Sayler <sayler.paula@gmail.com>
Sent: Wednesday, May 17, 2023 7:01 PM
To: Heritage Land Bank

[EXTERNAL EMAIL]

To whom it may concern,

I am a property owner and full-time resident of Anchorage, AK and support the sale of HLB Parcel #2-156 to Alaska Natural Burial. Paula Sayler

From: drfranklin@gci.net
Sent: Thursday, May 25, 2023 4:19 PM
To: Heritage Land Bank
Subject: Alaska Natural Burial

[EXTERNAL EMAIL]

To whom it may concern:

I support the disposal of HLB Parcel #2-156 to Alaska Natural Burial for reasons both personal and practical.

On a personal level, this is how I want my body to be handled after I die. I was born and raised in Anchorage, and apart from a decade spent Outside for school and work, have lived here all my life. I like the idea of being buried here and becoming part of this land I love, in a very physical and real sense. So I am excited that Alaska Natural Burial is making that a possibility. I imagine I am not the only one who feels this way!

On a practical level, natural burial has the potential to have a positive environmental impact by conserving land and wildlife habitat. Conversely, conventional cemeteries which practice high-density burial are introducing to the environment: embalming fluid containing formaldehyde, concrete and fiberglass, exotic hardwoods and resins, pesticides and other chemicals used in grounds maintenance.

Alaska Natural Burial is on the right track. Please support them by allowing them to use this parcel.

Best regards,

Doug Franklin



From: Hanna McMinn <douget1998@gmail.com>
Sent: Thursday, May 25, 2023 11:43 AM
To: Heritage Land Bank
Subject: HLB Parcel #2-156

[EXTERNAL EMAIL]

Good afternoon,

I am in favor of the disposal of HLB #2-156 to Alaska Natural Burial for multiple reasons. To begin with, Anchorage is currently running out of burial ground within the municipality which will force families to either search elsewhere or eat the large burial cost with the last remaining cemetery (unless they happen to be military). This is the largest city in Alaska, and we deserve to have more than one burial option for the people who call this city home. In addition, natural burial aligns with most religious beliefs and people's personal preferences. The addition of a new cemetery would not only give Alaskans another option, but give peace of mind that their last wishes will be carried out appropriately.

This cemetery is also a great way to keep the beautiful nature that surrounds this city intact. Anchorage is known for its trails, views, and vast nature that surround our busy streets. What a better way to contribute to that than to help create life after death? A peaceful conservation cemetery would not only be a wonderful final resting place for many, but it would also provide a tranquil place for their surviving loved ones. Since green cemetery rules indicate that all plant life must be native to the state, it will also encourage Alaska's natural ecosystem to grow.

All in all, green burial is a beautiful thing. People often take routes to have their death be as environmentally friendly as possible even without the option of a conservation cemetery (cremation with biodegradable urns, cotton burial shrouds, untreated wooden caskets, and most recently human composting in some lower 48 states). As a former mortician, I have seen these choices made on a weekly basis. I know something like the Alaska Natural Burial's mission would be a huge success and wonderful contribution to the state that I am proud to call my home. If you have any questions or would like some more feedback, please do not hesitate to reach out.

Thank you,
Hanna McMinn

From: Deb Essex <deb@skigirdwood.org>
Sent: Friday, May 26, 2023 8:50 AM
To: Heritage Land Bank
Subject: HLB 2023 Work Program & 5 Yr Plan Comments
Attachments: Public Comment HLB2023.pdf

[EXTERNAL EMAIL]

Hi Emma,

Attached are my comments for the 2023 HLB Work program & 5 Year Plan.
Thank you for the time you put into this plan and meetings that encompass the HLB lands in Girdwood.

Deb

Deb Essex
Girdwood Nordic Ski Club
PO Box 337
Girdwood, AK 99587
deb@skigirdwood.org
www.skigirdwood.org

Public Comment

2023 HLB Annual Work Program / 2024-2028 Five-Year Management Plan

May 25, 2023

Thank you for allowing public comment on the 2023 HLB Annual Work Program and 2024-2028 Five-Year Management Plan. I appreciate your time and dedication to the health of Heritage Land Bank land in the Girdwood Valley.

I am writing to you as a resident of Girdwood, and the President of the Girdwood Nordic Ski Club (GNSC). I am commenting on the current 2023 HLB Plan with the perspective of looking back at the past area and management plans, feasibility studies, and the Imagine!Girdwood Community Survey of Recreation Options. Excerpts are from the plans:

1994 Turnagain Arm Management Plan

1995 Girdwood Area Plan

2001 Trail and Open Space Project

2001 Girdwood Commercial Areas & Transportation Master Plan

2005 DOT Girdwood Airport Environmental Assessment for Girdwood Airport Master Plan

2006 Glacier/Winner Creek Resort Development Plan

2007 Girdwood Area Plan

2007 Glacier-Winner Creek Trails Feasibility Study (Commissioned by HLB, Submitted by The Boutet Company, completed by SE Group)

Turnagain Arm Management Plan (1994) has “highly recommended” development of a cross-country ski network as part of an overall approach towards trail implementation of a four season trail system.

The Girdwood Area Plan (1995) states, “preserving significant open space and ensuring public use and access” is important as a destination resort community.

Trail and Open Space Project (2001, Land Design North) reiterates the importance of the trail network in Girdwood as an important cultural resource.

Girdwood Commercial Areas & Transportation Master Plan (2001) “The cross-country and back-country skiing potential of Girdwood Valley has hardly been tapped. With its flat valley floor surrounded by majestic mountain scenery and with its reliably abundant snowfall, Girdwood could be an international destination for Nordic skiing. However, this will require a conscious effort to provide appropriate infrastructure and support services, as well as marketing programs to increase public awareness. Girdwood’s winter trail market may currently be made up primarily of Anchorage area residents, but in the future could extend to the Lower 48 and other countries with appropriate advertising. Similarly, bicycling -- both mountain biking on trails and forest roads and road biking on paved trails -- is increasingly a source of economic activity in resort towns. Many mountain communities in North America have established trail networks and support services designed to attract bicyclists. The demographics of this market are attractive and offer an opportunity to diversify Girdwood’s appeal beyond Alpine skiing, increasing the number of visitors and protecting against downturns in skiing activity.”

Glacier/Winner Creek Resort Development Land Use Plan (2006) “Work with local, state, and federal organizations and private-sector interests to identify financing mechanisms that leverage

public interests with the development program. Good examples of this may include the implementation of the Nordic trail system...”

Glacier-Winner Creek Feasibility Study (2007) The Municipality of Anchorage Heritage Land Bank (HLB) commissioned this study to determine the feasibility of constructing Nordic ski trails in Girdwood, Alaska. HLB proposes to develop approximately 17 kilometers of Nordic ski trails within the Glacier Creek/Winner Creek valleys. The trail will be part of a phased development, and be coordinated with other development initiatives in the area, including the Winner Creek Ski and Golf Resort, the Arlberg Road Extension and the Crow Creek Neighborhood. This study evaluates the conceptual alignment that had been developed in conjunction with the concept plan for a golf and alpine ski resort in the study area (The SE Group Concept Plan)

According to the Girdwood Area Plan (2007) The Land Use Map within the Land Use Plan shows a large portion of both 6-011 and 6-251 as a Recreation Reserve. This distinction has been repeated in the latest 2023 Imagine!Girdwood Land Use Mapping Work Session. In the 2007 Girdwood Area Plan it states, “The community has almost as many supporters of Nordic skiing as alpine skiing” (41% Nordic; 52% alpine).

DOT Girdwood Airport Environmental Assessment for Girdwood Airport Master Plan (2005) “The Girdwood Area Plan (MOA 1995) calls for preparation of a specific management plan for the **recreation reserve area**, which is located on the northern end of the airport property. It suggests a plan should "include a relocation of the trailhead in the clear zone at the north end of the Girdwood airstrip." The Iditarod National Historical Trail runs along the west side of Glacier Creek.”

As a whole, these past plans emphasize the importance of a year-round trail system, which HLB advocated for, to create a destination resort community including **Parcel 6-011** (on the east side of Glacier Creek and north of Girdwood Airport) labeled as “Resort and Recreation Reserve”. These plans comment specifically that Nordic skiing and biking are activities that attract tens of thousands of visitors to resort destination through North America. The authors of these plans, even 15- 20 years ago, recognize that Nordic skiing and biking were/are growing in popularity, and recognized the potential in Girdwood to create a source of economic activity as a Resort Trail Town.

The community has voted twice in favor of new Nordic trails in the upper Girdwood Valley (HLB property 6-011 as 6-251). In the current draft of the Girdwood Trail Plan, there is a proposed looped trail system in Parcel 6-011 a trail connection heading north towards Winner Creek within Parcel 6-251. This area, on the east side of Glacier Creek, is heavily use by local skiers, walkers, snowshoers, and bikers. This open space is ideal for recreation and important to wildlife and wetland preservation. The Arlberg parking lot closest access to these trails is overflowing on a daily basis. We are an outdoor recreation community.

HLBAC passed **Resolution 2017-09 (6-0)**: A Resolution recommending Assembly approval of the disposal by a public use easement to Girdwood Nordic Ski Club of portions within HLB Parcel 6-011, legally described as Tract I Alyeska Subdivision Prince Addition (Plat 87-131) for twenty years. Ms. Jones-Vogel presented the staff report including a map for the disposal to the Girdwood Nordic Ski Club. After that resolution, GNSC contracted HDR and Nordic Olympian & Trail Designer Bill Spencer, to design a trail system which was approved by Girdwood Trails Committee, Girdwood Land Use, GBOS, and is within the Girdwood Trails Plan headed to the Anchorage Assembly for approval. Once approved, we can move forward to the UDC and HLBAC for final layout and design concept.

In the 2018 HLB Annual Work Program, both the Girdwood Nordic Ski Club (GNSC) **Resolution 2017-09** and Girdwood Mountain Bike Alliance (now Bikewood) **Resolution 2017-05** were listed as active.

In the 2020 HLB Work Program and 5 Year Plan and 2021 HLB Work Program and 5 Year Plan, neither GNSC or Bikewood Resolutions are listed. In this 2023 HLB Work Program and 5 Year Plan, neither the Active Easement **2015-17** agreement, nor the Resolution **2017-09** is listed.

Another concern, however, is that Parcel 6-011 has rumored discussion of an Alpine Village development plans. This parcel, as mentioned in your report to the Enterprise and Utility Oversight Committee, would cost over \$8M to bring in infrastructure which ranks it low on suitability for development. More importantly, a portion of Parcel 6-011, as mapped in Resolution 2017-09, is directly north of the Girdwood Airport. The flight path for all incoming-outgoing helicopter operations including three Heli-Ski operators, all rotorcraft external long-line traffic, all incoming fixed-wing traffic, and year-round commercial helicopter operations, is directly over this section of Parcel 6-011. If HLB considers developing this area, it would create a “congested area” and referencing FAA 14CFR 133 it states external rotorcraft long-line operations are not allowed over congested areas. Development would essentially squeeze all helicopter sling-loads over the Glacier Creek area and push these flights west towards the planned Holtan Hills parcel. The aircraft noise is more significant than you realize. Currently the Girdwood Airport long-line flights include: sling-loading to the APU Training center on Eagle Glacier (supplies all summer long for skiers and scientists, and the new building construction will more than triple these flights), USFS sling-loads for trail maintenance supplies to Berry Pass and Crow Pass, Punch Bowl Glacier sling-loads for summer dogsledding operations, summer rafting sling-loads to Twenty Mile River, sling-loads of damaged aircraft coming into Girdwood Airport for repair. The current north-south (outgoing-incoming) flight path was established for safety and noise abatement, and is only direction available as west, south, and east of the Girdwood Airport are already “congested areas”. Creating a new congested area directly north of the airport would alter flight traffic and change noise abatement parameters for the Girdwood Valley.

Of the eleven curated HLB Parcels for development submitted by staff, the portion of Parcel 6-011 east of Glacier Creek and north of the Girdwood Airport should be removed from the list based on infrastructure costs, and environmental concerns - including noise pollution from aircraft traffic, and zoning not being appropriate for residential or commercial development with the large Girdwood Airport development on the horizon. Aviation traffic will only increase. Merrill Field is a perfect example of what happens when condominiums are built next to the airport – limited times of operations, no external lone-line operations, and daily noise complaints.

Part of HLB Land Management Objectives are creating conservation easements to protect area wetlands, and ensuring open space conservation and preservation opportunities considered in your development projects. A connected trail system in Parcels 6-011 and 6-251 would serve HLB’s management objectives, the health of the community, and economic development for Girdwood. Trail systems are not considered “congested areas” in the FAA 14CFR 133, and would allow all commercial aircraft to continue valuable long-lining practices away from developed areas.

Additionally, in the winter, groomed trails provide a valuable resource for both physical and mental health. Grooming trails in the uplands versus wetlands provides more user days and a solid surface for uninterrupted trail use. (meadows require 2ft of snow before grooming can commence, and the unpredictable rains put grooming on pause throughout the winter). The changing climate and unreliable surface make upland trails a more reliable recreation resource for groomed winter trails.

Having a reliable groomed winter trail system that loops back to the parking area and connects to other winter trails would be a valuable asset for the Municipality of Anchorage/Girdwood. All of Girdwood's B&B's and The Alyeska Resort list cross country trails on their websites as a marketing draw. While many locals love touring on ungroomed trails, the majority of visitors like to bike on groomed or packed single-track trails, ski on the 5K Loop, and walk or ski the social groomed loop in Moose Meadow and Stumpy's Winter groomed trails. Local businesses rent winter bikes and Nordic ski equipment. The FVCS kids Nordic ski program continues to grow, and FVSC and Alyeska Resort both developed Adult Nordic Ski lessons this year. These programs rely on groomed trail networks.

Considerations for HLB Staff concerning 2023 Annual Work Program and Five-Year Management Plan:

- 1) Include both the Girdwood Nordic Ski Club's active Easement Agreement 2015-17 in the active Leases and Permits list.
- 2) Include Resolution 2017-09 in the Potential Disposals, Exchanges, & Transfers list.
- 3) Complete the active Easement Agreement 2017-05 with Bikewood and include in the Leases and Permits list within HLB Plan.
- 4) Rezone Parcel 6-011 (east of Glacier Creek, and north of the Girdwood Airport) from Commercial to Recreation Reserve to maintain safety zone for Girdwood Airport operations, including necessary long-line operations, and create a sustainable trail system as discussed in the HLB Glacier-Winner Creek Trails Feasibility Study.

Thank you for your time with this comprehensive 2023 HLB Annual Work Program and 2024-2028 Five-Year Management Plan rewrite. The photo you chose as the cover of this plan is timely. Featured on the cover is Parcel 6-251, and it deserves to be protected as a recreational reserve.

I really appreciate the time for public comment and the time HLB (and MOA) has spent creating healthy public use areas in Girdwood.

Sincerely,

Deb Essex
Girdwood Nordic Ski Club

From: Keary Warner <km.warner@yahoo.com>
Sent: Friday, May 26, 2023 4:53 PM
To: Heritage Land Bank
Subject: Alaska Natural Burial

[EXTERNAL EMAIL]

I would like to share my support for the disposal of HLB Parcel 2-156 to Alaska Natural Burial for the creation of a natural burial cemetery in Anchorage. The following are some reasons I believe this would be good for the community:

- HLB Parcel 2-156 is an excellent site for a natural burial cemetery with its sloping features and well-drained soil. Maintaining the site as a low-density natural burial cemetery will help maintain the integrity of the existing wildlife corridor between Potter Marsh and the Chugach Mountains.
- Cemeteries are an important part of a healthy urban infrastructure. Anchorage is running out of public cemetery space. Anchorage Memorial Park released a White Paper in 2017 alerting the Muni that the cemetery could be at capacity by 2028. The Covid pandemic has placed additional strain on their facilities, and the cemetery is now on-track to being at capacity much sooner than this. Alaska Natural Burial plans to meet the community and municipal need for affordable cemetery infrastructure, thereby expanding the lifespan of Anchorage Memorial Park.
- Without Alaska Natural Burial, the Municipality will imminently find itself without affordable burial space. At that time, it will be faced with the need to hastily build another conventional cemetery, costing the taxpaying public millions of dollars. For reference, a draft plan for a hybrid-style cemetery in Girdwood has a Phase One price tag of approximately \$5 million.
- In a rapidly developing Anchorage, urban forests are community assets. Establishing a natural burial cemetery ensures preservation of wildlife habitat and community green space in perpetuity. HLB Parcel 2-156 is contiguous with approximately 300 acres of existing forest, which is on track to be preserved in perpetuity as part of the Potter Marsh Watershed Community Forest.
- My community neighbors deserve to have a local, natural burial option. It's better for the environment and allows families an opportunity to participate in the interment, thereby providing them an opportunity for creating meaning and ritual for themselves and their families.
- Natural burial has the potential to have a positive environmental impact by conserving land and wildlife habitat. Conversely, conventional cemeteries which practice high-density burial are introducing to the environment: embalming fluid containing formaldehyde, concrete and fiberglass, exotic hardwoods and resins, pesticides and other chemicals used in grounds maintenance.
- Parcel 2-156, in numerous studies over the past 30 years, has proven to be an unattractive candidate for other types of development. Installing the utilities and roadways to support residential development would be cost prohibitive for developers and present a significant disruption to the existing ecosystem and drainage to Potter Marsh.

Thank you for your consideration,

--Keary Warner
Sent from my iPhone

From: Christina Cope Hendrickson <christina.cope@gmail.com>
Sent: Monday, May 29, 2023 4:27 PM
To: Heritage Land Bank
Subject: Comments on DRAFT 2023 Annual Work Program & 2024-2028 Five-Year Management Plan

[EXTERNAL EMAIL]

Parcel	Comment
6-049- 060	Consider wildlife impacts in disposal action. Migratory birds utilize these ecosystems and wetlands.
6-074A & 6-069	Conduct site visit to identify the additional unpermitted bike trails accessing these toe of slope spaces
6-010	Review Strava data and conduct site visit and map unpermitted mountain bike trail networks, including habitat damage from construction of popular features.
6-134, 6-025, 039, 149, 076	Dispose to qualified and experienced developer, with road construction experience, using the 2021 wetlands data gathered by HDR. Extend Karolius Drive to Ruane for secondary access and guture development of Girdwood Industrial Park to its fullest potential.
6-057F	Dispose to a qualified and experienced developer and land manager who will complete utulity connections, site hardening, plat, and enforce lease and permit conditions.
6-029	Permit townsite snow disposal site that drains directly into the riparian area adjoining Glacier Creek.
6-022	Permit townsite snow disposal site that drains directly into the riparian area adjoining California Creek.
6-040	Review Strava data and conduct site visit and map unpermitted mountain bike trail networks, including habitat damage from construction of popular features.
6-040	Conduct site visit and use GDIT aerial data to identify illegal structures and trespassing from adjoining parcels
6-010	Conduct site visit and use GDIT aerial data to identify illegal structures and trespassing from adjoining parcels
6-057B	Conduct site visit and use GDIT aerial data to identify illegal structures and trespassing from adjoining parcels
6-297	Conduct site visit and use GDIT aerial data to identify illegal structures and trespassing from adjoining parcels
6-036	Conduct site visit and use GDIT aerial data to identify illegal structures and trespassing from adjoining parcels

- Christina

Reduce. Reuse. Recycle.

Reduce: Think before you print.

Dena'inaq elnen'aq' gheshtnu ch'q'u yeshdu

'I live and work on the land of the Dena'ina.'

translation: S. Shaginoff-Stuart, J. Isaac

From: Denise Hendrickson <v2deniseanc@gmail.com>
Sent: Monday, May 29, 2023 1:09 AM
To: Heritage Land Bank
Subject: Support for disposal of HLB #2-156 to AK Natural Burial

[EXTERNAL EMAIL]

Hello Anchorage Heritage Land Bank,

I am a resident of Anchorage and would like to share my support for disposal of HLB #2-156 to Alaska Natural Burial. It's important that Anchorage have a natural burial cemetery as it serves our community in multiple ways:

1. Natural burials sites provide eco-friendly practices for environmental sustainability. Allowing the body to decompose naturally sustains the environment.
2. Natural burial sites preserve the natural land which is vital to conservation of our land.
3. Natural burial sites connect to nature, providing a peaceful environment for loved ones, family members.
4. Natural burial sites promote community engagement with opportunities to maintain and care for the cemetery; it's a chance for the community to support conservation efforts together.

In short, natural burial is a burial option that supports the environment and provides loved ones an opportunity to connect with nature during difficult times.

Thank you for allowing me to share my support.

Sincerely,
Denise Hendrickson

From: Ben Jackson <benjackson@alaska.net>
Sent: Sunday, June 4, 2023 2:52 PM
To: Heritage Land Bank
Subject: Natural burial

[EXTERNAL EMAIL]

I am opposed to the natural burial proposition for the lot at the end of Goldenvue. There is no science to support whether not bodies will decay in Alaska in that soil. My understanding is you're talking about giving it to them at below market value that is not wise. Further, I understand that it's a time limited lease that they're proposing and that would then make the city liable for that property for the rest of time for as we all know once you have a cemetery it's a cemetery for life who is paying for the parking lot and road access ? Who is carrying the liability insurance? There's very little science about this in the lower 48 let alone Alaska thank you for your time. More likely.

Sincerely, Bennett Jackson.

Sent from my iPhone

From: Cal Schmidt <cndsalso@gmail.com>
Sent: Sunday, June 4, 2023 4:58 PM
To: Heritage Land Bank
Subject: Alaska Natural Burial

[EXTERNAL EMAIL]

Please count me as one who supports the Alaska Natural Burial project. With any luck, all will be settled and developed in time for my own use.

Thank you,
Cal Schmidt
Homer, AK

From: Rabbit Creek Community Council <rabbitcreekcc@gmail.com>
Sent: Wednesday, June 7, 2023 3:34 PM
To: Giboney, Emma; Heritage Land Bank
Cc: Sulte, Randy; Johnson, Zachary H.
Subject: Rabbit Creek CC Comments on HLB's 2023 Work Program/2024 28 Mgt Plan
Attachments: 2023 12 RCCC Comments on HLB 2023 Work Program 2024 28 Mgt Plan pg2.jpg;
2023 12 RCCC Comments on HLB 2023 Work Program 2024 28 Mgt Plan pg1.jpg

[EXTERNAL EMAIL]

Hello Heritage Land Bank -

Please accept the attached comments from the Rabbit Creek Community Council on your proposed 2023 Work Program and 2024-28 Management Plan.

Thank you for your consideration and work on this important document.

Sincerely,

Ann Rappoport, Co-chair

P.S. Please excuse the lower quality and two separate attachments for our comments - I am having technical issues with my scanner

[Rabbit Creek Community Council](#)

1057 W. Fireweed Lane, Ste. 100
Anchorage, AK 99503

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Correspondence



RABBIT CREEK COMMUNITY COUNCIL (RCCC)

A Forum for Respectful Communication & Community Relations



1057 West Fireweed Lane, Suite 100 / Anchorage, AK 99503

Heritage Land Bank Commission
Municipality of Anchorage
PO Box 195560
Anchorage, AK 99519

June 7, 2023

RE: 2023 Annual Work Program & Five-Year Management Plan

Dear Heritage Land Bank Commissioners:

The Rabbit Creek Community Council (RCCC) discussed the Heritage Land Bank (HLB) 2023 Work Program at our May 11, 2023 meeting. The amount of HLB land in the RCCC area prompts our attention each year when the draft annual work program is released for comment. Our membership voted (12 yeas, 1 nay, and 2 abstained) to commend HLB for this plan and provide several comments as follows.

The RCCC was pleased to read that the notations tied to the many RCCC-area parcels reference the Potter Valley Land Use Analysis (PVLUA) (AO-99-144) as the defining document that prescribes the intended uses, along with the Hillside District Plan (HDP), in our area.

The RCCC submits the following comments:

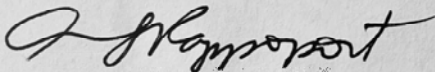
- A. The 2023 section for Potential Disposals, Exchanges and Transfers lists #2-156 for disposal as a natural burial cemetery. The RCCC recommends that the transaction be completed as soon as possible so the non-profit can proceed with plans to develop the cemetery. After reviewing Alaska Natural Burial's plans, RCCC submitted comments to the HLB Commission, September 29, 2022, supporting this project.
- B. The same section describes #2-125 as part of the RCCC's Schools on Trails project with a trail connecting the parcel to the Bear Valley school. The RCCC would like to work with HLB to complete that agreement in the near future.
- C. The Five-Year Management Plan lists many of the remaining HLB parcels within the RCCC area. Parcels 2-128 through 2-136 are being managed as open space per the PVLUA; the RCCC agrees with that management, except #2-136, which is designated with a three-part land use (PVLUA p. 43-44) and should be noted as containing an eight-acre section reserved for access and/or residential.
- D. While retention of HLB parcel 2-127 for open space is listed in the PVLUA (p. 43) with a future, small neighborhood park as part of the plan, the HLB Five-year Plan's comment

on road connectivity per the Hillside District Plan (HDP) Special Study Area D, does NOT refer to #2-127. Please correct/delete that sentence. HDP's Special Study Area D runs through Legacy Pointe and would connect to #2-136.

- E. Regarding #2-144, please clarify that when this parcel was re-platted into several sections, all were designated for parks or open space except one—which was reserved for residential. We do not believe the statement is correct that the rezone was not approved. Rather we believe it was not submitted for re-zoning. Additionally, the RCCC recommends that the park/open space sections be dedicated as PLI-P.
- F. HLB Five-Year Plan recommends rezoning #2-146 to R6-SL, per the PVLUA. However, given the slopes, the HDP should be the defining document before rezoning occurs.
- G. The statement about #2-146 and coordination with the RCCC for potential Chugach State Park (CSP) access is indeed critical (along with #2-144) for access to CSP. While Mental Health Trust land separates these two parcels, it is expected that future access will allow a connection to this high elevation location which has been described by a former CSP superintendent as an ideal route to a park area equaling that of Glen Alps. Thank you for documenting this link.

We appreciate the opportunity to continue to work with the Heritage Land Bank on planning and management for the many important parcels under their jurisdiction.

Sincerely,



Ann Rappoport, Co-chair
Rabbit Creek Community Council

cc: Randy Sulte, Assembly Member
Zac Johnson, Assembly Member

From: Girdwood Board of Supervisors
Sent: Thursday, June 8, 2023 8:31 AM
To: Wilber, Lance R.
Cc: Giboney, Emma; Taylor, Jonathan L.
Subject: GBOS Comment on HLB 1 and 5 year plans
Attachments: HLB 1 and 5 year plan comments final.pdf

Please see attached letter from the Girdwood Board of Supervisors regarding the HLB 2023 Annual Work Plan and 2024-2028 Five-Year Management Plan.

Municipality of Anchorage



*P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>*

David Bronson, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

Briana Sullivan & Jennifer Wingard, Co-Chairs

Mike Edgington, Amanda Sassi, Guy Wade

June 8, 2023

Attn: Lance Wilber, Director of Economic and Community Development
Emma Giboney, Land Management Officer
Jonathan Taylor, Land Management Officer

Re: HLB 2023 Work Plan & 2023-2028 Five-Year Management Plan

Dear Director Wilber and HLB staff,

As you are aware, the Girdwood Board of Supervisors (GBOS) is the elected local government body which formally represents the community of Girdwood and oversees the operation of the Girdwood Valley Service Area (GVSA).

We firstly address some general observations on the mission and role of HLB, especially as they relate to Girdwood Valley. These are followed by a table of comments and suggestions on specific sections of the document. Where relevant to specific sections of the work plan, the table expands on the general comments.

Thank you for the opportunity to comment on the draft 2023 Annual Work Program and Five-Year Management Plan. Events over the past couple of years have strained the relationship between HLB and the community of Girdwood; the location of the majority of HLB's current land holdings. GBOS welcomes the recently funded position of Real Estate Consultant to HLB who will be representing the public's interests in future development arrangements. We look forward to returning to a more cooperative and collaborative relationship with HLB, and hope that the comments and recommendations above are received as they are intended, as steps toward those goals.

Briana Sullivan
GBOS Co-Chair

Mike Edgington
GBOS Housing and Economic Stability Supervisor

General comments and observations

- **HLB taking the role of developer rather than a land manager.** Within Girdwood, HLB has taken an increasingly active role in the development of land rather than as manager of a land bank. The most prominent instances are Girdwood Industrial Park and the Holtan Hills proposal. We note that neither HLB's mission nor the principles for adding inventory support this active development role. If HLB is going to continue to act as a developer, especially when in partnership with private developer(s), then HLB should adopt a set of policies which delineate how the public interest will be maintained as the overriding priority. In such situations, HLB also has actual or potential conflicting roles as the land owner, land manager, plan sponsor, benefactor and/or funding source. As an entity within the Municipal administrative structure, it also has privileged access to MOA staff. Public trust is especially important, regarding HLB exercising their power appropriately.

[#G01] GBOS requests that HLB, with the guidance of HLBAC, develop policies to clearly prioritize the public interest when acting in multiple roles including that of a developer.

- **Acknowledge impact of HLB actions on the local community.** HLB states a set of interests which guides its land management practices, primarily *“to maximize benefits to the Municipality and the public, seeking to preserve and enhance the value of its land assets.”* It also aims to ensure that land is *“reasonably protected from adverse impacts, including fire, insect damage, plant disease, invasive species, illegal dumping hazardous or contaminated materials, timber theft, vandalism, and other threats.”* As a part of the Municipality, Girdwood does see a fractional benefit from benefits to the Municipality-as-a-whole. But negative impacts from its decisions are usually felt the greatest in the community where the land is physically located. This asymmetry between benefits to the whole Municipality, but costs borne locally, has been at the core of HLB's most contentious projects within Girdwood.

[#G02] GBOS urges that HLB acknowledge that the impact of projects is most acutely felt in the neighborhood of that development, and include *impact on local community* as a specific interest to be considered.

- **Girdwood Industrial Park (GIP),** This facility is of critical importance to the economic development of Girdwood and a plan for full development needs to be established. GBOS has repeatedly asked for the GIP to be in the HLB Annual Work Program and for the completion of Phase II and III to be prioritized. In the 2023 Work Program, there is mention of evaluating options for development of the GIP. This is welcome, but again appears to be delaying improvements to later years. The options should also include withdrawal from the HLB inventory and move to other Municipal management.

In the meantime, permittees continue to endure ongoing issues with access, availability of power, boundary encroachment and a lack of stability due to the continued use of one-year temporary permits.

[#G03] GBOS urges HLB to identify both the ongoing management concerns and establishment of a long-term plan for Phases II & III as high priority tasks in the 2023 Annual Work Program.

- **Land intended for recreational use.** Areas which are intended for long-term recreational use, such as the area around the Nordic Loop, should be withdrawn from HLB inventory and managed by the Municipal entity dedicated to recreational use. In the case of Girdwood, this would be Girdwood Parks and Recreation. We acknowledge that there are patent issues surrounding some or all of parcels 6-011, 6-251, 6-295, 6-296, so it may not be possible to initiate the transfer of parcels in 2023.

[#G04] GBOS requests that the goal of transfer to GPR should be acknowledged in the Five Year Work Plan. In the meantime, GBOS also urges HLB to support the Girdwood Trails Plan as it moves to adoption.

- **Girdwood Trails Plan.** GBOS further notes that the HLB Advisory Commission (HLBAC) recently passed a letter of acknowledgement requesting every individual trail to be included in advance in each Annual Work Plan. GBOS has yet to take a formal position on HLBAC's letter, but notes that the purpose of creating a Girdwood Trails Plan was in part to outline a coherent set of related trails, hence avoiding the need to treat each trail component as an entirely new project. We anticipate GBOS making a formal statement on this matter soon.
A network of appropriately integrated and developed trails works toward maximizing the benefits to the Municipality and the public, who travel to Girdwood by the thousands year-round primarily for recreation and outdoor experience throughout all seasons.

[#G05] GBOS requests that, once approved, implementation of the Girdwood Trails Plan becomes a standing item in future Annual Work Programs.

- **Girdwood South Townsite.** These tracts (6-076 and 6-134) have been included in HLB plans since 2015, identified as potential projects and/or potential disposal, exchanges and transfers. GBOS welcomes that there is an applicant for parcel 6-076 who are prioritizing community use of the tract and have additional plans consistent with the goals of AO2023-40.
- **Girdwood Cemetery project.** Thank you for including the 6-018 Parcel under 2023 Potential Projects and intending to collaborate with GBOS. To provide more complete context, GBOS has participated in HLBAC meetings over the past two years both during public comment and on the agenda (7/28/22 item V.b.) to update new commissioners on the history and status of the Girdwood Cemetery project. This has moved through Feasibility Study (2016), Master Plan Analysis Report (2019), and most recently a Schematic Report (2019) which envisions

development in four phases over multiple decades. There have been delays in funding the development in part due to confusion over whether cemeteries are managed - under service areas or as an areawide service. An Assembly Ordinance has been introduced to clarify that they are an areawide power, which will ease future bonding for construction.

[#G06] Once the Assembly Ordinance recognizing Areawide Cemetery power is adopted, GBOS recommends that parcel 6-018 be withdrawn from the HLB inventory and transferred to MOA Parks and Recreation who will manage the areawide cemetery power.

- **Frequency of amendments to the Work Program.** GBOS acknowledges that “*Predicting future municipal need and market demand is difficult.*” (p5) with respect to the five year plan, but notes that of the 2022 HLBAC resolutions involving land parcels, 9 of 10 required amendments to the Annual Work Program. There should be a much higher level of predictability about HLB’s actions over the next year.

[#G07] GBOS requests that additional guidelines be provided about when and how amendments to the Annual Work Program are warranted.

Section-specific Comments

Ref	Page	Section	Comment
#C01	10	HLB Parcel 6-011	Clarify the status of HLBAC resolution 2017-09 (“Forest Loop Trail”) which recommended approval of a land disposal by public use easement, and whether it conflicts with the potential “Alyeska Village” development in roughly the same area of the parcel.
#C02	12	HLB Parcels 6-057F (Girdwood Industrial Park Subdivision) – Phase II & III improvements have been ongoing. Additional permit areas were identified, and several permits were issued in Phase II and III.	While additional permits have been issued for GIP, we are not aware of any progress toward Phase II & III. There are ongoing significant management issues at GIP, amplified by the lack of long-term plan. Fixing existing problems and developing a plan for full development of the Girdwood Industrial Park must be a high priority within the 2023 Work Program, either by HLB doing the necessary work or by transferring management responsibility.
#C03	16	HLB Parcel 6-039* – Replat the parcel into residential lots for disposal.	Acknowledge that future residential development of public land must be consistent with the updated Girdwood Comprehensive Plan. The updated plan will include stipulations on how public land should be used for community housing.
#C04	17	HLB Parcel 6-039 - Suggests Phase II of the Iditarod National Historic Trail (INHT) is placed on hold until completion of the Girdwood Trails Plan and “GAP.”	The mention of pausing Phase II of the Iditarod National Historic Trail (INHT): Please see Girdwood Trails Plan for alignment information and Girdwood Comprehensive Plan for current recommendations.
#C05	16	HLB Parcels 6-053, 6-054, 6-055, 6-056 – Pursue disposal to ADOT&PF in support of future Alyeska Highway intersection redesign.	Consider land exchange with other DOT&PF land in Girdwood Valley, e.g. land unusable for aviation at Girdwood Airport.
#C06	15-20	2023 Work Program	Remaining tasks in AR 2022-40 should be listed in the 2023 Annual Work Program & 5 Year Management Plan. Specifically, AR2023-40 line 10-16 states “ <i>uncommitted</i> ”

Ref	Page	Section	Comment
			<i>developable HLB land in Girdwood to be disposed to a qualified Girdwood non-profit entity, either alone or in partnership with another entity, for the purpose of increasing attainable residential housing stock in Girdwood; and such conveyance be an objective in both the 2024(sic)-2027 5 year Management Plan and the HLB 2023 work program. See Section 1.”</i>
#C07	17	HLB Parcel 6-018	Consider transfer of management to the responsible Municipal Dept, i.e. Parks. Land that has a future identified purpose should be transferred to another Municipal Department. The Girdwood Cemetery Committee is beyond ‘formulating a design’ step in the current process.
#C08	17	2023 withdrawal/disposal	Add to 2023 Annual Work Program: Parcel 6-075: withdrawal from HLB inventory and transfer to Girdwood Parks & Rec (GPR)
#C09	24	HLB 6-251, 6-295, 6-296...	Consider transfer of dedicated recreational use land to GPR as patent issues are resolved. Lands identified as recreational use only be transferred to the proper Municipal Department.
#C10	15-20	2023 Plan for Parcel 6-013	No mention of this parcel in the work program or in the AR 2023-40 report to Assembly despite its high potential for a small affordable housing project. GBOS requests that HLB determine status of this parcel since previous staff questioned if it was included in Moose Meadows parcel agreement with Girdwood Parks and Rec and whether a withdrawal from HLB inventory was completed.
#C11	16	Parcel 6-014	The GBOS requests information concerning the expected uses of the parcel, i.e. possibility of commercial development and, if applicable, the availability of housing for any employees such development would need.

Ref	Page	Section	Comment
#C12	20	"Girdwood Area Plan Update"	Clarify that "GAP" is the Comprehensive Plan for Girdwood, and future HLB plans and policies need to be consistent with this Comprehensive Plan
#C13	21-24	Five Year Management Plan: 2024-2028	Addition: Work closely with GVSA Housing & Economic Development service to consider withdrawal of parcels from HLB inventory and transfer to GVSA
#C14	50-51	Permits list	Add Girdwood Fire & Rescue permit at Girdwood Industrial Park
#C15	App B	Policies: Section VII vs Section IX. A 1	There appears to be a contradiction between these two sections. Section VII states that a Withdrawal action is made by the Mayor and Assembly. However, Section IX suggests that HLB Staff decide if an application by another agency is sufficiently justified and can instead initiate an IGA while retaining the land.
#C16	App B	C. 6. HLB will deliver an executed Development Agreement along with a pro forma to the HLBAC prior to any resolution seeking a recommendation for disposal.	How can the process allow HLB to make a binding contractual agreement with no oversight?

From: Julie <snowywoods76@gmail.com>
Sent: Thursday, June 8, 2023 10:55 PM
To: Heritage Land Bank
Subject: HLB Plan comments
Attachments: JRY June 2023 Comments on HLB Work Program.pdf

[EXTERNAL EMAIL]

Hello,
Attached are my comments on the HLB 2023 Annual Work Program and 2024-2028 Five-Year Management Plan.

Please confirm receipt of these comments.

Thank you,
Julie

June 8, 2023

From: Julie Raymond-Yakoubian



To: Municipality of Anchorage
Heritage Land Bank
Submitted to: HLB@AnchorageAK.gov

Dear HLB,

Please find below my comments on the 2023 Annual Work Program and 2024-2028 Five-Year Management Plan.

Comments regarding specific sections of the program and plan

- Page 7 (final bullet in Land Management Objectives): I agree with this statement in the work program: *“Ensuring that open space, conservation and preservation opportunities are considered in HLB development projects where those opportunities are in the best interest of the citizens of the Municipality of Anchorage.”*
 - In previous versions of this document HLB has also included additional information, which I would like to see added back in - specifically: “Much of HLB’s land has been deemed unsuitable for traditional forms of development through land suitability analysis studies, but many of those same lands contain sensitive or unique habitats or landscapes that warrant protection. Conservation and preservation of natural spaces should be considered a form of development and approached as such.” As far as I am aware, none of that information has changed, and I would like to see it be added back in to this plan.
 - I would also like HLB to add additional discussion about the importance to the Municipality and its citizens to maintain open and natural spaces present in HLB inventory. Natural spaces which are potentially suitable for other development, as well as those which are unsuitable for other development, both have significant value to the Municipality and its citizens in their current state, including contributions to community well-being, ecosystem services, preserving the unique lands heritage and identity of the community, and the potential for use as a variety of forms of conservation-based development, among other reasons.
- Page 7: regarding management objectives related to trespass - “Maintain an aggressive stance on trespassing on HLB lands throughout the Municipality and work with Code Enforcement and law enforcement to remove illegal structures, vehicles, and debris.” I strongly recommend that trespass actions related to the unhoused population within the Municipality be carefully handled in close conjunction with the advocacy community (such as the Anchorage Coalition to End Homelessness) and the Muni’s HHAND. Encampment abatements should be avoided at all costs due to the health and well-being risks such actions pose to this vulnerable population.

- Page 9: Please clarify what “implementation items” are. Previous versions of this Plan referred to “implementation measures” – it is not clear what “items” are.
- Page 15: I am strongly in support of disposal of parcel 2-156 for the purpose of developing a natural burial cemetery. I sit on the Board of Alaska Natural Burial, the non-profit organization seeking this disposal. There is a great need within the Municipality for multiple additional cemetery locations, and for different burial options. There is also great interest from Municipal residents as well as others in having a natural burial cemetery, which incorporates conservation into its mission, as an option.
- Page 17: Regarding parcels 6-011, 6-251, 6-295, 6-296 and others that may have potential trail development – all proposed trails, regardless of whether they are included in the yet-to-be-approved Girdwood Trails Plan should require specific HLB approval and involvement. The Trail Plan as currently written does not include information about specific trail alignments, clearing or trail widths, impacts to habitat or other characteristics of the natural environment, nor a variety of other details necessary to determine if a trail is appropriate or necessary on a particular parcel.
- Page 17: I support use of parcel 6-018 as a Municipal cemetery. I have been active with the Girdwood Cemetery Committee advocating for this project.
- Pages 17-18: I support the development of a plan for a wetland mitigation banking instrument and creation of a plan that identifies potential bank sites in the Girdwood Valley.
- Page 20: there is no ‘Girdwood Area Plan Committee’ of the Girdwood Board of Supervisors – that group has transitioned to a private entity called Imagine! Girdwood.

Other comments

- If HLB lands are used for future housing development in Girdwood, there should be a primary focus on affordable, attainable, workforce-minded housing.
- I would like to see HLB pursue ways to proactively protect and conserve open/natural spaces (primitive and other) across the HLB inventory.
- I would like to know the status of the previous HLB effort to set a Time Limit on Approvals, which was included in a previous version of this plan. I support the development of a policy that sets a time limit/expiration date for approvals or recommendations of approval given by the HLBAC. Once a certain time period passes, the recommendation should be considered void, and a new application and process must be completed. Staff already applies this concept voluntarily, but codification or adding to Policies and Procedures is desirable. I would like to see this added to the 2023 (and 2024) work program as a project.
- I would like to know the status of the “Virgin Creek Natural Area Plan”, which was included in a previous version of this plan. I support HLB working with conservation partners to

develop a plan for conservation of the Virgin Creek watershed, which has been a priority in MOA planning documents since the Turnagain Arm Comprehensive Plan of 1985, and perhaps earlier. I would like to see this added to the 2023 (and 2024) work program as a project.

- The Virgin Creek area is one of Girdwood's natural crown jewels, and an excellent area for consideration of conservation as a contributor to the Anchorage (including Girdwood) community's economy broadly understood as its material well-being. Conservation measures, protection of primitive trail experiences, ensuring wildlife habitat and ecosystem services, and a general focus on avoiding negative environmental impacts and maintaining its current condition should be the primary focus for this area. It would be wonderful to have the entirety of this watershed conserved, including adjacent meadows, forest and upland areas, that constitute mostly-unfractured wildlife habitat and corridor as well as a prized primitive recreational experience.
- I would like to know the status of the "Turnagain Arm Coastal Wetland Natural and Historical Interpretive Area Plan" which was discussed in a previous version of this document. I am in support of renewing the 1981 Plan. The previous HLB Plan included this information: "Turnagain Arm Coastal Wetland Natural and Historical Interpretive Area Plan. In partnership with DOT, DNR, KMTA, USFS, Mental Health Trust, Great Land Trust, Alaska Conservation Foundation, and other conservation partners, HLB will study the feasibility of and interest in renewing the 1981 plan to create a boardwalk style interpretive destination through the ghost forest and along Turnagain Arm's tidelands around Glacier Creek and Virgin Creek featuring geological, historical, botanical and biological learning opportunities." I would like this to be added to the 2023 (and 2024) work program as a project.
- I strongly recommend that the HLB take practical steps to address/remediate problems related to the Nordic 5K loop in Girdwood. HLB's investigations into this matter have shown that this trail was not built in compliance with the easement/construction agreement; significant problems remain years after the trail was built. I request that HLB insist on receiving from the Girdwood Nordic Ski Club a revegetation plan (using native trees) with a concrete and prompt timeline to bring the trail (including its clearing) into compliance with its easement width, and consider other remediation measures to address negative impacts from construction of the Loop. HLB has heard from members of the community multiple times regarding these problems and we encourage responsiveness to this. HLB needs to take action on this matter and it should be added to the 2023 (and 2024) work program as a project.
- I would like to know the status of the "Girdwood Trail Accessibility and Improvements" on HLB Parcels 6-011, 6-016 & 6-017 which were discussed in a previous version of this plan. I am in favor of work which restores compromised Winner Creek Trail viewsheds, so long as they do not create additional environmental damage. I am also in favor of the creation of outdoor opportunities for people with physical, mental and emotional challenges. I would like this to be added to the 2023 (and 2024) work program as a project.

- I would like to know the status of “Girdwood Primitive Trail Restoration” on HLB Parcels 6-011, 6-016 & 6-017 which was discussed in a previous version of this plan. In my experience, much of the environmental damage from trails relates to built trails, not primitive trails. I do support attempts to prevent trail-related damage of all forms. I support management of primitive trails and trail areas as primitive; any repair or restoration activities should not require trail class upgrades, but rather should focus on low impact mitigation and maintenance which preserve the existing trail character.
- I recommend that HLB require that trail builders who receive trail easements be required to pay fair market value for any gravel used and trees felled from HLB lands during construction and maintenance of their trails.
- I recommend that HLB take steps to ensure that trail development is done in a responsible manner and carried out in compliance with agreements. This should involve rigorous oversight, clear stop-work powers, and mandates for prompt remediation of any problems which arise. Additionally as a general rule I encourage HLB to ensure that trail development does not damage the quality of the areas where the trails are being developed (e.g. through ensuring viewsheds, soundscapes, and experiences on other trails are protected, ensuring that a diversity of trail experiences are maintained, and ensuring trails are built with the lowest possible environmental impacts).
- I would like an update on the status of the “Winner Creek Natural Area Plan” and “Open Space Master Plan” – both of which were discussed in a previous version of this plan. I encourage and would like to see HLB to develop natural/open space area plans which are inclusive of protecting in- and near-community wild and primitive lands in Girdwood. This includes for the Virgin Creek area, the Winner Creek area (including the “area around the Nordic Loop”), and the forest/meadow/canyon area inclusive of and around the “Stumpy’s Trails”. I recommend this be conceived as broadly as possible. Girdwood’s natural character is in many ways - and can continue to be - the basis of our community’s well-being and economy. Additionally, I am very concerned about the proposed Alyeska Village. That general area inclusive of the forest, meadows, and canyon ridge (e.g. the Stumpy’s Trails area) is a crown jewel of primitive/wild lands. I would like HLB to prioritize protection of its natural character and integrity. I would like the “Winner Creek Natural Area Plan” and “Open Space Master Plan” to be added to the 2023 (and 2024) work program as projects.
- With regard to the Girdwood Trails Plan (GTP) I would like to state that the GBOS letter that HLB will be receiving regarding this work program emphatically does not represent the views of the whole community. GBOS is either purposefully being disingenuous about the intent of the GTP, or has somehow forgotten the details of the dozens of meetings on this topic. The GTP was intended and specifically designed to serve all recreation uses, and thus the entire community. The Plan, and the GBOS, has emphatically failed in that regard. Additionally, and most relevant to GBOS’ comments – the GTP was intended to lay the groundwork such that UDC review was not necessarily needed for every proposed project. It was *not*, however, intended to exempt trail projects on HLB lands from HLB review, input, and consideration for approval. As the steward of HLB lands, the HLBAC is responsible for ensuring that projects on those lands are appropriate, not damaging to the environment,

necessary, and consonant with other community and municipality values. The only thing the GTP was intended to do – with regard to project approvals – was to eliminate the UDC ‘portion’ of the overall process. I hope that the HLBAC will stand by your ‘acknowledgement’ letter and continue to require each project on HLB lands to go through a normal approval process, that includes opportunities for the public to weigh in on proposals.

Thank you for consideration of my comments.

Sincerely,
Julie Raymond-Yakoubian
Girdwood, Alaska

From: Rachel Bernhardt <rachel@alaskanaturalburial.org>
Sent: Friday, June 9, 2023 1:20 PM
To: Heritage Land Bank
Subject: Public Cmoment - 2023 Annual Work Program - Resolution 2022-10

[EXTERNAL EMAIL]

HLB Staff and Commissioners,

As the founder and Board President for Alaska Natural Burial, I am writing to express my strong support for Resolution 2022-10 -- for Alaska Natural Burial to establish a conservation burial (natural burial) cemetery on HLB Parcel 2-156. In addition to our Application for Disposal, I have presented to HLB and given public testimony on several occasions over the past year. Here are some of the points that I believe warrant emphasis:

- Anchorage needs affordable cemetery space, and its residents should have access to a natural burial option. Alaska Memorial Park is imminently approaching capacity. Once this occurs, non-military residents will not have access to affordable cemetery infrastructure within the Municipality. Permitting Alaska Natural Burial to establish and operate a cemetery on Parcel 2-156 is the most affordable and efficient means for the Muni to expand its capacity for burying human remains.
- Anchorage needs housing; this parcel is not suitable for medium- or high-density housing development.
- 30+ years of previous studies on the ~300 acres of contiguous urban forest suggest that this parcel possesses ideal conditions for natural burial, and that it merits conservation from more aggressive development (i.e., residential subdivision) to preserve the wildlife corridor that exists between the Chugach mountains and Potter Marsh.
- This parcels relative proximity to Potter Marsh has raised concerns about runoff and water pollution. The watershed patterns across Parcel 2-156 are divergent. There are no underground aquifers or surficial waterways. There are no well sites downhill from Parcel 2-156. A decomposing body is not inherently pathogenic. Low-density natural burial will not negatively impact the waters of Potter Marsh or the potable water supply of any area residents.
- Concerns about bears and other Alaskan wildlife disturbing graves (or being unnecessarily drawn to the site) is a common concern. The Alaska Department of Fish and Game has never received a report of such an occurrence, which is significant given that cemeteries in Alaska's bush communities often inherently practice natural burial and have been doing so for millennia. The Green Burial Council and Conservation Burial Alliance also have no reports of such activity occurring at extant cemeteries in North America.
- The community overwhelmingly wants a natural burial cemetery on Parcel 2-156. The Rabbit Creek Community Council has submitted a letter of support for this project. We've begun receiving inquiries from community members wishing to reserve their future spot at this (still hypothetical) cemetery. To-date we have 21 people on our "Wait List", ready to officially commit to Alaska Natural Burial, sight unseen.
- Those who do not outright support Alaska Natural Burial on Parcel 2-156 express reasonable concerns about terrain and environmental impact which we believe we have addressed to the best of our ability, given the information we have access to. We have outstanding questions about the variability in depth-to-bedrock across the site.


The resolution, as written, needs work as a lease arrangement is likely inappropriate for a cemetery. Approving this resolution does not give Alaska Natural Burial unlimited discretionary power. To the contrary, part of our Conservation Burial Ground certification will require that a separate entity (like HLB, for example) hold a conservation easement (or other similar legal arrangement) specifically for the purpose of providing additional third-party oversight.

Approving this resolution will finally give HLB staff the ability to dedicate time and resources to exploring this arrangement more fully. Please permit Alaska Natural Burial to be a priority for HLB in 2023 so we can gather the data and professional opinions required to ensure that Alaska Natural Burial is a good fit for Parcel 2-156 (and vice versa). I believe Alaska Natural Burial will be a tremendous asset to this community with its commitment to its residents and to environmental stewardship, as well as a fiscally responsible way for the Municipality to add the cemetery infrastructure it so desperately needs.

Please make us a priority for 2023.

Rachel

--

Rachel Bernhardt
Alaska Natural Burial
[www.Alaska Natural Burial.org](http://www.AlaskaNaturalBurial.org)


From: Brittney Blackledge <brittney.blackledge@gmail.com>
Sent: Friday, June 9, 2023 3:34 PM
To: Heritage Land Bank
Subject: Townsite Tract Support

[EXTERNAL EMAIL]

Dear HLB Staff and Commissioners,

My name is Brittney Blackledge. I am a resident of Girdwood. I support Girdwood Community Land Trust acquiring a long-term lease on parcel 6-076 (South Townsite Tract GG).

Thank you,
Brittney Blackledge

From: dorans@gci.net
Sent: Friday, June 9, 2023 1:53 PM
To: Heritage Land Bank
Subject: Girdwood and the CLT

[EXTERNAL EMAIL]

Dear HLB Staff and Commissioners,

My husband Patrick Doran and I, Lynne' Doran are writing to you today to express our support of Girdwood CLT obtaining a long-term lease on parcel 6-076-Girdwood South Townsite Tract G6 (14.5 acres). I am sure you all are aware that Girdwood CLT is a local organization that is working towards increasing access to attainable housing for our workforce which is sorely needed amongst projects for community gardens and recycling and starting a summer Market. We have been home owners since 1999 and operate 2 small businesses in Girdwood and see the need for Girdwood to manage some of it's own land to realize projects we have wanted for years.

Sincerely,
Patrick and Lynne' Doran

From: Amy Franz <franz_amy@hotmail.com>
Sent: Friday, June 9, 2023 2:12 PM
To: Heritage Land Bank
Subject: HLB Disposal of Parcel #2-156 to Alaska Natural Burial

[EXTERNAL EMAIL]

Good Afternoon,

I'm emailing to express my support of the disposal of HLB Parcel #2-156 to Alaska Natural Burial. This is an inexpensive avenue for the city to provide necessary services to its citizens by partnering with a non-profit who can provide affordable burial solutions. Without this land disposal, I fear that the city will run out of burial space at their current facility and will be forced to spend millions of taxpayer dollars getting a new facility up and running.

Alaska Natural Burial has a mission of providing provide natural interment services that minimize environmental impact and serve a higher conservation purpose. They place a high emphasis on providing affordable end-of-life solutions, and a vision of ultimately offering a sliding-scale fee to accommodate families in need.

HLB Parcel #2-156 has been analyzed multiple times and is not a good candidate for development due to its steep grade. This same feature makes it ideal for natural burial. What better use of this land is there?

As a lifelong citizen of Anchorage, a member of the board at Alaska Natural Burial, and a resident of southside, I ask that you support the disposal of HLB Parcel #2-156 to Alaska Natural Burial in 2023. Let's get this project off the ground and running for the citizens of the greater Anchorage area.

Thank you,

Amy Franz


From: Girdwood Land Trust <girdwoodlandtrust@gmail.com>
Sent: Friday, June 9, 2023 1:57 PM
To: Heritage Land Bank
Subject: 2023 Work Plan Comment and Attachments
Attachments: HLB Comments Work Plan.pdf; Girdwood_CLT_Statement_of_Support. Robert Snitzer.pdf; Compiled List of Statement of Support Names.pdf

[EXTERNAL EMAIL]

Please see attachments for Public Comment for HLB's 2023 ANNUAL WORK PROGRAM & 2024-2028 FIVE-YEAR MANAGEMENT PLAN.

Also attached is a sample Letter of Support and a list of names that we have signed Letters of Support from.

Thank you,
GCLT



June 2023

Re: Heritage Land Bank DRAFT 2023 Annual Work Program & 2024-2028 Five-Year Management Plan

To Whom it May Concern,

Thank you for the opportunity to be listed in the DRAFT 2023 Annual Work Program & 2024-2028 Five-Year Management Plan.

We are excited about our newly acquired Land Use Permit for South Townsite Tract G6 for surveying and development planning purposes.

We are looking forward to obtaining a long-term lease for the tract and have a dedicated space to plan for community needs.

As current citizens of Anchorage, we feel this is in alignment with HLB's purpose and mission, and we will work to meet the needs of the community on this tract as much as possible.

Thank you,

Girdwood Community Land Trust

Board of Directors

Girdwood Community Land Trust
Statement of Support

To Whom It May Concern:

As a resident of Girdwood, we acknowledge that housing is a challenge for many service workers within our valley. The Girdwood Community Land Trust Board of Directors agree that workforce employees are a vital part of our local economy and it is essential to establish long-term opportunities to be part of Girdwood's community permanently.

Land is scarce in Girdwood and the trend in cost has increased year over year. In addition to housing, food security is of high importance in transitioning to a more sustainable and healthier environment. It is the intent of the board to set apart land for food growing opportunities.

I am signing this letter in support of Girdwood Community Land Trust and their efforts to secure land for their mission: "To manage land for community and economic development needs, with the intent of preserving affordability, in trust for the benefit of Girdwood."

Since Heritage Land Bank is the owner/manager of close to 5000 acres in Girdwood, I am in support of roughly 1% of this land being transferred to Girdwood Community Land Trust, a Girdwood based non-profit who invites all members of the Girdwood community to participate in their meetings.

Thank you,

Girdwood Resident

Name: Robert Snitzer

Signature: 

Date: 1/25/21

Girdwood Community Land Trust has received Statements of Support from the
following owners/residents of Girdwood:

Adam Hoke	Catherine Moncruff	Gail Hille	Justin Sheffner
Alayna Dupont	Cathy Sloltz	Gates Kesler	Jyll Green
Alexandra Fletcher	Chase Gall	Gibson Framel	Kaitlyn Wasko-Klink
Allyson T. Goens	Chris Cravens	Grace Lewis	Karen Montague
Amanda Clayton	Christie Elliott	Greg Goldsmith	Kat Cuthriell
Amanda Lawton	Cierra Hahn	Gretchen Skiles	Katelyn Thompson
Amy Helmbrecht	CJ Center	Gwendolyn Souitski	Kathy Trautner
Amy Smith	Clint Kyffin	Hailee Garbarino	Kayla Williamson
Andrew Kuntz	Clinton Dow	Haley Johnson	Keith Tryck
Andrew Merrice	Conner M. Flora	Hannah Andrews	Kellie Casselman
Andrew Romerdahl	Craig Schubert	Heather Hall	Kevin Desmond
Andy Hoyt	Curtis Rene'	Henry Munter	Kevin Gertrer
Andy Morrison	Dale Goodwin	Holly Hennigan	Kevin Hedley
Ann Murphy	Danielle Bechmann	Holly Hill	Kevin Murphy
Anneliese Kuptrain	Dawn Poetter	Jacob Ohms	Kim Logan
April Ingram	Dayna Laird	Jake Young	Kim VanSickle
Ashley Conley	Deanna Natzger	James W. Costello	Kipany Upchurch
Ashley Kearns	Debbie Swenson	James Wyatt	Kirill Frusih
Ashton	Dennis Rittenbenny	Jamie Brown	Kristal Lavender
Barbara Bowers	Derek Ruckel	Jarmila Henderson	Kristina Hoyt
Beck Talso	Deryn Carter	Jay Kravis	Krystal Hoke
Ben Fletcher	Diana Livingston	Jeanne L. Hanson	Kurtis Kramer
Bethanie Nix	Diana Michlig	Jeff Hoke	Kyle Gronley
Blake Phillips	Donald Reinherdt	Jeff Mariska	L.A. Garcia
Brad Quade	Doug Stern	Jeff Samuels	Laurie Tryck
Brandon Ring	Dyann Hardy	Jennifer Call	Leonard Guillermo
Brekah J. Ard	Ed Harris	Jennifer Danza	Lesley Hunter
Brett Marengo	Edward Nels Barber	Jennifer Dow	Lindsey Helmbrect
Brittney Blackledge	Elizabeth Ellis	Jeremy Wood	Lisa Miles
Brittney Mucino	Elizabeth R. Dow	Jill Molly	Liz Dow
Brooke Bjorkman	Elizabeth Smid	Jim Lower	Lori A. Harris
Brooke Edwards	Emily Haas	Jim Standiford	Louise Schum
Bryan Hardy	Emily Lonkhurst	Joan Lower	Lucy Swygman
Cadence Maddox	Emily Marengo	Jody Liddicou	Lyle Kass
Camille Jones	Emily Thompson	John B. Hanson	Lynn McNamara
Carmen Romerdahl	Emma Kramer	John Casselman	Mara Hall
Carol Makar	Eric Helmbrecht	John Hall	Marco Zaccaro
Carrie Johril	Erica Brown	John Rense	Maria Mandich MD
Cassandra Lewis	Erica Tofte	John Ruland	Mariel Terry
Cassidy Glover	Erin Hofstad	Joseph Clapper	Marion Woods
Catherine McDermott	Frankie Janke	Julie Flora	Marissa Romans

Mariyam Medovaya	Miguel Morales	Rory Marengo	Sheila Kratzer
Mark Goldberg	Mike Ingerson	Sabrina Oneal	Spencer Lorrig
Mark Melchert	Mike Oviatt	Salita Rios	Stephanie Smith
Martin Hoessinger	Molly Etters	Sally Randich	Steve Norwood
Martin Robinson	Morgan Dean	Sam Porthock	Steven Bender
Matt Martyn	Natalie Brand	Sam Schlesinger	Steven Powell
Matt Moscos	Nate Baird	Sam Tarolli	Taleigh Love
Matt Wilson	Nathen Ellis	Samantha Brown	Terin Martinjak
Matt Yoder	Nicholas Karl	Sandra Griffin	Thomas Demattia
Matthew Cronquist	Patricia Dohman	Sarah Andrews	Tileigh Love
Matthew Yoder	Paula Billingsley	Sarah Glassett	Toby Englert
Maureen Bennett	Paula Bogdan	Sarah Rink	Tom Swanson
Mauri Parks	Pieter VanderHoek	Saraj Gottstein	Tonia Burrow
Meg Smith	R. Darby Andrews	Sasha Swift	Tyler Dyer
Meg Wilde Baker	Raina Hammel	Selah Powell	Vesna Young
Megan Rice	Rebecca Russell	Selita Rios	Wayne Dye
Melissa Randich	Rebecca Svitila	Serena VanderHuek	Wendi Dechamps
Merrideth McNamara	Rich Peterson	Shane Conley	Zack Ard
Michael J. Smith	Rich Swenson	Shannon Carroll	
Michael Leese	Robert Feddersen	Sharon Samuels	
Michelle Young	Robert Snitzer	Shawn Morgan	

From: Krystal Hoke <krystalhoke@gmail.com>
Sent: Friday, June 9, 2023 10:57 AM
To: Heritage Land Bank
Subject: 2023 Annual Work Plan Public Comment
Attachments: 2022-18 GCLT Ground Lease Tract G-6(3).pdf

[EXTERNAL EMAIL]

Attn: Heritage Land Bank

June 9, 2023

To Whom it May Concern,

My name is Krystal Hoke and I am a full-time resident of Girdwood. I am in support of Girdwood Community Land Trust obtaining a long-term lease on Girdwood South Townsite Tract G6 (HLB Parcel 6-076), as referenced on page 16 of the 2023 Annual Work Plan Draft.

I believe Girdwood has community needs where a "home" for them is needed. This parcel has the most amount of community planning done on it than possibly any other parcel in Girdwood. There are environmental constraints that restrict the future use of this area, but I feel Girdwood Community Land Trust will do their due diligence to investigate the best use of the land, given the pros/cons. They are committed to engaging with the community of Girdwood and have previously received a Resolution of Support for a long-term lease after passing a vote at Girdwood Land Use and Girdwood Board of Supervisors. (Resolution attached.)

I am hopeful that this partnership can be an example of ways in which Heritage Land Bank works with communities to create new pathways for solving existing and future community needs. It is my hope that this can be a pilot-type example project, which can then be replicated throughout Anchorage proper. I believe in Community Land Trusts as a model for helping to achieve housing goals and mechanism to meet other community goals.

Respectfully submitted,
Krystal Hoke

Municipality of Anchorage



*P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>
David Bronson, Mayor*

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Mike Edgington and Briana Sullivan, Co-Chairs
Jennifer Wingard, Amanda Sassi, Guy Wade*

Resolution 2022-18

RESOLUTION OF SUPPORT FOR GIRDWOOD COMMUNITY LAND TRUST GROUND LEASE FOR GIRDWOOD SOUTH TOWNSITE TR G-6

Whereas, the Girdwood community has expressed a desire for land in Girdwood Valley to be managed for the benefit of the local community; and

Whereas, Girdwood Community Land Trust has been formed to hold and locally manage land for community needs; and

Whereas, a 55-year lease has been suggested by Heritage Land Bank on HLB parcel 6-076 (legal description GIRDWOOD SOUTH TOWNSITE TR G-6) to begin a partnership and path forward for Girdwood Community Land Trust to reach goals and objectives; and

Whereas, ownership of the land best meets the goals of any Land Trust and provides better options for financing future development; and

Whereas, Girdwood Community Land Trust, Little Bears Playhouse and Girdwood Inc. have signed a Memorandum of Understanding to advance a Girdwood Workforce Childcare project and have been awarded \$1.6m from ARPA funding by the Municipality of Anchorage to start the project; and

Whereas, a suitable location has been identified in the Girdwood South Townsite Master Plan for Little Bears under Phase II of the South Township Master Plan, due to its central location near other community facilities; and

Whereas, the intent is for Girdwood Community Land Trust to provide a sublease to Little Bears Playhouse for a 2.5 acre area or assist in a 2.5 acre lot to be subdivided and transferred to Little Bears Playhouse as fee-simple real estate; and

Whereas, the childcare facility would be Girdwood Community Land Trust's Phase I project; and

Whereas, Girdwood Community Land Trust would seek additional resolutions of support for future phases; and

Whereas, the Girdwood Land Use Committee has recommended this Resolution of Support by a vote of 26 in favor, 0 opposed and 6 abstaining at their regular meeting on September 12, 2022;

Therefore, the Girdwood Board of Supervisors resolves support for Girdwood Community Land Trust to contract with Heritage Land Bank for a 55-year lease agreement for Girdwood South Townsite Tract G-6, with the intent of eventual Girdwood Community Land Trust ownership of the tract,

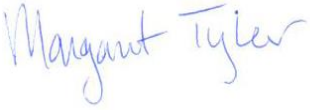
And therefore GBOS resolves its support for relocation of a new Little Bears Playhouse building on a 2.5 acre section of this tract.

PASSED AND APPROVED by a vote of 5 to 0 this 19th day of September 2022.

A handwritten signature in black ink, appearing to read "Medgington".

Mike Edgington, Land Use Supervisor, GBOS

September 19, 2022
Date

A handwritten signature in blue ink, appearing to read "Margaret Tyler".

Attest

From: Terin Martinjak <terin.martinjak@gmail.com>
Sent: Friday, June 9, 2023 1:24 PM
To: Heritage Land Bank
Cc: Peter Ostroski
Subject: in support of Girdwood Community Land Trust

[EXTERNAL EMAIL]

Dear HLB Staff and Commissioners,

My name is Terin Martinjak-Ostroski, We are Girdwood owners for the last 4 years and lived in Girdwood the last 10 yrs. My husband Peter and I support Girdwood Community Land Trust obtaining a long-term lease on parcel 6-076 - Girdwood South Townsite Tract G6 (14.5 Acres).

We would love nothing more than to have a percentage of Girdwood land locally managed; access to community gardens, recycling options, as well as the ability to sell/obtain healthy local foods.

Thank you for your time and consideration,

Terin & Peter Ostroski

From: Matt Martyn <mjmartyn@hotmail.com>
Sent: Friday, June 9, 2023 2:34 PM
To: Heritage Land Bank
Subject: Girdwood Community Land Trust Support

[EXTERNAL EMAIL]

Dear HLB Staff and Commissioners,

My name is Matt Martyn, I am a Girdwood resident who strongly supports Girdwood Community Land Trust obtaining a long-term lease on parcel 6-076 - Girdwood South Townsite Tract G6 (14.5 Acres). This is a great local organization working toward increasing access to attainable housing for workforce, increasing community gardens on public land, increasing recycling options and increasing opportunities for small business to sell goods and access to healthy local foods by organizing Girdwood Farmers Market in town square, and that's just some of the items that they've focused on to help our community grow and thrive.

Thank you,

Matt Martyn


From: Shannon O'Brien <obrienshannon@yahoo.com>
Sent: Friday, June 9, 2023 4:49 PM
To: Taylor, Jonathan L.; Giboney, Emma
Cc: Shannon O'Brien
Subject: HLB Public Comments
Attachments: HLB 5 year plan.docx

[EXTERNAL EMAIL]

Hello.

Attached are my public comments for the 2023 HLB Annual Work Program/2024-2028 5 Year management Plan Year .

Thank you for your consideration.

Shannon O'Brien

To: HLB

From: Shannon O'Brien Girdwood (within the Anchorage Municipality) Resident

RE: Public Comments-2023 HLB Annual Work Program/2024-2028 5 Year management Plan Year

Date: 6/9/23

Thank you for the opportunity to comment on the 2023 HLB 5 year plan.

Page	Section	Comment
7	Land Management Objectives	<p>Thank you for your commitment to the preservation and conservation of wetlands, open space and, conservation. We are a destination state with Anchorage as the hub. Visitors come here to see our wild spaces making your commitment to them important. It is noted that Class A & B consist of 1,668 acres located in HLB.</p> <p>-Providing opportunities for partnership in the creation of conservation easements, through permittee-responsible mitigation to protect area wetlands, promote orderly development consistent with the goals of the Comprehensive Plan & the Anchorage Wetlands Plan, and generate revenue through the preservation of high-value HLB wetlands, while working to establish a wetlands mitigation bank.</p> <p>-Ensuring that open space, conservation and preservation opportunities are considered in HLB development projects where those opportunities are in the best interest of the citizens of the Municipality of Anchorage.</p>
10	5 year management plan	<p>As a Girdwood resident this is an important statement. Please allow your smaller communities who create area plans to complete their</p>

		<p>projects (within a reasonable time frame). Girdwood has heard the muni and is working towards a plan. Please allow that plan to be completed before releasing/awarding more HLB land parcels. “Land management decisions will be consistent with the AMC, all adopted comprehensive plans and area plans, and implementation items”</p>
10 & 12		<p>HLB Parcel 6-057A & D- Girdwood local businesses are in need of more industrial lots within the airport area. This should be a priority. I am unaware of the progress for phase 2 & 3 can HLB update GBOS on this item. A transparent management of this area should be a priority.</p> <p>“HLB Parcels 6-057F (Girdwood Industrial Park Subdivision) – Phase II & III improvements have been ongoing. Additional permit areas were identified, and several permits were issued in Phase II and III.</p>
16	HLB parcel 6-039	All development should abide by the Girdwood Comprehensive plan.
18	2023 potential projects	Thank you for keeping our wetlands in consideration for your landbank. They are prime recreation areas in the winter and surrounding woods in the summer for backwoods outdoor experiences.
23		Thank you for looking at increasing access to Chugach State Park
24	Possible Projects	<p>HLB Parcels 6-251, 6-295 & 6-296 – A survey of the approximately 1,200 acres comprising the study area will be required prior to final conveyance of the land by the State to the Municipality.</p> <p>This area is an important recreation area for residents of Girdwood and those who visit from the Anchorage Municipality out of state and other Alaskan communities. As you look to develop HLB areas please preserve those recreation corridors and put as much of those areas into Parks and Rec as possible. The long trail a statewide project,</p>

		skiing, hiking, biking are why people come to our community and bring tourist funds into our state. This benefits the entire muni.
		This is an example HLB benefitting all of the muni as well as considering local community needs. HLB Parcel 6-043 – HLBAC and Assembly have approved disposal of this parcel to the US Forest Service, it is anticipated that this transaction will be completed in 2023.
HLB Parcel 6-076*		I support this area for workforce housing and community amenities. All HLB land projects should be transparent and presented at the local GBOS/LUC for community input.
General Wetlands		Please add a section in your HLB plan that shows the wetland bank and sensitive areas that will not be developed.

From: Tommy O'Malley <aktommyomalley@gmail.com>
Sent: Friday, June 9, 2023 12:39 PM
To: Heritage Land Bank
Subject: 2023 Annual Work Program & 2024-28 Five Year Management Plan

[EXTERNAL EMAIL]

June 9, 2023

Dear Heritage Land Bank

My comments today are about your publications which refer to cooperating with cemetery entities on development of new cemeteries within the Municipality of Anchorage.

The establishment of new cemeteries can take decades of planning and preparation. I know because I have been the chair of the Girdwood Board of Supervisors Cemetery for over 20 years working with the Heritage Land Bank to create a Municipal cemetery in Girdwood during the administrations of Mayors George Wuerch, Mark Begich, Matt Claman, Dan Sullivan, Ethan Berkowitz, Austin Quinn-Davison and now Dave Bronson.

The Heritage Land Bank (HLB) has been part of the process since the beginning, offering Municipal land selections for consideration as sites for a cemetery in Girdwood, and more recently in Eagle River. In addition to site selection, HLB has directed the Cemetery Committee to conduct cultural and environmental studies to assure that the selected sites are an appropriate and suitable use of public lands for the purpose of public cemeteries.

The cemetery in Girdwood has been on the HLB's one and five year plan list in the past and I want to be sure that the proposed cemeteries in Girdwood and Eagle River are included in this next five year plan.

All the public processes and engineering and archeological studies that were required by the HLB were in preparation for the eventual lateral transfer of land management within the Municipality from the Heritage Land Bank to the department that Anchorage cemeteries are under, (currently Parks and Recreation). Agreements to this transfer of management were established during the Begich and Sullivan administrations pending funding for the establishment of the new cemeteries. To be clear, the land that the cemeteries occupy will remain the property of the Municipality of Anchorage. Only the management of the land will change.

Within the year the HLB will be called on to cooperate in preparing the lateral transfer of management of Municipal land from one department to another as bonding for establishing these two new Municipal cemeteries is proposed for the 2024 Municipal election.

Cemetery Committees of North Anchorage and Girdwood are grateful for the cooperation of the Heritage Land Bank.

Sincerely,

Tommy O'Malley

[REDACTED]

[REDACTED]

[REDACTED]

aktommyomalley@gmail.com

aktommyomalley@gmail.com

From: Mauri Parks <mauri@soundcontractingllc.com>
Sent: Friday, June 9, 2023 3:57 PM
To: Heritage Land Bank
Subject: GCLT Letter of Support - Mauri Parks

[EXTERNAL EMAIL]

Dear HLB Staff and Commissioners,

My name is Mauri Parks and I am a resident of Girdwood. I support Girdwood Community Land Trust acquiring a long-term lease on parcel 6-076 (South Townsite Tract GG).

Thank you,
Mauri Parks

--

Mauri Parks
Business & Financial Leadership
Sound Contracting LLC



From: Nico Reijns <pastorreijns@gmail.com>
Sent: Friday, June 9, 2023 4:19 PM
To: Heritage Land Bank
Subject: 5-year management plan

[EXTERNAL EMAIL]

Hello HLB Staff and Commissioners,

Thank you for your work in stewarding lands for the benefit of present and future residents of the municipality of Anchorage. Your work is important and appreciated.

As pastor of Girdwood Chapel and director of Turnagain Community Services, I interact with hundreds of our neighbors every month who are struggling to afford the basic necessities of living in our communities.

I am a strong supporter of any plan that will utilize HLB managed lands to develop housing that is affordable and attainable to our workforce. This includes Girdwood Community Land Trust's efforts to obtain a long term lease of the Girdwood South Townsite Tract G6.

Again, thank you for your important work.

Rev. Nico Reijns
he/him/his
Girdwood Chapel



From: Sarah Rink <snowboardermama@gmail.com>
Sent: Friday, June 9, 2023 10:30 AM
To: Heritage Land Bank
Subject: parcel 6-076

[EXTERNAL EMAIL]

Dear HLB Staff and Commissioners,

My name is Sarah Rink and I am a resident of Anchorage, former resident in Girdwood and currently employed in Girdwood. I support Girdwood Community Land Trust acquiring a long-term lease on parcel 6-076 (South Townsite Tract GG).

Thank you,
Sarah Rink

Sent from my iPhone

From: Thea Ritter <tjnsoccer@hotmail.com>
Sent: Friday, June 9, 2023 9:55 AM
To: Heritage Land Bank
Subject: support GCLT obtaining a long-term lease on parcel 6-076

[EXTERNAL EMAIL]

Dear HLB Staff and Commissioners,

My name is Thea Ritter. I am a Girdwood resident and owner. I support Girdwood Community Land Trust obtaining a long-term lease on parcel 6-076 - Girdwood South Townsite Tract G6 (14.5 Acres).

Thank you.

All the best,
Thea Ritter

From: Louise Schum <louise.schum@gmail.com>
Sent: Friday, June 9, 2023 10:26 AM
To: Heritage Land Bank
Subject: CLT Land lease

[EXTERNAL EMAIL]

Dear HLB Staff,

My name is Louise Schum and I am a Girdwood resident, home owner and business owner here in Girdwood. I support Girdwood Community Land Trust obtaining a long-term lease on parcel 6-076 - Girdwood South Townsite Tract G6 (14.5 Acres).

Thank you for your time,

Louise Schum

From: Jones, Cristin R (DOT) <cristin.jones@alaska.gov>
Sent: Friday, June 9, 2023 1:16 PM
To: Heritage Land Bank
Cc: Lindseth, Teri D (DOT)
Subject: 2023 HLB Work Plan 2024 - 2028 Plan
Attachments: HLB response - 2023 HLBWorkPlan-Public Review.pdf

[EXTERNAL EMAIL]

Please see the attached PDF with ANC's comments on the HLB Work Plan for 2024 – 2028.
Cristin



Cristin Jones

Airport Planner

Ted Stevens Anchorage International Airport

O: 907.266.2193

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Ted Stevens Anchorage International Airport
P.O. Box 196960, Anchorage, Alaska 99519
Phone 907.266.2526
anchorageairport.com

May 25, 2023

Re: 2023 HLB Work Plan 2024 – 2028 Five Year Management Plan

Municipality of Anchorage
Heritage Land Bank
PO Box 196650
Anchorage, AK 99519-6650

To Whom It May Concern:

Thank you for the opportunity to comment on the 2023 HLB Work Plan 2024 – 2028 Five Year Management Plan. In reference to the section “Potential Disposal, Exchanges, & Transfers: 2024-2028”, page 22 references parcel numbers 4-032, 4-033B, 4033C-F, 4-033A, and 4-034 adjacent to the Ted Stevens Anchorage International Airport (Airport) property.

The Airport is notifying HLB of agreements in place for parcels 4-033A and 4-034, and suggests these agreements be incorporated as referenced.

4-033A

The Airport has a Right of Way easement on this parcel for the Taxiway Kilo Tug road. This easement was executed November 22, 1974 and is recorded in the Anchorage District as number 063277, book 232, pages 583 – 586.

4-034

The Airport has a reoccurring Land Use Permit, number 2018-01 (2023 Renewal) for access through the Airport’s gate and use of the track haul road for 7 months during construction season (April – October)

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Teri Lindseth

Teri Lindseth
ANC Deputy Director of Planning and Development

Enclosures

From: Kim Van Sickle <kim@alpineairalaska.com>
Sent: Friday, June 9, 2023 12:12 PM
To: Heritage Land Bank
Subject: Lease of Girdwood parcel to GCLT

[EXTERNAL EMAIL]

Dear HLB Staff and Commissioners,

My name is Kim Van Sickle and I am a resident of Girdwood. I support Girdwood Community Land Trust acquiring a long-term lease on parcel 6-076 (South Townsite Tract GG).

Thank you,
Kim Van Sickle

--

Kim Van Sickle
Alpine Air Alaska


www.alpineairalaska.com

From: Dale Goodwin <goodwin256@gmail.com>
Sent: Monday, June 12, 2023 11:36 AM
To: Heritage Land Bank
Subject: Girdwood Community Land Trust

[EXTERNAL EMAIL]

To Whom it May Concern,

My name is Dale Goodwin and I am the President of Girdwood Inc. Our non-profit has been supporting Girdwood Community needs since 2004 and currently have 27 sponsored organizations and projects under our umbrella.

Girdwood Community Land Trust is one of our organizations. We have worked closely with them since their inception, 2.5 years ago. Our Board is in full support of GCLT obtaining a long-term lease on Girdwood South Townsite Tract G6 (HLB Parcel 6-076), as referenced on page 16 of the 2023 Annual Work Plan Draft.

Girdwood Community Land Trust also has wide community support for their efforts towards housing and creating a long term sustainable community. They have been strong partners with Girdwood Inc. and I believe the same would be true with the Heritage Land Bank. Girdwood Inc. feels this committed hard working group is a good fit for figuring out the best use of the South Townsite Tract.

We hope GCLT will be granted the lease as it will be a great benefit for Girdwood.

With Warm Regards,
Dale Goodwin
President Girdwood Inc.



MUNICIPALITY OF ANCHORAGE

REAL ESTATE DEPARTMENT



HERITAGE LAND BANK

2023 ANNUAL WORK PROGRAM & 2024-2028 FIVE-YEAR MANAGEMENT PLAN PUBLIC HEARING REVIEW DRAFT (April 25, 2023)

Municipality of Anchorage

Dave Bronson, Mayor

Real Estate Department

Lance Wilber, Director, Office of Economic and Community Development

Heritage Land Bank Division

Emma Giboney, Land Management Officer

Jonathan Taylor, Land Management Officer

Nicole Jones-Vogel, Consultant, Rise Up Coaching Solutions, LLC

Real Estate Services Division

Tiffany Briggs, Property Management Officer

John Bruns, Foreclosure Specialist

HLB Advisory Commission

Brett Wilbanks, Chair

Dean Marshall, Vice Chair, Eagle River Representative

Ryan Hansen

Carmilla Warfield

Brian Flynn

Tammy Oswald

Ron Tenny, Girdwood Representative

Front Cover Photo: HLB Parcel 6-251

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Chapter 1. Heritage Land Bank Overview

Heritage Land Bank (HLB) is a self-supporting, non-tax based agency of the Municipality of Anchorage (MOA), with its own fund and advisory commission. Title 25 of the Anchorage Municipal Code (AMC), “Public Lands,” contains the statutes under which the HLB operates (AMC § 25.40).

It is the mission of the Heritage Land Bank to manage uncommitted municipal land and the Heritage Land Bank Fund in a manner designed to benefit present and future residents of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan (AMC § 25.40.010).

HLB achieves its mission by managing an inventory of HLB land and resources to benefit a wide variety of municipal objectives. The HLB manages many types of land in its inventory, over 12,000 acres, which are divided into approximately 250 parcels zoned residential, industrial, commercial, recreational, public use and open space. About half of the HLB inventory is forested lands in the Girdwood Valley, with a small percentage of HLB inventory developed or improved.

All proceeds from HLB land sales, leases, and other sources are deposited into the HLB Fund. With approval from the Mayor and Assembly, the Fund is used to: manage and/or improve HLB property; conduct land use planning and feasibility studies; carry out wetlands mitigation monitoring; acquire property for municipal use; and support the annual operating expenses of HLB. Since its inception in 1983, the HLB has operated without any direct taxpayer support but has contributed millions of dollars in support to the general municipal government in ways that benefit our growing community.

More than 60 HLB parcels are subject to leases or permits held by government agencies or the private sector, with some used or managed by municipal agencies under special permit or management authorizations. A spreadsheet of leases and permits currently held is available online.

Municipal properties deemed surplus to current and future needs are generally disposed of through competitive bid, in accordance with AMC. In order to carry out the HLB mission, some parcels may be sold directly to other municipal agencies for continued use by the MOA.

With Assembly approval, the mayor may also designate any municipal land or interest in land for placement in the HLB inventory. However, land placed in the HLB inventory is generally:

1. Land reserved for unspecified purposes, or needed for specific or future public purposes;
2. Land determined excess to municipal needs but unsuitable for disposal and development; or
3. Other land determined excess to present or future municipal needs that may be suitable for disposal or development in the future.

A Brief History of the Heritage Land Bank

In 1972, the Greater Anchorage Borough established a Land Trust Fund. Amended in 1976, the trust fund was created to acquire and manage property for the Municipality. The Land Trust Fund Council maintained oversight over the fund and its properties.

The Municipal Entitlement Act of 1978 granted Anchorage a total land entitlement of 44,893 acres from the State of Alaska (SOA). The Heritage Land Bank was formed to acquire and manage land that was transferred to the Municipality from the State as a result of the Municipal Entitlement Act for the benefit of present and future residents of Anchorage.

The ordinance that created HLB also established the HLB Advisory Commission (HLBAC), which consists of seven members appointed by the Mayor, to advise the Mayor and Assembly regarding the management of land and funds in the HLB portfolio. The commission solicits public comments when it holds public hearings in order to make informed recommendations. Staff handles the ongoing land management responsibilities of the HLB.

Inventory Mapping

In 1984, HLB completed its first land inventory. The HLB inventory is updated and is online for public and municipal access at www.muni.org/hlb. The inventory identifies all lands by HLB parcel number, municipal tax identification number, zoning classification, and acreage. Interactive mapping can be found on the MOA GIS webpage.

State Entitlements

The continuing conveyance of title to the Municipality's outstanding land entitlements is a priority. While the State has conveyed substantial acreage, and some monetary compensation to the MOA in fulfillment of the municipal entitlement mandate, other parcels await conveyance.

Accomplishments

Following are several significant land uses and facilities in the Municipality of Anchorage developed over the years through contributions from the HLB inventory or fund:

- Cuddy Family Mid-Town Park Acquisition
- Botanical Gardens lease on HLB lands
- Girdwood Library site, trails partnerships, and Industrial Park development
- Sale of three downtown lots for mixed-use development by Cook Inlet Housing Authority
- Long-term ground lease for Chugiak Fire Station #35

The Heritage Land Bank Fund

Upon formation of the HLB, the MOA Land Management Fund was renamed the HLB Fund. According to AMC § 25.40.035, the HLB Fund can be used for three main purposes: supporting the annual HLB operating budget; acquiring land for municipal use; and managing and improving HLB land. HLB's objective has been to responsibly manage the Fund in order to achieve our mission, with additional focus on increasing our asset value and fund strength.

Land Management Objectives

HLB manages land to maximize benefits to the Municipality and the public, seeking to preserve and enhance the value of its land assets. Management activities and decisions take into consideration the regulatory environment and adopted comprehensive plans, special site and area land use studies, environmental plans and studies, and intra-governmental agreements.

Our management objectives include:

- Ensuring that all HLB lands and real property interests are reasonably protected from adverse impacts, including fire, insect damage, plant disease, invasive species, illegal dumping, hazardous or contaminated materials, timber theft, vandalism, and other threats.
- Assisting with implementation of municipal plans where HLB inventory is involved in accordance with HLB policy and fund guidelines.
- Transfer of HLB properties to other departments as appropriate and the disposal of properties excess to municipal need.
- Holding land use contracts to prevailing market rates except where otherwise provided by AMC § 25.40.
- Providing opportunities for partnership in the creation of conservation easements, through permittee-responsible mitigation to protect area wetlands, promote orderly development consistent with the goals of the Comprehensive Plan & the Anchorage Wetlands Plan, and generate revenue through the preservation of high-value HLB wetlands, while working to establish a wetlands mitigation bank.
- Continuing to enforce trespass violations, by posting signs and considering the installation of fences in areas of known campsites, removal of illegal structures and vehicles, and mitigation or prevention of impacts of unpermitted use on HLB land.
- Ensuring that open space, conservation and preservation opportunities are considered in HLB development projects where those opportunities are in the best interest of the citizens of the Municipality of Anchorage.

Overview of Land Acquisition

Acquiring Municipal Entitlement Lands

Under AS § 29.65.010, the Municipal Entitlements Act and the subsequent *Agreement for the Conveyance of Lands of the State of Alaska to the Municipality of Anchorage, and Settlement of Land-Related Issues with the State of Alaska*, signed November 25, 1986, the Municipality was entitled to conveyance of 44,893 acres of land within the boundaries of the Municipality.

The MOA will continue to work closely with the Alaska Department of Natural Resources (DNR) to resolve any remaining land entitlement issues. The State has issued decision documents for several parcels but not patent. The State notified HLB that for management purposes the decision documents issued for conveyance of lands is equivalent to patent and considered equitable title.

North Anchorage Land Agreement

The MOA was granted rights to receive substantial acreage under the *1982 North Anchorage Land Agreement* (NALA), a federally approved agreement resolving several longstanding land ownership disputes between Eklutna, Inc., the State, and MOA. NALA provides for the future allocation of existing military land in Anchorage, in the event it is declared excess to the Department of Defense (DOD). To date, the MOA has received title to just under 300 acres of NALA land under its public interest land entitlement; no lands have been declared as excess by the DOD to date.

Table 1.1 HLB Inventory by Area*

Acreage (Estimate)	Anchorage Bowl	Chugiak/ Eagle River	Turnagain Arm	HLB Total Acreage:
HLB Wetlands (A & B)	1,094	44	530	1,668
HLB Uplands	1,812	1,214	6,019	9,045
Estimated Total HLB Acreage:	2,906	1,258	6,549	10,713

* Pending current acquisitions and disposals, this table will be updated with 2023 numbers prior to final adoption by the Assembly.

Table 1.2 Development Limitations*

Limiting Factor	Quantity
Wetlands - Class A&B	1,668 acres
Easements	474 acres
4Avalanche Zone - Very High Hazard	432 acres
Seismic Zone 5 - Very High Ground Failure Susceptibility	13 acres
Special Flood Hazard Area	1,239 acres
Patent restrictions prohibiting disposal	846 acres
Leases and Permits	1,653 acres
Managed by State Parks	2,240 acres
ADEC Contaminated Sites	11
Parcels under other MOA Agency Management	40

* Pending current acquisitions and disposals, this table will be updated with 2023 numbers prior to final adoption by the Assembly.

Annual Work Program

The HLB Work Program is an annually approved guide for allocating and managing HLB land and resources. The program functions and activities must be consistent with Municipal Code, HLB policies, and pertinent comprehensive or area plans.

Parcels in the HLB inventory can be disposed of through trade, sale, or lease. HLB land disposals are based upon a minimum of fair market value of the land, except as otherwise provided in AMC § 25.40. HLB may exchange excess municipal land in the HLB inventory for other non-municipal land which has greater potential value or attributes for municipal use.

Per AMC § 25.40.020B, major HLB work items anticipated during each calendar year will be reviewed in advance by the public and be approved after public hearings before the HLBAC and the Assembly. The code states that public notice for the HLBAC public hearing on the annual work program is provided no less than forty-five (45) days prior to the hearing. The public will have the opportunity to comment on each item when a public hearing is scheduled.

All other HLB public hearings require that the public notice precede the hearing by no less than fourteen (14) days. HLB notification procedures shall include direct email notification to affected community councils, residents and list of email subscribers, as well as posting notice online, at least fourteen (14) days prior to public hearings. AMC requires that the HLBAC provide public notice and hold a public hearing prior to taking action on land disposals (sales, leases, exchanges, easements) and withdrawals from the HLB inventory. Any additions to the proposed list of disposals through sale, exchange, or lease require an amendment to the Work Program approved by the HLBAC and Assembly. The Program may be amended as needed.

Five-Year Management Plan

Predicting future municipal need and market demand is difficult. The success of land transactions often depends upon economic conditions, financing, and creative marketing strategies. Consequently, the Five-Year Management Plan is best viewed as a queue of items that may be acted upon in the next five years based on community input, various municipal goals and needs, and changing market demands. The Administration expects that the HLB be prepared to seek out and respond to unforeseen opportunities as they arise that promote the goals of the comprehensive plans. Long range forecasting can be difficult, therefore the assumptions, objectives and projections that follow in this document are an attempt at planning our future given current information.

Land management decisions will be consistent with the AMC, all adopted comprehensive plans and area plans, and implementation items. If it is unclear whether a proposed management or disposal action is consistent with adopted plans, HLB shall complete a site-specific land use study prior to a final management or disposal decision. Public comments on consistency with adopted plans will be given due consideration.

Chapter 2. 2022 Progress Report

The HLB worked towards and accomplished a number of projects in 2022. Sale of Phase I of the Girdwood Industrial Park has been the major accomplishment of HLB in 2022, all lots are under contract or have closed. Efforts to engage with landowners in Laurel Acres to seek donations of undeveloped wetland parcels was effective. HLB Staff and Commission spent significant time considering, evaluating, and recommending a path forward for the development of Holtan Hills, which ultimately was postponed indefinitely by the Assembly.

Disposals, Exchanges & Transfers

Disposals of HLB inventory can include; sales, exchanges, leases, easements, intra-governmental agreements to both the public or private sector, and transfers of parcels to other municipal agencies. The HLB consults with other municipal agencies to determine whether HLB land is needed to fulfill various municipal purposes and the impact of disposal.

The following are approved disposal-related activities that were executed in 2022:

HLB Parcel 6-057A & D – Two parcels in Phase I Girdwood Industrial Park were executed. The remaining three are under contract expected to close in 2023.

HLB Parcel 1-074A – Execution of disposal was completed in 2022 for senior housing project.

HLB Parcel 1-074B – Execution of disposal was completed in 2022

HLB Parcels 1-093, 1-094, 1-095, 1-096, 1-097 – These residentially zoned parcels in Chugiak, in the Chugach Park Estates, were sold for residential development.

HLB Parcel 3-073 – The Porcupine Building, and property, was disposed of for a non-profit work center.

HLB Parcel 5-003 – Parcel was disposed of for residential development.

HLB Parcel 6-011, 6-016, 6-017 – The Assembly postponed the Holtan Hills disposal indefinitely at this time the Request for Proposals and the Development Agreement are still guiding documents.

Acquisitions

Laurel Acres - In 2022 there were efforts to acquire parcels in Laurel Acres, which received HLBAC approval finalizing land transactions are expected in 2023.

Lot 5 Block 3 Stolle Subdivision - Was acquired and became HLB Parcel 2-158 with the intent to provide access to Chugach State Park through HLB Parcel 2-152.

Land Management

Contaminated Sites

Certain HLB parcels have been found to contain contamination in several different forms. In the past few years, several sites have been in various stages of remediation, including but not limited to the following:

HLB Parcels 3-078E – HLB continued to conduct environmental testing and monitoring as required by ADEC.

Wetland Mitigation

As the municipal agency solely responsible for management of conservation easements, the HLB has ongoing monitoring and management requirements as outlined in the conservation easement and long-term management plans. The HLB must oversee funds generated from the sale of mitigation credits or acceptance of properties, subject to a conservation easement, to allow for care in perpetuity. This year, HLB accepted conservation easements on the following properties held in Real Estate Services inventory:

HLB CE Parcel 4-048 – Located between Old and New Seward Highways on 56th Street, north of the MOA Solid Waste Services Central Transfer Site. This conservation easement will likely be vacated with mitigation for this portion of the Solid Waste Services Central Transfer Site (CTS) project to be provided within HLB Parcel 3-037 (Reflection Lake Creek).

HLB CE Parcel 3-079 – Eighteen residential lots (Worst Subdivision, Plat 70-374) off Lore Road. Vacation of the ROW through the subdivision occurred in order for this conservation easement to be accepted as mitigation for the CTS permit. The CE will be modified and recorded in 2023.

Table 2.1 Conservation Easements Managed by HLB (2021*)

Parcel	Conservation Easement Established	Acreage
5-024; Blueberry Lake	2005	7.5 acres
3-049; Campbell Tract	2007	15.5 acres
Portions of 3-075; 3-076; 3-077; 3-065; Tudor Municipal Campus	2009	40 acres
3-035; Chester Creek Headwaters	2009	9.75 acres
3-029; Campbell Tract	2009	27.5 acres
3-064; Dowling Substation	2010	24 acres
6-251; Arlberg Extension	2015	5.5 acres
CE 5-041; 100 th Avenue Extension	2016	23.9 acres
CE 4-048; 56 th Avenue (TO BE VACATED)	2019	(2.3 acres)
CE 3-079; Worst Subdivision	2019	4.0 acres
CE 3-037 Reflection Lake Creek	2020-2021	2.3 acres
		Total: 160.0 acres

* Pending current acquisitions and disposals, this table will be updated with 2023 numbers prior to final adoption by the Assembly.

HLB Umbrella Mitigation Bank Instrument – HLB continues to work with the Corps to develop the Umbrella Mitigation Bank Instrument. The USACE acceptance of an instrument will permit HLB to operate a Bank and provide wetland credits to meet the needs of developers, private individuals, and public projects when not available through private mitigation banks.

Other Projects

HLB Parcels 6-057F (Girdwood Industrial Park Subdivision) – Phase II & III improvements have been ongoing. Additional permit areas were identified, and several permits were issued in Phase II and III.

Geographic Information – HLB and the Geographic Data & Information Center (GDIC) continue to maintain an accurate mapping application for HLB parcels. Field application development, project website (Hub) development and spatial analysis of HLB lands and projects is ongoing.

EPA Brownfields Grant – HLB passed management of the EPA Brownfields Grant to Long-Range Planning, which is nearly wrapped up and another grant has been sought. HLB anticipates utilizing grant funds, if awarded, to pursue additional testing on certain HLB properties.

Table 2.2 2022 HLBAC Resolutions

Resolution	Subject	Date	Action
2022-01	Approval of the draft Heritage Land Bank Annual Work Program	5/26/22	<i>Postponed Indefinitely</i>
2022-02	The continuation of a lease of Heritage Land Bank Parcel 1-090, legally described as the NW portion, Lot 17, Township 15 North, Range 1 West, Seward Meridian, Alaska, and a portion of HLB Parcel 1-091, described a portion of Tract B, Spring Creek Subdivision, according to the official plat thereof, filed under Plat No. 73-7, Records of the Anchorage Recording District, at less than fair market value, to the State of Alaska Department of Natural Resources Division of Parks and Outdoor Recreation, a public-purpose agency, for the operations of the Ptarmigan Valley Trailhead Parking Lot (PIDs 051-191-01 and 051-211-02) (map on reverse page); and amendment of the 2021 Heritage Land Bank Annual Work Program and 2022-2026 Five-Year Management Plan.	6/23/22	<i>Pulled from Agenda</i>
2022-03, as amended	The disposal by non-competitive sale at fair market value of HLB Parcel 3-027A (PID 008-081-18-001), LEGALLY DESCRIBED as a portion of the south half of the southeast quarter of the southeast quarter of the southeast quarter of section 33, township 13 north, range 3 west, Seward meridian, records of the Anchorage Recording District, to Chugach Electric Association for the continued operation of an electric substation and amend the 2021 Heritage Land Bank Annual Work Program and 2022-2026 Five-Year Management Plan.	6/23/22	Approved
2022-04	The disposal by competitive bid of HLB Parcel 3-010 legally described as Lot 12 of Tract 1A-1 Fragment of the Mountain View Development (Plat 16-99) (PID 004-051-42), and amendment of the 2021 Heritage Land Bank Annual Work Program.	5/26/22	<i>Pulled from Agenda</i>
2022-05	The disposal by competitive bid of HLB Parcel 6-003B, legally described as Block 2 Lot 6 of the Indian Subdivision (Plat 64-131) (PID 090-031-44), and amendment of the 2021 Heritage Land Bank Annual Work Program.	5/26/22	<i>Pulled from Agenda</i>
2022-06	The acquisition of real property, legally described as Lot 15 Block 11 Laurel Acres Subdivision (Plat 71-44) (PID 012-491-51-000), placement into the Heritage Land Bank inventory, and amend the Heritage Land Bank 2021 Annual Work Program & 2022-2026 5-Year Management Plan.	8/25/22	Approved

2022-07	The acquisition of real property, legally described as Lot 29 Block 8 Laurel Acres Subdivision (Plat 71-44) (PID 012-492-70-000), placement into the Heritage Land Bank inventory, and amend the Heritage Land Bank 2021 Annual Work Program & 2022-2026 5-Year Management Plan.	8/25/22	Approved
2022-08	Withdrawal of Heritage Land Bank (HLB) Parcel 3-074 (PID 008-101-16-000) from the HLB Inventory and transfer to the Anchorage Community Development Authority for the purpose of a land trade with the State of Alaska for Block 102 of the Original Townsite, and amend the HLB 2021 Annual Work Program.	9/22/22	<i>Pulled from Agenda</i>
2022-09(S)	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.	11/17/22	Approved
2022-10	The lease of Heritage Land Bank Parcel 2-156 (PID 020-181-68-000), legally described as Tract B-2 of the Legacy Pointe Subdivision (Plat 2013-18), for less than fair market value for the purposes of a non-profit natural burial cemetery, and amend the 2021 Heritage Land Bank Annual Work Program and 2022-2026 Five-Year Management Plan.	11/17/22	<i>Pulled from Agenda</i>
2022-11	The acquisition of real properties, legally described as Lot 30, Block 5 (Parcel ID 012-492-03-000), Lot 31, Block 5 (Parcel ID 012-492-02-000), Lot 29, Block 11 (Parcel ID 012-491-65-000), And Lot 30, Block 11 (Parcel ID 012-491-66-000) 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.	11/17/22	Approved

Chapter 3. 2023 Work Program

There are many projects in the Municipality that will be affecting the Heritage Land Bank over the next year. The Real Estate Department has been tasked with assisting many of these development initiatives. HLB also has several multi-year projects underway. Staff expectation is that HLBAC will have action items on nearly every regularly scheduled meeting.

2023 Potential Disposals, Exchanges & Transfers

HLB Parcel 1-111 – 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 competitive bid.

HLB Parcel 2-125 – Rabbit Creek Community Council is evaluating a connector trail from the elementary school to Bear Valley through HLB Parcel 2-125. An agreement or other proposal is anticipated for trail location, development, and management.

HLB Parcel 2-156 – Disposal to a non-profit for the purpose of developing a natural burial cemetery.

HLB Parcel 3-011 – Intergovernmental Permit to AWWU for the purpose of water main vault.

HLB Parcel 3-027A – Complete transaction and dispose of property to Chugach Electric Association

HLB Parcel 3-042 – Potential disposal by ground lease to CEA for the purpose of a substation. Construction permit and trail easement for a Northeast Connector Trail to be considered for Parks & Recreation. Intergovernmental Permit for old Army access road used as a utility access road.

HLB Parcel 3-064 – Issue a Construction permit, and subsequent easement, for the purpose of ACS utility installation.

HLB Parcel 3-074 – Parcel to be used as a trade with the State of Alaska, Alaska Housing Finance Corporation (AHFC) for a portion of Block 102 of the Original Townsite Subdivision in downtown.

HLB Parcels 3-078A-D – HLBAC and Assembly have approved disposal to Contour RE, LLC and the transaction is expected to be completed in 2023.

HLB Parcels 3-078E – Continue to evaluate environmental contamination and ways that the site can be redeveloped by a private developer.

HLB Parcel 4-010, 4-011, 4-012 – Execute a use agreement with Anchorage Health Department for the continued use of the properties as a parking lot.

HLB Parcel 4-013 – Execute a lease with the current lessee for the continued use as a parking lot.

HLB Parcel 4-043D – Review request from Joint Base Elmendorf-Richardson for a non-development easement.

HLB Parcel 4-045 – Resolve trespass issue and withdrawal property out of HLB Inventory to Real Estate Services with management by Parks & Recreation.

HLB Parcels 5-010, 5-011, 5-012 – Application for peat removal has been submitted to the US Army Corps of Engineers. Complete permitting process and evaluate lease or sale of the sites.

HLB Parcels 6-002, 6-004, 6-005, 6-060, 6-073, BC-4, BC-6 – Evaluate Chugach Electric Association easement request for portions of these parcels where existing transmission line is located.

HLB Parcel 6-003B – Continue to reserve for Turnagain Arm Community Council use.

*HLB Parcels 6-011, 6-016, 6-017** – The Anchorage Assembly voted to indefinitely postpone the Holtan Hills disposal. The Request for Proposals, Development Agreement, and Bifurcation are guiding documents in next steps related to any action moving forward.

HLB Parcel 6-014 – Evaluate process for disposal, with direct sale, to owners of Alyeska Resort.

*HLB Parcel 6-039** – Replat the parcel into residential lots for disposal.

HLB Parcel 6-043 – HLBAC and Assembly have approved disposal of this parcel to the US Forest Service, it is anticipated that this transaction will be completed in 2023.

HLB Parcels 6-053, 6-054, 6-055, 6-056 – Pursue disposal to ADOT&PF in support of future Alyeska Highway intersection redesign.

HLB Parcels 6-057B, 6-057C, 6-057E – HLBAC and Assembly have approved disposal to Geo Contracting, LLC and the transaction is expected to be completed in 2023.

*HLB Parcel 6-057F** – Staff to evaluate options and present feasibility of the following options to the HLBAC for guidance:

1. Disposal of this property as-is; and
2. Disposal with platting and improvements completed by MOA

HLB Parcels 6-074A, 6-074B – HLBAC has recommended a disposal by lease. It is anticipated that this lease will be executed in 2023.

*HLB Parcel 6-076** – Girdwood Community Land Trust has submitted an application requesting a short-term land use permit for site development work and a long-term ground lease request. More details on the development potential will be shared as it becomes available and it will be presented to the HLBAC. Development of the site consistent with the Girdwood South Townsite is supported.

HLB Parcels 6-011, 6-251, 6-295, 6-296 – When located on HLB land, HLB’s involvement in the establishment of new trails generally begins in the conceptual phase, as proposals require the support of the landowner, and continues beyond approval with permitting and easements. HLB continues to work with trail groups and Staff has participated in the drafting of the new Girdwood Trails Plan.

HLB Parcel 6-039 – Phase II of the Iditarod National Historic Trail (INHT) began in 2020. Until the Girdwood Trails Plan and Girdwood Area Plan are completed and the previous alignment reconfirmed or a new one prescribed, the remainder of the INHT in the Lower Valley will be placed on hold. A permit was issued for improvement of an existing social trail that connects the prescribed INHT alignment to Karolius Drive through South Townsite.

Portions of HLB Parcels 6-039, 6-058, 6-061, and 6-036 – Portions of these parcels may be needed for a utility easement.

**Per AR2023-40, as amended, the Anchorage Assembly has directed HLB to evaluate feasibility all Girdwood properties for residential and commercial development. Based on the outcome of that report and any additional Assembly direction, the proposed actions may be modified.*

2023 Potential Acquisitions

Municipal Entitlement Lands – HLB will continue to work for the conveyance of lands identified in the 1986 Agreement for the Conveyance of Land of the SOA to the MOA.

Laurel Acres Properties – HLB will continue to accept donations and key purchases of parcels located within the Laurel Acres subdivision. The inclusion of these parcels in the HLB Inventory will be for future conservation easement and wetland preservation credits to facilitate development in other areas of the MOA.

2023 Potential Projects

HLB Parcel 3-080 – Staff will begin to evaluate parcel for land use entitlements including replating and rezoning for future disposal.

HLB Parcel 6-018 – Continued collaboration with Girdwood Board of Supervisors and the Cemetery Committee will occur in 2023 as they formulate a cemetery design.

Heritage Land Bank Umbrella Mitigation Banking Instrument – HLB is working to develop a program that will allow the sale of compensatory mitigation credits for the preservation of wetlands and streams throughout the municipality. This program will utilize strategies available through the USACE permitting process, establishing a mitigation banking agreement with the USACE to protect our waterways and watersheds. Stewardship fees paid by permittees will provide

care in perpetuity for the conserved wetlands. In response to USACE and agency comments, HLB developed the MOA Wetlands Prioritization Project to be used as a tool for selection of highest value municipally owned wetlands for preservation in the HLB Mitigation Bank. Additions to the Bank will also be subject to public review and comment. Upon USACE approval of the Heritage Land Bank Umbrella Mitigation Bank, HLB plans to place conservation easements on those sites approved as Bank sites. Staff will continue to evaluate bank sites and use the MOA Wetlands Prioritization Project as a guide.

Potential Heritage Land Bank Umbrella Mitigation Bank Sites

Girdwood Valley Parcels – Create a site plan for a Bank site in the Girdwood Valley.

HLB Parcel 5-023 – Tract C Mike Bierne Subdivision is a parcel adjacent to Sand Lake in west Anchorage primarily made up of wetlands. The *West Anchorage District Plan (2012)* recommends the parcel be transferred to the Parks. This site will be considered for a wetland bank site prior to management authority transferring to Parks & Recreation. Any conservation easement placed on the property will be managed by HLB.

2023 Land Management

Ongoing HLB land management activities will include, but are not limited to:

HLB Parcel 6-002 - One remaining party claims an interest in a mining claim on the parcel. HLB and DNR assert that the claim is invalid. The Municipal Attorney's Office will determine whether a court action is necessary to remove the trespasser and HLB will take actions to clear the land of the trespass and encumbrances. HLB will then work towards remediation of the property and obtain patent.

Bird Creek Homeowners' Exchange – A group of homeowners have been working with the State and MOA to resolve long term trespass on municipal lands in Bird Creek Regional Park. This ongoing project will clear up property descriptions for the members of the Bird Creek community and add two additional parcels to the park.

Fire Fuels Reduction – HLB will work with the Anchorage Fire Department to address high priority HLB parcels at the wildland-urban interface.

Conservation Easement Management – HLB staff shall continue management and required annual site monitoring of conservation easements. HLB performs annual site inspections and monitoring of ten Conservation Easements (Table 2.1). HLB is responsible for approximately 160 acres of conservation wetlands that were preserved through permittee-mitigation with approval as part of the Corps regulatory process.

This management consists of annual site monitoring and reporting. Site monitoring for conservation easements is specific for each site and thresholds for wetland functions need to be

assessed; these types of things include surface water mapping, plant identification and percent cover, water quality checks, the presence of fish and other wildlife, etc. Due to the remoteness and pristine state of the sites, considerable time is necessary to evaluate the wetland functions and overall health of the sites. While most of the sites are required to be visited once per year, it is often necessary to visit in the winter, as well. More area can be accessed on these sites in the winter frozen conditions.

Trespass and Encroachment Issues

Illegal uses of vacant municipal land are increasingly recognized as an ongoing, widespread problem for HLB and other landholding agencies. Addressing illegal activities with remediation and taking enforcement measures is an important part of managing HLB lands.

HLB Parcel 1-008 – Ptarmigan Valley Trail Easement, approved but never executed (AO 96-01).

HLB Parcel 1-034 – May need to be surveyed prior to patent issuance and subsequent disposal.

HLB Parcel 1-069 – Small lot near Glenn Highway currently zoned PLI.

HLB Parcel 1-084 – Lack of physical access to an adjacent parcel has caused a potential encroachment. There appear to be improvements on HLB land, as well.

HLB Parcel 4-001 – This lot is located along the slope of Christensen Drive, south of 2nd Avenue. HLB may grant an Intra-governmental permit to Street Maintenance for easements not finalized in a 1950-60's street project.

HLB Parcels 4-033A-D and 4-034 – HLB may review an additional easement or other contract to allow the continued maintenance of the Tesoro Nikiski Pipeline.

HLB Parcel 4-045 – A shed has been documented by survey to be encroaching on HLB land. Staff will attempt to resolve this long-standing issue with the adjacent property owner. Dumping of yard waste is also an issue on this parcel.

HLB Parcels 4-046 & 4-047 – Camp abatements will continue periodically in accordance with code and availability of shelter.

HLB Parcel 6-002 - One remaining trespass issue related to an expired mining claim prevents MOA from accepting final patent following survey.

HLB Parcels 6-010 and 6-036 – Multiple adjoining owners have created extensions of their yards onto HLB property (gardens, greenhouses, gathering areas, parking, tree clearing, etc.).

HLB Parcel 6-029 – A resolution to overnight parking/camping during Girdwood Forest Fair and other large events will be sought for this parcel and others as the issue arises.

HLB Parcels (Multiple) – Encroachment issues may potentially be resolved through easements.

Plans, Studies & Surveys

Chugiak-Eagle River Cemetery – Members of the Chugiak and Eagle River community have begun to investigate potential properties that could support a cemetery site as documented in the *Chugiak-Eagle River Comprehensive Plan Update (2006, page 79)*. RED will work with the Chugiak-Eagle River community to complete a site selection study, with HLB as one of several possible land grantors to be considered.

Girdwood Area Plan Update – The Girdwood Area Plan (GAP) Committee has continued to work on its mission of “Guiding Girdwood land use: creating a framework for the future of Girdwood.” HLB is a large land holder in the Girdwood valley and will continue to be involved in the GAP update process.

An Inventory of Potentially Developable HLB Parcels in Girdwood – Per AR2023-40, as amended, the Anchorage Assembly directed HLB to evaluate feasibility of all 58 HLB properties in Girdwood for residential and commercial development. A geospatial analysis was completed by HLB staff which identified 11 potentially developable HLB parcels in Girdwood. The report was presented to the Enterprise and Utility Oversight Committee on April 20, 2023.

Chapter 4. Five Year Management Plan: 2024-2028

The HLB will review several of its holdings for disposal during this five-(5) year planning period. The following pages represent HLB parcels that will be considered for sale, lease or exchange, provided such disposals are consistent with the MOA Comprehensive Plan, land use studies, wetlands mitigation policies, and market conditions. As recommendations for any disposals are made, the public hearing process will be initiated through the HLBAC and recommended to the Mayor, with subsequent approval required by the Assembly, also following a public hearing. Several of these parcels will need to be reviewed more carefully or land use studies undertaken before determining final disposition or use.

Potential Disposals, Exchanges & Transfers: 2024-2028

HLB Parcels 1-081 & 1-082 – Staff may explore feasibility of residential development for an eventual disposal for that purpose.

HLB Parcel 1-108 – Proposed competitive sale for disposal.

HLB Parcel 1-084 – Adjacent property owner has a long-standing encroachment, HLB will work with the property owner to resolve trespass issues while also proposing an access easement, at fair market value, to the landlocked parcel.

HLB Parcels 2-116 - 2-122 – These parcels may be more appropriate to be withdrawn out of HLB inventory and into Real Estate Services with Management Authority provided to Parks & Recreation.

HLB Parcel 2-127 – A 20-acre parcel in south Anchorage, east of Potter Marsh, in the Potter Valley area is under consideration for a neighborhood park and withdrawal from the inventory for transfer of management authority to Parks. The road connectivity issues noted in the Hillside District Plan (Special Study Area D) will be considered as part of a decision for the timing and conditions of the disposal.

HLB Parcels 2-128 through 2-136 – HLB is currently managing these properties as open space for the protection of water quality, and habitat, consistent with the adopted *Potter Valley Land Use Analysis (AO 99-144)*. Any future actions on these parcels will be consistent with the *2010 Hillside District Plan*, *Potter Valley Land Use Analysis (1999)*, and other adopted plans. Key considerations will include an evaluation of appropriate land uses, access, and watershed management. HLB will meet with Rabbit Creek Community Council, Alaska Department of Fish and Game, and other interested parties to ensure that future actions involving these parcels supports the adjoining Anchorage Coastal Wildlife Refuge and long-term public values.

HLB Parcel 2-139 – Access needs to be established through a private parcel.

HLB Parcels 2-144A - D – All parcels remain PLI since previous rezone of 2-144C did not receive approval. Staff may consult with the Planning Department to assess a path forward for appropriate zoning for these parcels.

HLB Parcel 2-146 – Potter Valley Land Use Study recommends rezone to R6-SL, the site is currently zoned PLI. HLB Staff will pursue this entitlement action. Evaluation for Chugach State Park access through this parcel should be done in coordination with Rabbit Creek Community Council.

HLB Parcel 2-158 – Grant an Intergovernmental Permit to Project, Management & Engineering (PM&E) for the purpose of legal access, with construction at a later date, to HLB parcel 2-152.

HLB Parcel 3-010 – Disposal by competitive bid or leasing of part or all of the parcel may be considered.

HLB Parcel 4-013 – Disposal may be considered.

HLB Parcels 4-032, 4-033A-F & 4-034 –The 2040 Land Use Plan Map identifies community facility uses for a portion of these areas and HLB will consider a long-term lease consistent with that approved planning document.

Public Access to the Tony Knowles Coastal Trail through HLB land may be considered if/when development of the parcel(s) are proposed. Additionally, HLB will work with the Turnagain

Community Council, the Parks and Recreation Department, and other interested parties to determine appropriate boundaries for a trail and natural space buffer within the areas designated as Park or Natural Area, and, as funding is available, will survey the trail and natural space buffer portions for transfer of management authority to Parks and Recreation. HLB will retain all management responsibilities pertaining to existing contracts affecting these parcels. HLB will work with the Turnagain Community Council, the Parks and Recreation Department, and other interested parties to discuss possible park dedication or other permanent protection status for the trail and natural space buffer (Figure 1).

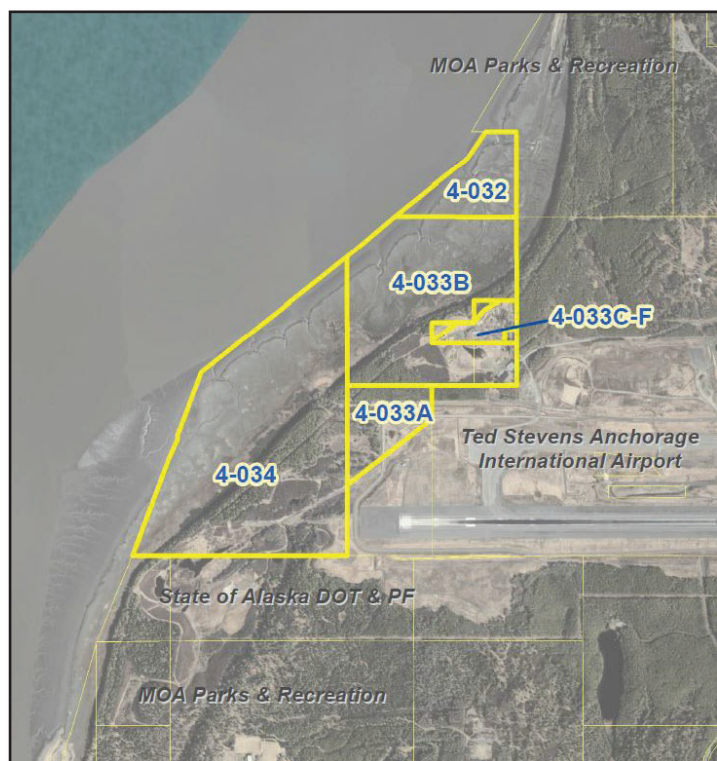


Figure 1: HLB Parcels 4-032, 4-033A-F & 4-034

HLB Parcel 4-046, 4-047 – Discussions anticipated to occur with any users of the site and other interested parties for development of the cultural aspects identified in the Former Native Hospital Site Master Plan. A Request for Interest (RFI) will be made to developers for Mixed Use/Residential development consistent with the Former Native Hospital Site Master Plan.

HLB Parcels 6-003B – This parcel, located near the Indian Valley Bible Chalet, may be considered for disposal.

HLB Parcel 6-003C – The Turnagain Arm Community Council has expressed interest in siting a community center on this parcel and passed a resolution in support in 2016. The TACC will notify HLB when able to move forward on their effort.

Potential Acquisitions: 2024- 2028

Municipal Entitlement Lands – HLB will continue to work for the conveyance of lands identified in the 1986 Agreement for the Conveyance of Land of the State of Alaska to the Municipality.

Potential Projects: 2024-2028

Revolving HLB Fund – HLB staff will draft a revolving fund account policy and procedure instrument, for review and approval by the HLBAC, to allow proactive acquisition of key parcels to achieve the mission of the HLB.

Chugach State Park Access – In order to improve access to Chugach State Park as the *Anchorage 2020 Comprehensive Plan (2001)* encourages, HLB will continue exploring the feasibility of exchanging parcels or allowing development of access to Chugach State Park from certain HLB parcels, such as HLB Parcels 2-139 and 2-152 in upper Bear Valley, adjacent to Chugach State Park. Chugach State Park has produced an access inventory and trails and access plans. HLB will work with the State and the public to accommodate some of these desired access areas and evaluate these parcels for issuance of access easement across HLB land to provide Chugach State Park access (Figure 2).

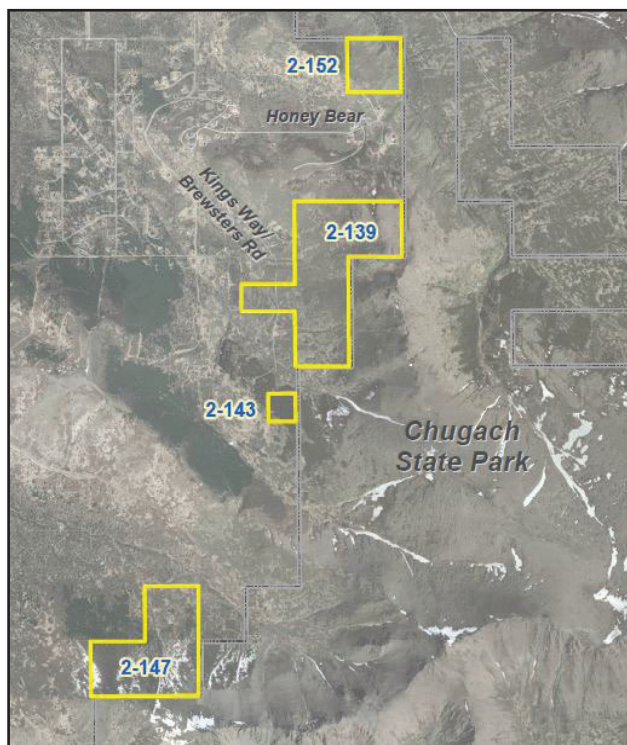
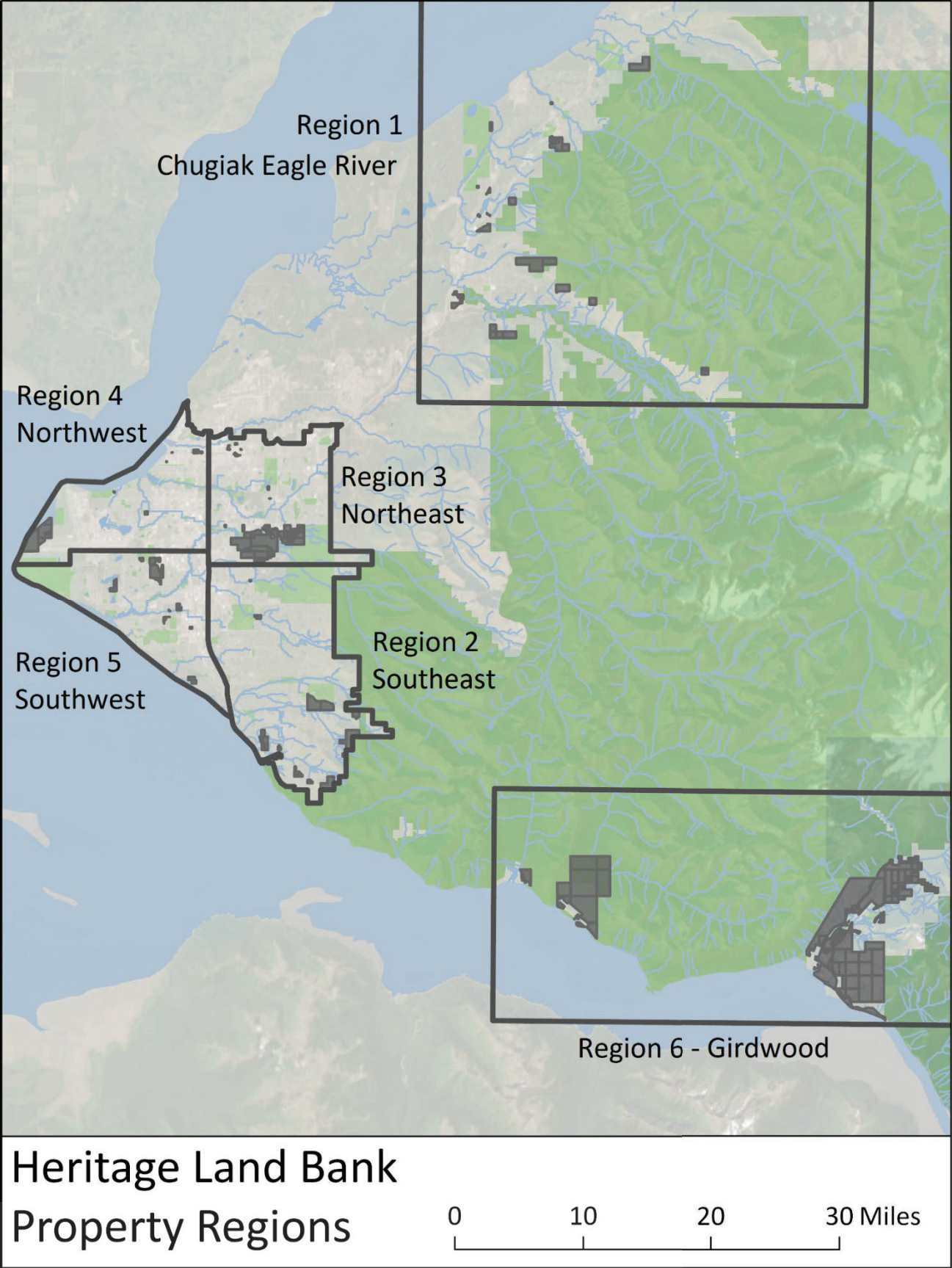


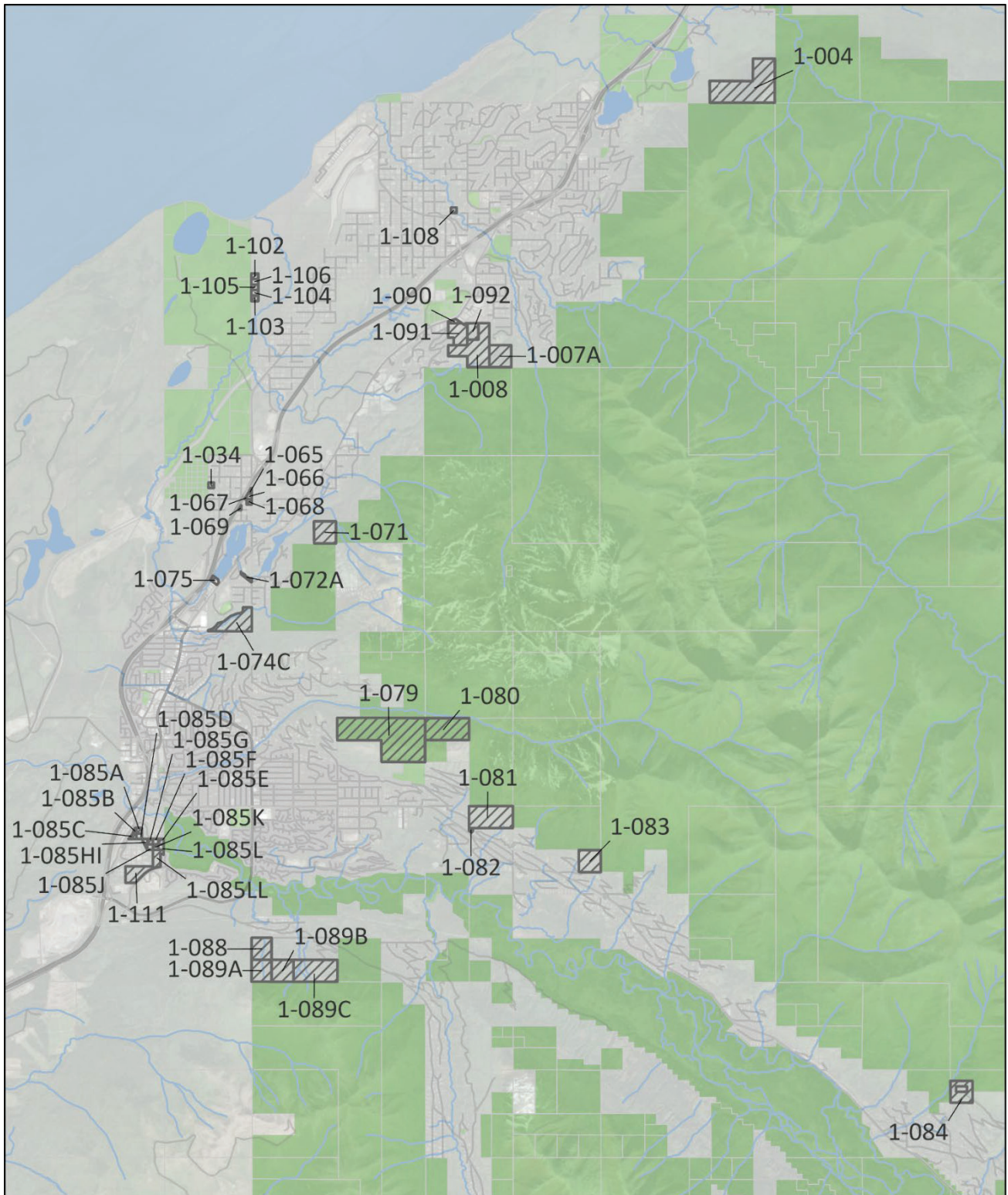
Figure2: HLB Parcels Adjacent to Chugach State Park

HLB Parcels 6-251, 6-295 & 6-296 – A survey of the approximately 1,200 acres comprising the study area will be required prior to final conveyance of the land by the State to the Municipality. The BLM needs to issue final patent to the State prior to conveyance to the MOA. *Glacier-Winner Creek Access Corridor Study (1996)* and the *Girdwood Area Plan (1995)* identified several thousand acres of HLB and state land near the confluence of Glacier and Winner Creeks in the upper Girdwood Valley for development, constrained at this time by market demand and infrastructure costs.

Guide to Abbreviations and Acronyms

ACDA – Anchorage Community Development Authority
ADEC – Alaska Department of Environmental Conservation
AMC – Anchorage Municipal Code
ASD – Anchorage School District
AWWU – Anchorage Water & Wastewater Utility
BLM – U.S. Bureau of Land Management
CEA – Chugach Electric Association
DNR – Alaska Department of Natural Resources
DOD – U.S. Department of Defense
DOT&PF – Alaska Department of Transportation & Public Facilities
GAP – Girdwood Area Plan
GDIC – Geographic Data and Information Center
GIS – Geographic Information Systems
HLB – Heritage Land Bank
HLBAC – Heritage Land Bank Advisory Commission
INHT – Iditarod National Historic Trail
ML&P – Municipal Light & Power
MOA – Municipality of Anchorage
NALA – North Anchorage Land Agreement
OECD – Office of Economic & Community Development
PM&E – Project Management & Engineering
RED – Real Estate Department
RES – Real Estate Services
ROW – Right of Way
SOA – State of Alaska
TSAIA – Ted Stevens Anchorage International Airport
USACE – U.S. Army Corps of Engineers
USFS – U.S. Forest Service

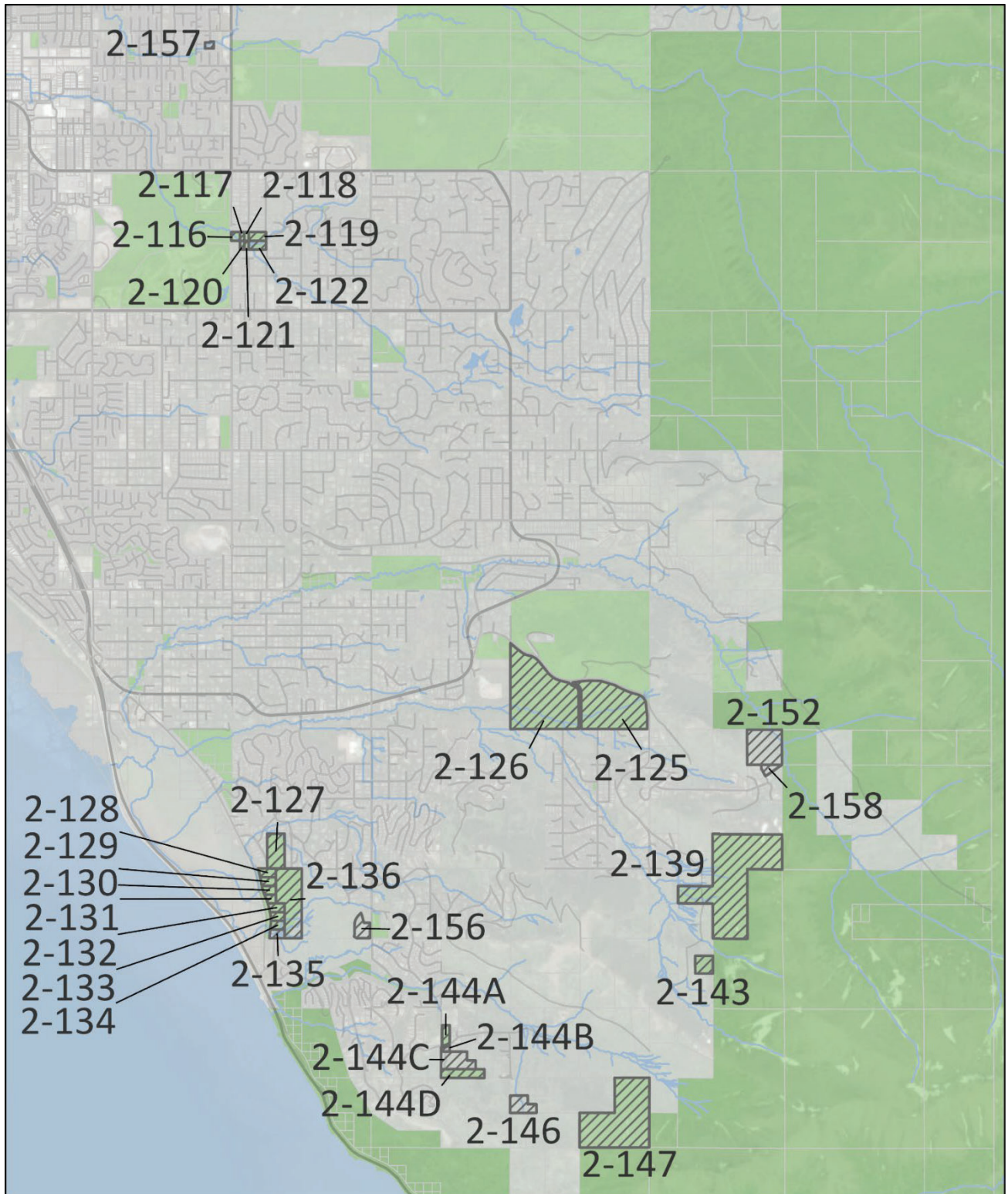




HLB Property Region 1

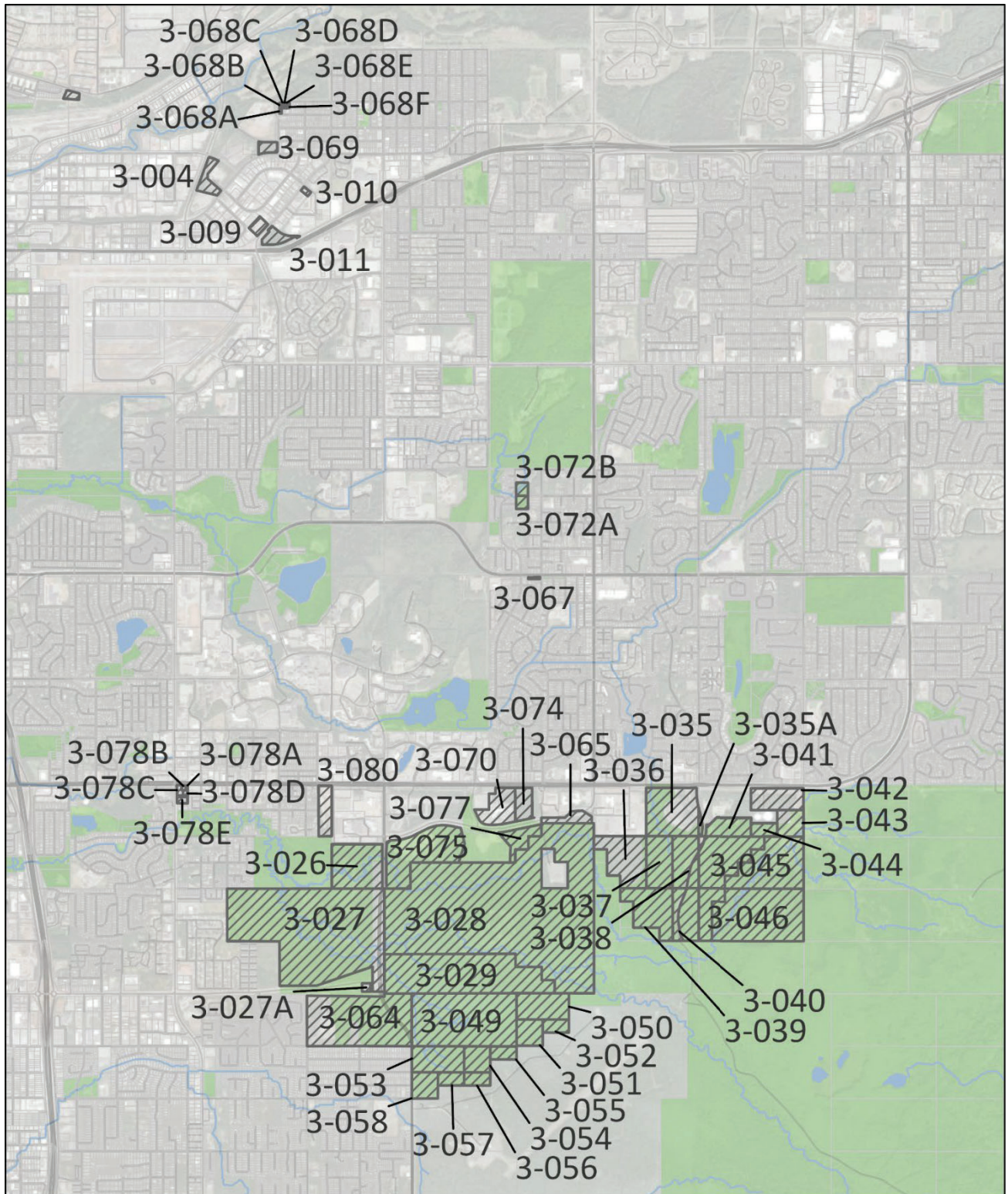
Chugiak Eagle River Parcels

0 2 4 6 Miles



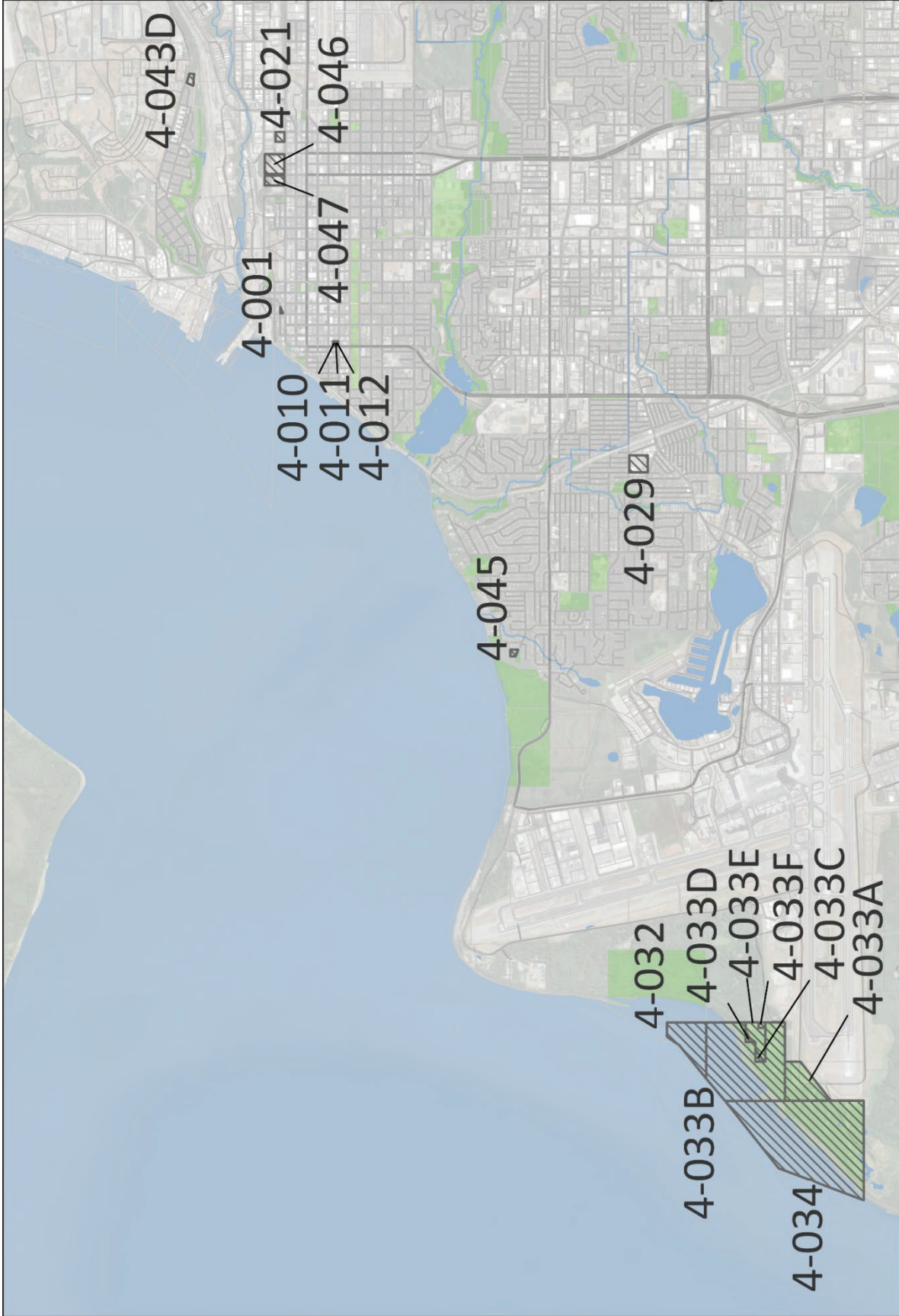
HLB Property Region 2 Southeast Parcels

0 2 4 Miles

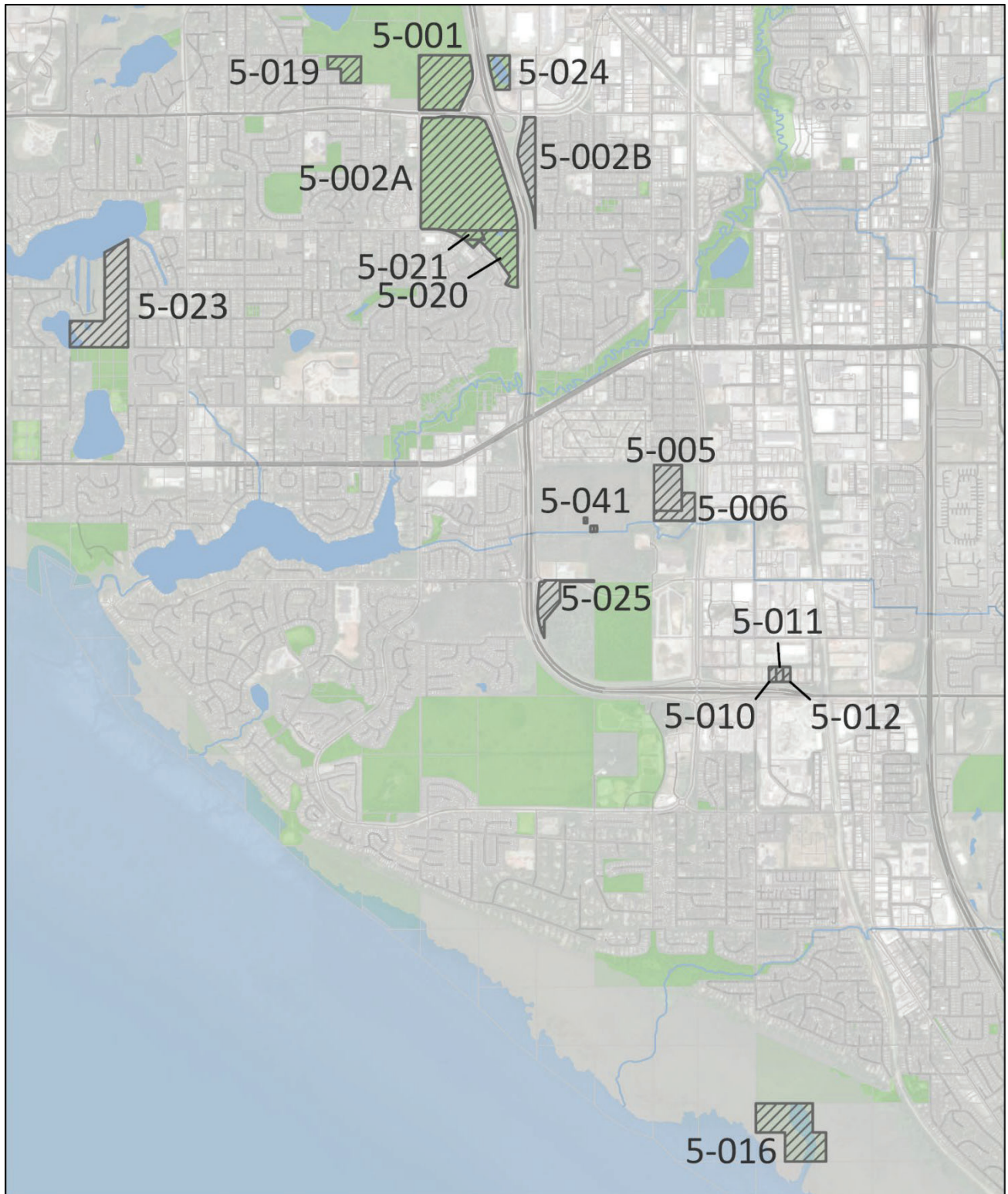


HLB Property Region 3 Northeast Parcels

0 1 2 3 Miles

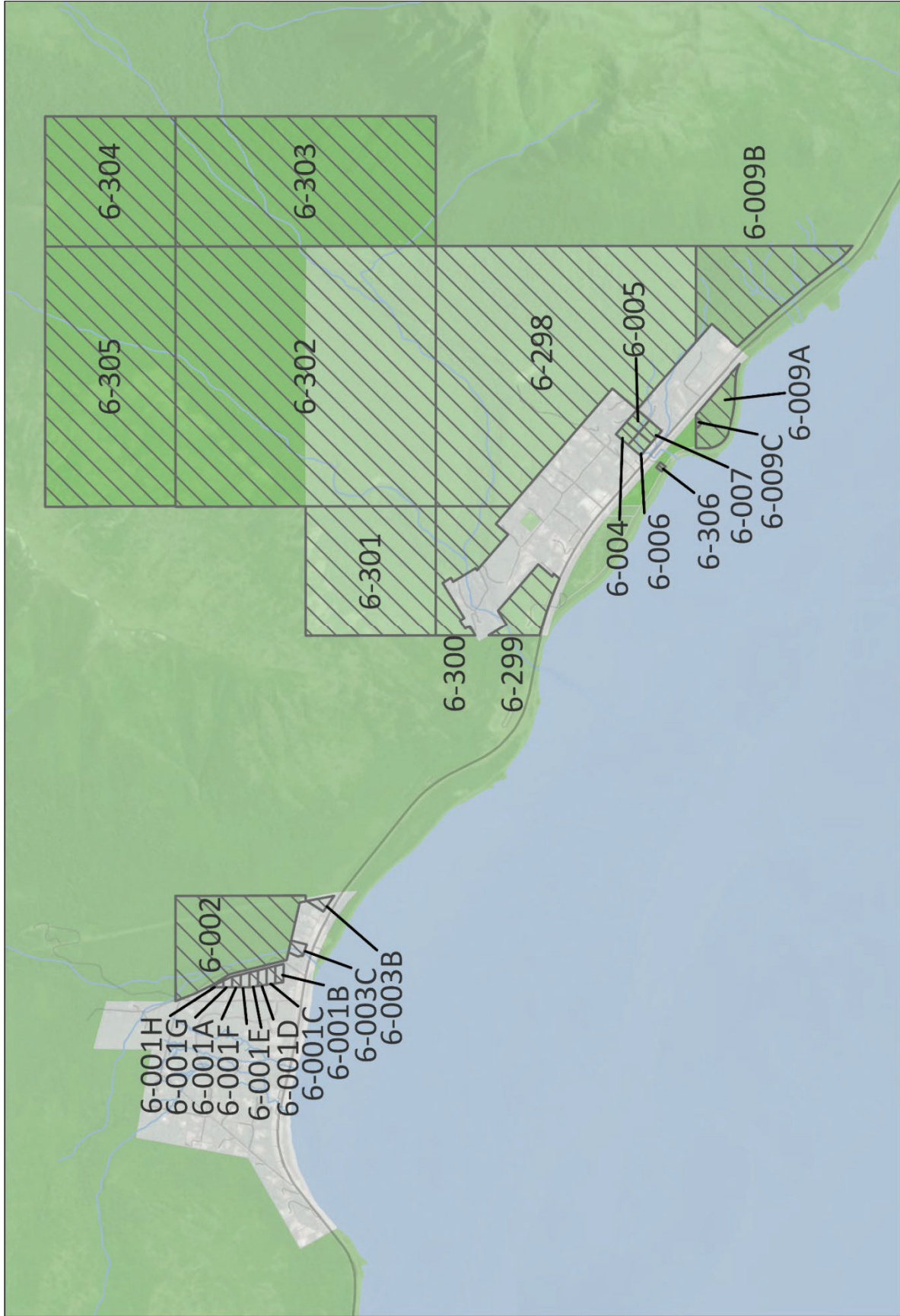


HLB Property Region 4 Northwest Parcels

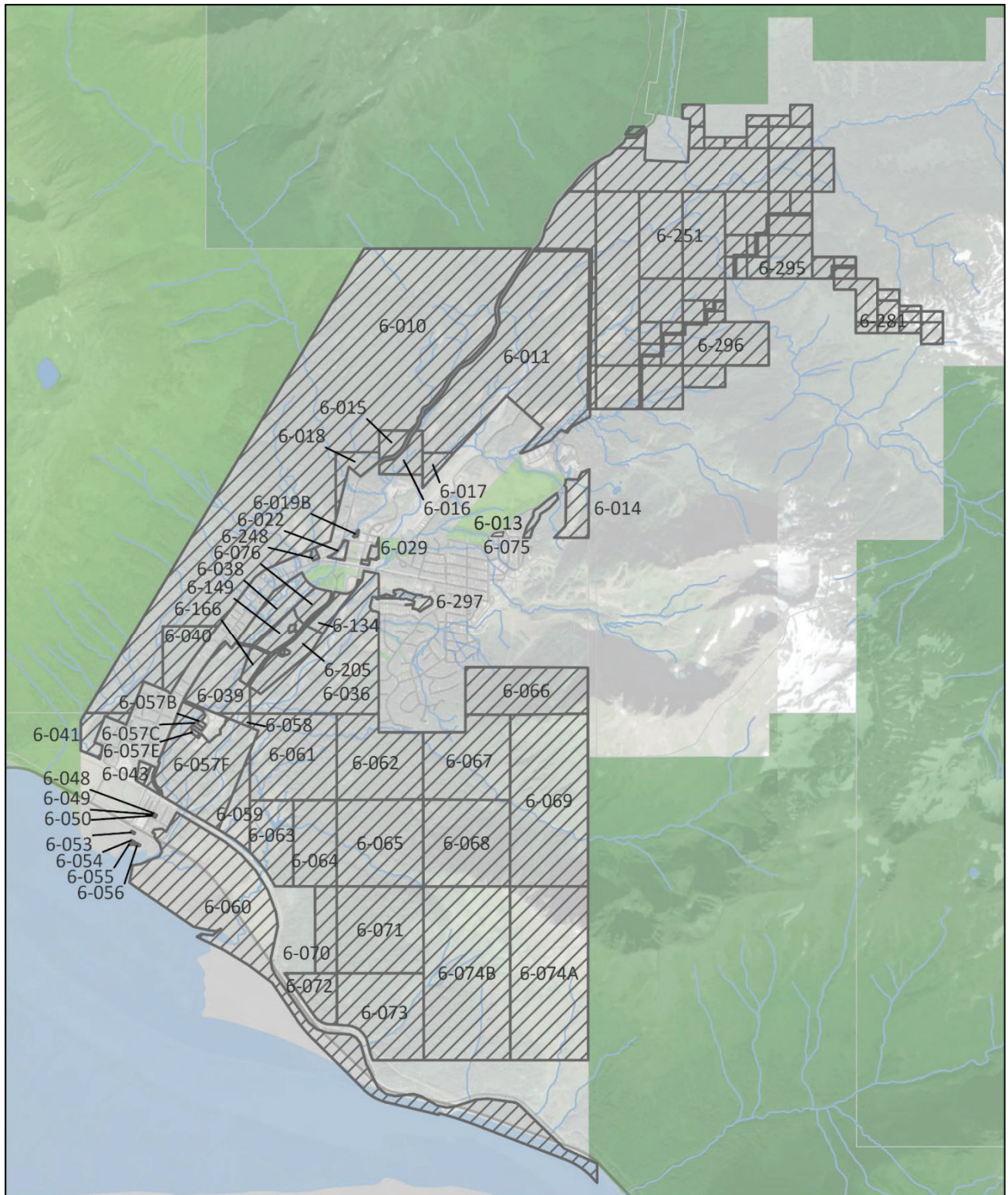


HLB Property Region 5 Southwest Parcels

0 1 2 3 Miles



HLB Property Region 6 Northwest Parcels



HLB Property Region 6 Girdwood Parcels

0 1 2 3 Miles



Municipality of Anchorage Heritage Land Bank Policies

I. Overview

The Municipality of Anchorage Heritage Land Bank (HLB) is responsible for managing the majority of the municipality's uncommitted land base, currently consisting of over 12,000 acres. This acreage is distributed from Chugiak to Girdwood and classified as residential, commercial, industrial, open space, and recreational areas. The HLB manages this land in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan (AMC § 25.40.010).

All land and resources subject to HLB management should be included in the HLB Inventory. Land transferred to the Municipality from the State of Alaska under separate agreement or as part of the Municipal Entitlement Act is added to the inventory. Land may be withdrawn from the inventory and management transferred to other municipal agencies if such land is needed for the location of public facilities or purposes, including schools and dedicated or designated parks and open space. In addition, if HLB land is determined excess to municipal need, such land may be disposed of through land sales, exchanges, or leases. HLB staff also issues land use permits for a variety of temporary uses on HLB land.

The HLB Fund exists to receive income generated by the HLB land. The HLB Fund is used for HLB operating expenses, to acquire new land needed for municipal use, and for improvements to HLB land. All monies held in the HLB Fund are managed in a public fiduciary capacity in an account separate from other municipal funds. HLB is not tax supported and therefore has no impact on property tax revenues.

The HLB Policies and the Anchorage Municipal Charter and Code provide the general principles and guidelines necessary to govern the HLB functions related to the management of HLB land and the HLB Fund.

Any issues not explicitly covered by these policies shall be reviewed and decisions made on a case-by-case basis by the Director of Community Development or their designee after consultation with the Municipal Attorney and a determination of conformance with AMC § 25.40.

II. Heritage Land Bank Advisory Commission

A seven member HLB Advisory Commission (HLBAC) from a diversity of geographic residence, occupations, and civic involvement is appointed by the Mayor and confirmed by the Assembly. The HLBAC generally makes advisory recommendations on proposed HLB actions to the Mayor and Assembly. HLBAC members serve a maximum of two consecutive three-year terms. The commission holds regular monthly meetings to consider proposed actions, except when there is no action pending.

III. Public Notice and Hearing Procedures

HLB staff provides public notice and holds a public hearing prior to making a recommendation to the Mayor and Assembly regarding actions affecting HLB land or the HLB Fund. Public notice must be postmarked 14 days prior to the public hearing. Public noticing is accomplished by:

- a. posting a sign on the land proposed for the action; and
- b. providing individual notice to all property owners within 500 feet of the outer boundary of the affected HLB parcel (or the 50 parcels nearest the outer boundary of the HLB parcel, whichever is greater); and
- c. email notification to the Community Council where the affected HLB land is located, per AMC § 25.40.030D.1, as well as posts the agendas on the HLBAC Information web page at <http://www.muni.org/HLB>

IV. HLB Land Disposals

The HLB periodically makes determinations regarding disposal of land or interests in land, consistent with the Municipal Charter, Municipal Code, the HLB Annual Work Program and Five-Year Management Plan, and HLB Policies. All land disposals must also be consistent with the Comprehensive Plan and implementing measures as well as long-term municipal and community development needs. After a public hearing on a proposal, the HLBAC submits a written finding and recommendation to the Mayor and Assembly, stating whether or not a proposed land disposal is in the best interest of the Municipality and consistent with the HLB mission and purpose. Any disposal utilizing AMC § 25.40.025H shall include additional requirements and conditions to ensure the proper development and completion of the project in the public interest, these types of disposals shall be solicited through requests for proposals or through invitations to bid.

A. Land Sales

All proposed HLB land sales occur by a competitive bid process as described in AMC § 25.40.025D for at least the appraised fair market value of the land. An application to purchase HLB land grants the applicant no right of preference or other priority.

B. Land Exchanges

The HLB may exchange HLB land for other land on at least an equal value basis, as determined by a fair market value appraisal by a certified real estate appraiser.

C. Leases

Per AMC § 25.40.025F, leases are awarded by open competitive bid process based upon one of three forms of compensation:

1. for at least appraised fair market rental rates as determined by a certified real estate appraiser; or
2. a percentage of gross receipts; or
3. a user fee. Lease rates are adjusted at intervals of not more than every five years, except as otherwise approved by the Mayor and Assembly, to reflect current market conditions. HLB land may also be leased non-competitively to a non-profit agency for less than the appraised fair market value if the municipal benefits projected to accrue are found by the Mayor and Assembly to be in the best interest of the Municipality. An application to lease HLB land grants the applicant no right of preference or other priority.

D. Easements

Easements are a disposal of an interest in land, granted non-competitively for a one-time fee based upon appraised fair market or use value, with approval of the Mayor and Assembly.

E. Rights-of-Way

Rights-of-Way (ROW) are another form of land disposal where an area may be awarded non-competitively to a specific utility or government body requesting the ROW. As with easements, the HLB allows the disposal for a one-time fee or payment based on fair market or use value of the area to be disposed of as ROW.

F. Anchorage School District

AO 2007-124(S), passed 9/25/07, covers specific procedures for site selection and acquisition of properties for school lands, amending AMC § 25.40 to include a new section (AMC § 25.40.015D), detailing selection, acquisition, and compensation to HLB for land selected as a school site.

V. Permits

HLB staff administratively issues a variety of land use permits for HLB land and resources. These permits are not a disposal of HLB land; rather a permit is a temporary grant to an individual, corporation or agency of the right to use HLB land for a particular purpose for one year or less in duration. These authorizations include Land Use and Special Event Permits. The HLB Fee Schedule specifies the fees appropriate to various permits and use authorizations (see Section X).

VI. Intra-Governmental Authorizations and Intra-Governmental Permits

Generally Intra-Governmental Authorizations and Intra-Governmental Permits are granted to another municipal department or agency for the duration of a construction/utility project; where necessary to complete a specific project, the timeframe may exceed one year. Intra-Governmental Permits may be public use easements that are recorded and convert to full easements if the property is ever conveyed.

VII. Withdrawals from the HLB Inventory

Some HLB lands are needed by other municipal agencies for specific municipal purposes. If the need is permanent or long-term in duration, the Mayor and Assembly may withdraw the land from the HLB Inventory and transfer it to Real Estate Services. Withdrawals requested by the Mayor with Assembly approval become effective only after at least 30 days prior written notice to the HLB Advisory Commission and at least one HLBAC public hearing, per AMC § 25.40.015B. If land is withdrawn from the HLB Inventory for the use and management of a public agency not supported by municipal taxes, compensation must be paid to the HLB for at least the fair market value of the land as well as administrative and associated costs. Withdrawals of HLB land for other municipal agencies may include a date certain reversionary clause, as determined by the Director of Community Development or their designee. If the agency does not use the parcel for the requested municipal purpose by the date certain, the Mayor may designate the land for return to the HLB inventory. The requesting agency may resubmit a second request for withdrawal at a later date, if necessary.

VIII. HLB Land Management

HLB land management practices are governed by AMC § 25.40. The code requires the HLBAC to submit for Assembly approval an Annual HLB Work Program that conforms to the Five-Year Management Plan, Policies covering the management of the HLB land, and the HLB Fund. The Five-Year HLB Management Plan is often included with the annual work program, but is required by code to be updated at least once every five years. The Five-Year Management Plan generally identifies the land acquisition, inventory, management, transfer, and disposal objectives anticipated during this timeframe. The Annual HLB Work Program includes more detailed descriptions of the proposed activities for the coming calendar year and related revenue and expenditure projections.

IX. HLB Policies

A. Land Management Policies

1. HLB staff shall manage land in the HLB inventory with the objective of maximizing municipal purposes and benefits. Its present responsibility is to provide sites for public facilities and uses for the present and future citizens of the Municipality of Anchorage. HLB staff shall consult regularly with other municipal agencies and the Assembly to

determine whether HLB land is needed to fulfill various municipal purposes. If an agency has identified a municipal need for HLB land (present or future), and provides sufficient justification in support of the need, HLB staff may either (a) initiate a process to remove the land from the HLB inventory and transfer to Real Estate Services for transfer of management authority to the requesting municipal agency, or (b) create an Intra-governmental Authorization, and retain the land in the HLB Inventory.

2. All HLB land management decisions shall be based upon a finding of compatibility with municipal interests and the overall mission of the HLB. It is anticipated the majority of the land in the HLB inventory shall continue to be held for future municipal use. Where retained, HLB land shall be managed in a manner to protect and enhance its present and future economic and other municipal values. The HLB shall ensure all HLB lands are reasonably protected from adverse impacts, including fire, insect damage, plant disease, illegal dumping, Off-Road Vehicle damage, hazardous or contaminated materials, trespass, vandalism, theft, etc.
3. HLB staff may allow temporary use permits on HLB land, provided such permits do not exceed one year (12 months), any contract longer than one year requires Assembly approval. Such temporary use includes short-term Land Use Permits (LUP), Temporary Construction Permits (TCP), and such other specific use authorizations as approved in advance by HLB staff. Where there are agreements for another MOA Agency to do maintenance or land management activities on a parcel HLB is considering a LUP, HLB will provide an opportunity for that agency to review and concur on any issued LUP. Revenue sharing will be at the discretion of the HLB Executive Director.
4. All land use permits shall be based upon prevailing market rates, unless otherwise provided by AMC § 25.40 or the HLB Fee Schedule. All payments due to the HLB and all terms of the permit shall remain current, or the HLB shall take appropriate action to ensure payment or terminate the permit.
5. HLB staff shall regularly update and maintain complete and accurate land records in the HLB Inventory. HLB staff shall continue integrating its land records with the municipal Geographic Information System (GIS) to enhance the ability of the HLB to make land use decisions based upon the best available information, including geospatial data.
6. The use of HLB land for wetlands mitigation approved by the U.S. Army Corps of Engineers (USACE) is allowed, provided the mitigation is consistent with the mission of the HLB and is approved by the HLBAC and Assembly.
 - a. HLB staff may execute an In-Lieu Fee Agreement with the USACE allowing the sale of credits to public or private developers. The funds received pursuant to an In-Lieu Fee Agreement shall be used for subsequent wetland and/or riparian acquisition, restoration, creation, enhancement, and preservation in accordance with plans authorized by the USACE.

- b. HLB may create a mitigation bank by placing conservation easements on lands owned by the MOA. HLB staff may then sell the mitigation credits to developers needing credits to satisfy USACE permit requirements.
- c. HLB staff may enter into permit-specific agreements with developers to provide mitigation credits on an ad hoc basis, when approved by the USACE.
- d. When HLB land has a recorded Conservation Easement, that property would be withdrawn from the HLB inventory into RES for land management. HLB staff would be responsible for the management of the Conservation Easement.

B. Land Use Planning Policies

1. HLB staff shall manage land and resources consistent with approved Comprehensive Plans and implementing measures. If it cannot be determined whether a proposed land management or disposal action is consistent with the appropriate comprehensive plan or implementing measures, HLB staff shall complete a site-specific land use study prior to taking action on the proposal; the land use study and process may be coordinated with the Planning Department. A site-specific land use study shall address, at a minimum, the following information:
 - a. The need for community facilities such as roads, parks, trails, schools, satellite municipal offices, etc.
 - b. Identify historical and natural landmarks, natural hazards, and environmentally sensitive areas.
 - c. Public utility needs.
 - d. Potential residential, commercial and industrial uses.
 - e. Land use compatibility with adjacent areas.
 - f. Consistency with land uses identified in the Comprehensive Plan, adopted area plans, and with zoning in the area.
 - g. Potential municipal, public and community development needs.

Site specific land use studies shall be adopted through a public process, including public notice, opportunity for public comment, public hearing, and review by appropriate community council(s), HLBAC, Planning and Zoning Commission, and Assembly adoption.

2. The HLB shall initiate prudent predevelopment activities as appropriate in order to increase the value of an HLB parcel including, but not limited to, rezoning, re-platting, master planning, environmental assessment and/or remediation, and geotechnical investigations.
3. To the extent possible, the HLB shall strive to acquire and assemble additional HLB land to achieve more efficient and cost-effective land management. The HLB shall explore land exchange opportunities with other landowners where doing so benefits municipal interests.

C. Land Disposal Policies

1. HLB staff regularly reviews land in the HLB Inventory to identify parcels that are potentially excess to municipal needs as part of drafting the annual HLB Work Program and Five-year Management Plan. If market conditions warrant, the HLB may take advantage of unforeseen opportunities not identified in the work program or five-year management plan. If a proposed disposal is included, HLB staff may initiate the disposal process.
2. The HLB may dispose of land when it is determined there is no current or considered municipal use for the land and market conditions are determined to be favorable. A decision to dispose of HLB land shall be based upon written findings addressing how the disposal is in the best interest of the Municipality and consistent with the purpose and mission of the HLB. The written finding shall also identify the details associated with the disposal, including method, timing, terms, projected effects on the neighborhood and public facilities, and other relevant information. HLB, will consider adding a reverter clause stating that if the buyer does not initiate progress on a development project, the land will revert back to the MOA Heritage Land Bank inventory after five (5) years of inactivity.
3. All land sales shall occur by a competitive bid process for at least the appraised fair market value of the land. HLB staff shall provide at least a 14-day period for accepting qualified bids to purchase land. The successful bidder shall be the applicant submitting the highest qualified bid. Unless otherwise authorized, sealed bid offerings shall be the preferred method of disposal. An application to purchase HLB land shall grant the applicant no right of preference or priority.
4. HLB land may also be leased non-competitively to a non-profit agency for less than the appraised fair market value, if the municipal benefits projected to accrue are found by the Mayor and Assembly to be in the best interest of the Municipality. **HLB land may be leased to other than non-profit agencies only through an open competitive bid process.** The method of compensation to the HLB shall be one of the following:
 - a. At least appraised fair market value;
 - b. A percentage of the annual gross receipts as determined by the HLB;
 - c. A user fee as determined by the HLB; or
 - d. Any combination of the above.

Lease rates shall be adjusted at intervals of no more than five years, except as otherwise authorized by the Assembly, to reflect current market conditions. An application to lease HLB land grants the applicant no right of preference or priority. Lease terms shall generally be commensurate with the length of the proposed uses, although no lease shall be longer than 55 years.

5. Prior to issuing an RFP for a specific project, the Executive Director will inform the HLBAC of the pending action during the Director's Report at a regular meeting. After

the RFP is issued, HLB will provide periodic updates on the progress through written monthly updates provided in the HLBAC meeting packet.

6. HLB will deliver an executed Development Agreement along with a pro forma to the HLBAC prior to any resolution seeking a recommendation for disposal.
7. Lessees shall be consulted on proposed activities affecting their authorized uses or any proposed changes in lease terms and conditions. HLB staff shall encourage lessees to make improvements to HLB land consistent with lease purposes. However, any lessee proposing such improvements must obtain HLB staff authorization, or as instructed in lease agreement, prior to making the improvement, and must agree in writing to maintain the improvement in good working order over the term of the lease.
8. If there is reason to believe HLB land proposed for disposal may contain hazardous or contaminated waste or other materials, HLB staff shall complete an environmental assessment of the property prior to offering the land for disposal. If the assessment reveals the potential presence of hazardous or contaminated waste or materials, HLB staff may exclude the land from the proposed disposal and remediate the site in accordance with applicable law. Contamination and indemnity clauses on all contracts shall be reviewed during annual contract summaries and upon amendments or renewals.
9. HLB land may be exchanged for other land of equal or greater fair market appraised value with greater potential value or attributes for municipal use. HLB staff may accept or pay cash to another party in order to equalize land values.
10. The HLB shall authorize easements at the current fair market rate, although another public agency may obtain an easement at less than fair market value if determined to be in the best interest of the municipality, including Intra-Governmental Permits.
11. Any entity acquiring HLB property shall indemnify or hold the HLB/MOA harmless from any third-party liability, damages, or claims arising from the disposal.

D. Land Acquisition Policies

1. HLB staff shall seek to obtain the highest quality land available when acquiring new land by exchange or by selection from the state under the Municipal Entitlement Act. Particular priority and emphasis shall be placed upon obtaining lands to satisfy present or future municipal needs and purposes.
2. HLB staff shall ensure all prior land agreements, court settlements, and legislative acts are fulfilled as intended to result in the conveyance of land to the Municipality.
3. The HLB may accept donations of land, consistent with the mission of the HLB.
4. If there is reason to believe land proposed for acquisition by the HLB may contain hazardous or contaminated waste or other materials, HLB staff shall ensure an environmental assessment of the property is conducted prior to making a recommendation to acquire the land.

E. HLB Fund Management

1. The HLB Fund shall be used only for HLB operating expenses, acquisition of land for municipal purposes, and for maintenance and improvements to HLB land.
2. HLB staff shall manage the HLB Fund in a fiduciary manner seeking to increase the value of the Fund corpus over the long-term.
3. The HLB Fund may be used to acquire land for municipal purposes if alternative means of acquisition have been explored and determined to be untimely, impractical, or infeasible.
4. HLB staff may invest HLB capital in land improvements on HLB land, or other lands with community benefit consistent with the Comprehensive Plan, Assembly approval, in such direct capital investments and value enhancement activities including but not limited to site planning, rezoning, platting, access and utility acquisition, pursuant to AMC § 25.40.035F.

X. HLB Fee Schedule

The HLB shall establish administrative and other fees associated with processing land disposals and permits. Please refer to Section IV for an overview of the types of land disposals and general procedures. All fees may be modified at the discretion of the Director of Community and Economic Development or their designee.

A. Application Review Fee

Applicants seeking to acquire HLB land are required to pay the HLB a non-refundable \$500 fee to initiate the application review process. The application fee must be submitted with the application. An additional \$500 fee may be charged by HLB for acquisitions or disposals where an expedited review, to be completed within ten business days, is requested. NOTE: An application to purchase HLB land grants the applicant no right of preference or other priority (AMC § 25.40.025A).

B. Disposal Fees

1. Land Sales - All HLB land sales shall be awarded competitively for no less than the fair market appraised value of the land plus costs and a \$500 administration fee. Land sales shall be awarded to the highest qualified bidder through a procedure determined by HLB to be the most appropriate for a given sale. Details for this process shall be provided in advance in the bidding instructions. In the case of identical highest qualified bids, the HLB shall obtain a best and final offer from among the highest identical qualified bids (AMC § 25.40.025D).
2. Leases – Leases shall be awarded by an open competitive bid process, unless issued under Section IX.C.4., and HLB shall determine the most appropriate compensation method for the particular property, with details described in the bidding instructions, and may include one or more of the following:
 - a. At least the fair market appraised value of the land; or

- b. A percentage of the gross receipts anticipated to be received by the bidder and attributed to the leasehold; or
- c. A user fee attributed to the leasehold; or
- d. Any combination of the above.

An administrative fee of \$500 shall also be paid by the successful bidder upon completion of the lease award. The successful bidder shall be the applicant proposing the method of compensation providing both the greatest monetary return to the HLB and the most consistent with the HLB mission and the best interests of the municipality.

Lease rates shall be adjusted by the HLB at intervals of not less than every five years to reflect current market conditions, except as otherwise specifically authorized by the Assembly.

C. Disposals to Non-Profit Agencies

The HLB may lease or sell HLB land non-competitively, where the lessee or purchaser is a non-profit or governmental agency, for less than its appraised fair market value, if the projected municipal benefits are found by the Mayor and the Assembly to be in the best interest of the Municipality.

A \$500 administrative fee shall apply for processing non-competitive or less than fair market value disposals to non-profit agencies or groups.

Other non-competitive disposals include:

- 1. Exchanges – HLB may conduct an equal value land exchange for other land on at least an equal value basis plus \$500 administrative fee (AMC § 25.40.025E).
- 2. Easements – Easements are awarded non-competitively for a one-time fee equal to the fair market value of the easement interest to be conveyed; a \$500 administrative fee shall be paid by the requestor.

D. Permit Fees

- 1. Applicants seeking to acquire a Permit are required to pay HLB a non-refundable \$250 fee to initiate the application review process. An additional administration fee of \$250 may be charged by HLB for issuance of permits on an expedited basis, i.e., within 10 working days.
- 2. Intra-Governmental Authorizations requested by non-tax based municipal agencies, including but not limited to AWWU, Port of Anchorage and ACDA, shall pay a minimum \$500 administration fee or 10% of the property's assessed value, whichever is greater.
- 3. Renewals, amendments, subleases, assignments or extensions of existing HLB leases and permits may require a minimum administrative fee of \$250 for each action (includes subleases and assignments). A security deposit may be required, based on the property to be permitted and the use proposed.

Permit Type	Fee
Special Event Permit (race, tournament, etc.)	\$500/day
Land Use Permit	10% of Appraised Value per year, or minimum of \$750/week for up to four weeks; \$250/week for remaining 48 weeks.
Intra-Governmental Authorization/Permit	\$500 or 10% of the assessed value, whichever is greater

XI. Definitions

Appraised Fair Market Value. The most probable price in cash, terms equivalent to cash, or in other precisely defined terms, for which the appraised property will sell in a competitive market under all conditions requisite to fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming neither is under duress. Professional services may be obtained to coordinate an agreed upon purchase price and/or terms.

Disposals. Per AMC § 25.40.025A, HLB land disposals include land sales, land exchanges, leases and easements.

Fair Market Lease/Rental Value. The rental income a property most probably commands in the open market, indicated by the current rents paid for comparable area or space as of the effective date of agreement.

Gross Receipts. All money, income, revenue and any and all other things of value received by, paid to or transferred for the benefit of a lessee on HLB land, without offsets or deductions of any sort whatsoever, where such receipts or payment(s) are made as a result of or in connection with the lessee's interest in the leasehold.

Improvements. A valuable addition to HLB property or an amelioration in its condition, intended to enhance its value or utility or adapt it for new or further purposes, including expenditures to extend the useful life of the property asset, to improve its performance, or for off-site mitigation necessary to improve HLB land.



Municipality of Anchorage

Heritage Land Bank

Major Fund Activities by Year

1983:	1/83 Balance	\$62,172	1989:	1/89 Balance	\$2,594,701
	Revenue	2,630,922		Revenue	1,422,523
	Expenses	-901,551		Expenses	-683,699
	Op. Transfers	<u>795,170</u>		Op. Transfer	<u>- 40,000</u>
	12/83 Balance	\$2,586,713		12/89 Balance	\$3,293,525
1984:	1/84 Balance	\$2,586,713	1990:	1/90 Balance	\$3,293,525
	Revenue	3,566,449		Revenue	1,479,015
	Expenses	-2,602,775		Expenses	-1,080,059
	Op. Transfer	-13,267		Op. Transfer	<u>-67,550</u>
	Note Proceeds	<u>1,000,000</u>		12/90 Balance	\$3,624,931
	12/84 Balance	\$4,537,120			
1985:	1/85 Balance	\$4,537,120	1991:	1/91 Balance	\$3,624,931
	Revenue	2,587,762		Revenue	1,262,131
	Expenses	-2,545,766		Expenses	<u>-1,186,389</u>
	Op. Transfer.	<u>-270,146</u>		12/91 Balance	\$3,700,673
	12/85 Balance	\$4,308,970			
1986:	1/86 Balance	\$4,308,970	1992:	1/92 Balance	\$3,700,673
	Revenue	2,771,864		Revenue	1,736,002
	Expenses	-3,378,305		Expenses	<u>-1,470,189</u>
	Debt services	-583,928		12/92 Balance	\$3,966,486
	Op. Transf.	<u>-113,330</u>			
	12/86 Balance	\$3,005,271	1993:	1/93 Balance	\$3,966,486
1987:	1/87 Balance	\$3,005,271		Revenue	1,694,488
	Revenue	2,996,102		Expenses	<u>-3,254,525</u>
	Expenses	-631,297		12/93 Balance	\$2,406,449
	Op. Transfers	<u>-3,566,901</u>	1994:	1/94 Balance	\$2,406,449
	12/87 Balance	\$1,803,175		Revenue	2,219,763
1988:	1/88 Balance	\$1,803,175		Expenses	<u>-1,663,360</u>
	Revenue	1,451,700		12/94 Balance	\$2,962,852
	Expenses	<u>- 660,174</u>	1995:	1/95 Balance	\$2,962,852
	12/88 Balance	\$2,594,701		Revenue	2,347,834
				Expenses	<u>-1,764,292</u>
				12/95 Balance	\$3,546,394

1996:	1/96 Balance	\$3,546,394
	Revenue	1,742,078
	Expenses	<u>-1,150,073</u>
	12/96 Balance	\$4,138,399
1997:	1/97 Balance	\$4,138,399
	Revenue	782,382
	Expenses	<u>-1,692,036</u>
	12/97 Balance	\$3,228,745
1998:	1/98 Balance	\$3,228,745
	Revenue	2,075,660
	Expenses	<u>-1,086,888</u>
	12/98 Balance	\$4,217,517
1999:	1/99 Balance	\$4,217,517
	Revenue	1,607,489
	Expenses	<u>-1,639,613</u>
	12/99 Balance	\$4,185,393
2000:	1/00 Balance	\$4,185,393
	Revenue	728,502
	Expenses	<u>-1,679,370</u>
	12/00 Balance	\$3,234,525
2001:	1/01 Balance	\$3,234,525
	Revenue	1,004,831
	Expenses	<u>-1,314,938</u>
	12/01 Balance	\$2,924,418
2002:	1/02 Balance	\$2,939,753
	Revenue	1,769,255
	Expenses	<u>-783,522</u>
	12/02 Balance	\$3,925,486
2003:	1/03 Balance	\$3,925,486
	Revenue	2,452,397
	Expenses	<u>-396,242</u>
	12/03 Balance	\$5,981,641
2004	1/04 Balance	\$5,981,641
	Revenue	2,084,506
	Expenses	<u>-3,776,373</u>
	12/04 Balance	\$4,289,774
2005	1/05 Balance	\$4,289,774
	Revenue	1,152,290
	Expenses	<u>-2,470,664</u>
	12/05 Balance	\$2,971,400

2006	1/06 Balance	\$2,971,400
	Revenue	2,082,353
	Expenses	<u>-2,788,709</u>
	12/06 Balance	\$2,265,044
2007	1/07 Balance	\$2,265,044
	Revenue	1,137,911
	Expenses	<u>-1,872,697</u>
	12/07 Balance	\$1,530,258
2008	1/08 Balance	\$1,530,258
	Revenue	1,457,051
	Expenses	-2,273,604
	Receivables	<u>808,000</u>
	12/08 Balance	\$1,521,705
2009	1/09 Balance	\$ 713,705
	Revenue	1,329,658
	Expenses	-1,037,915
	Receivables	<u>808,000</u>
	12/09 Balance	\$1,005,448
2010	1/10 Balance	\$1,005,448
	Revenue	2,173,273
	Expenses	-1,478,872
	Receivables	<u>619,368</u>
	12/10 Balance	\$1,699,849
2011	1/11 Balance	\$1,699,849
	Revenue	2,093,850
	Expenses	<u>-2,659,502</u>
	12/11 Balance	\$1,134,197
2012	1/12 Balance	\$1,134,197
	Revenue	966,265
	Expenses	<u>-1,215,467</u>
	12/12 Balance	\$ 884,995
2013	1/13 Balance	\$884,995
	Revenue	7,556,534
	Expenses	-1,771,356
	Receivables	<u>1,615,000</u>
	12/13 Balance	\$6,670,173
2014	1/14 Balance	\$6,670,173
	Revenue	949,376
	Expenses	-827,381
	Receivables	<u>1,530,000</u>
	12/14 Balance	\$6,792,168

2015 **1/15 Balance** **\$6,792,168**
Revenue 970,600
Expenses -1,434,725
Receivables 2,115,400
12/15 Balance \$6,328,043

2016 **1/16 Balance** **\$6,328,043**
Revenue 1,228,906
Expenses 2,168,689
Receivables 1,646,199
12/16 Balance \$5,388,261

2017 **1/17 Balance** **\$5,388,261**
Revenue 1,210,968
Expenses 1,206,972
Receivables 1,275,000
12/17 Balance \$5,392,257

2018 **1/18 Balance** **\$5,392,257**
Revenue 775,747
Expenses 1,004,147
Receivables 1,190,000
12/18 Balance \$5,163,857

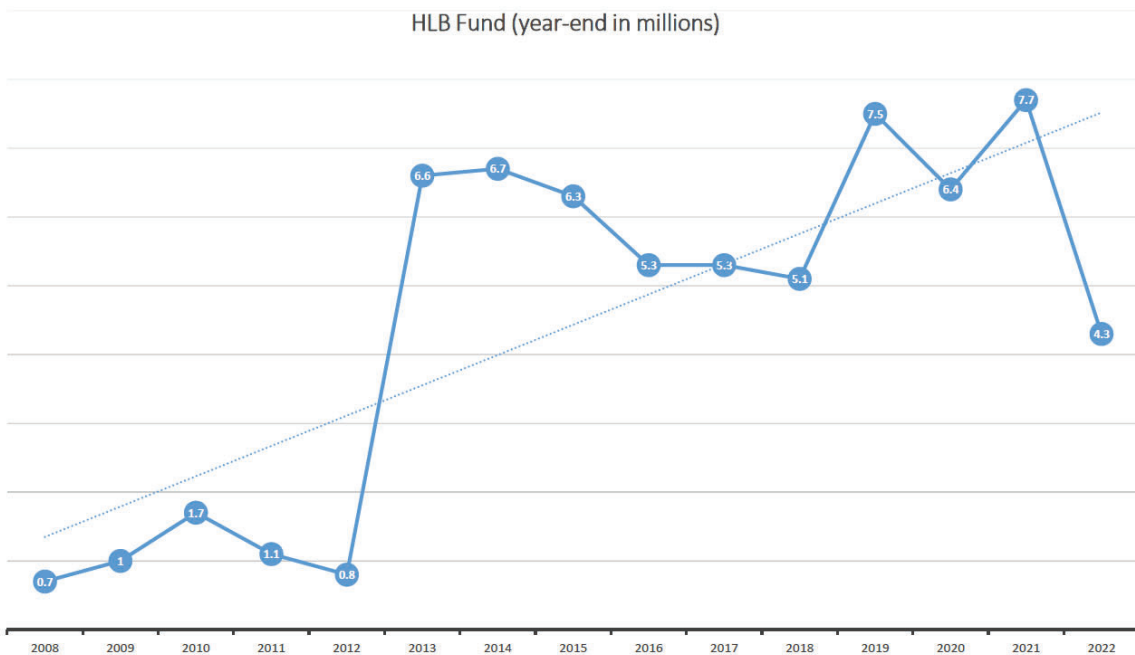
2019 **1/19 Balance** **\$5,163,857**
Revenue 2,427,234
Expenses 1,175,725
Receivables 1,105,000
10/19 Balance \$7,520,366

2020 **1/20 Balance** **\$5,338,725**
Revenue 4,677,392
Expenses 955,754
Receivables 1,297,909
12/20 Balance \$ 6,415,365

2021 **1/21 Balance** **\$6,254,161**
Revenue 3,813,856
Expenses 947,841
Receivables 1,294,346
12/21 Balance \$7,662,584

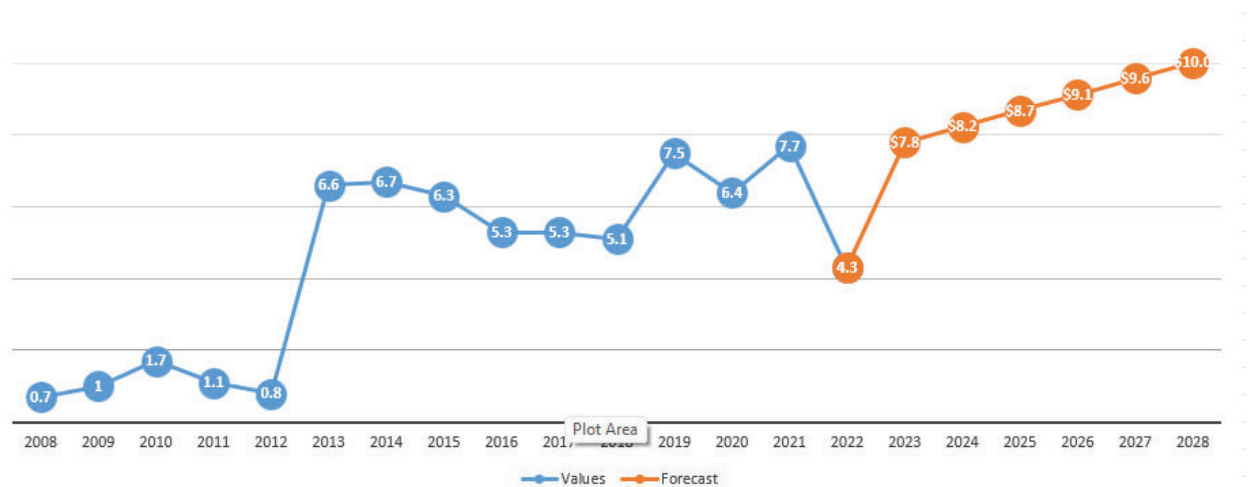
2022 **1/22 Balance** **\$3,388,146**
Revenue 1,034,930
Expenses 2,417,628
Receivables 1,294,346
12/22 Balance \$4,277,734*

**\$3,483,137 earmarked for specific items such as redevelopment of Tozier Track facilities.*



Conversion to SAP financial software in October 2017

Five year Projection to 2028 based on trends from 2008





Municipality of Anchorage

Heritage Land Bank

Leases and Permits List (as of March 2023)

Contract Number	Permittee / Lessee	HLB Parcel Number	Use	Contract End
73-001	Chugach Electric Association	3-027A	Dowling Substation	2028-01-28
87-002	Mt. Alyeska Ski Resort, LP sublease to Alyeska Resort Operations LP	6-014	Ski Ops/Chair 7	2028-02-28 sublease (2048-03-31 lease)
88-001	US Forest Service	6-043	Forest Service facility	2023-04-30
96-004	Alascom, Inc. dba AT&T Contact: Jim Wicks (Alaska Wireless Network - surcharge)	6-048; 6-049; 6-050	Cell tower and equipment	2023-12-31
96-005	SOA DNR/DPOR	1-090 & 1-091	Ptarmigan Valley trailhead	2046-11-03
98-003	Anchorage Fueling and Service Co.	Tidelands on west side of AKRR ROW and 1 Port leased parcel	12" pipeline	2038-10-11
2003-02	Alaska Botanical Garden, Inc.	3-038, 40, 41, 44-46	Botanical garden	2058-01-31
2004-05	Catholic Social Services assigned to Cook Inlet Housing Authority	4-021	Brother Francis shelter	2043-02-02
2007-08	Girdwood Parks & Recreation	6-134, 6-076 (portion)	Frisbee Golf Course	2023-12-31
2008-23	The Salvation Army (Clitheroe Center)	4-033B (portion)	Rehabilitation Facility	2023-12-31
2008-06	ACS Easement	4-033A, 4- 033B, 4-034	non-exclusive utility easement	2028-04-29

Contract Number	Permittee / Lessee	HLB Parcel Number	Use	Contract End
2009-03	SOA/Dept. of Admin. GSA	3-070	Crime Lab	2059-02-28
2009-06	Rupinder Alaska Inc (Ramada)	4-013	Ramada parking	2024-03-31
2009-13	Girdwood Valley Service Area	6-057F (portion)	Equipment & materials storage; woodlot	2023-12-31
2011-15	Robert Wolfe dba Snow Free Snowplowing	6-057F (portion)	Equipment and sand materials storage	2023-12-31
2012-07	Chugach Electric Association Telecom	6-009C	Telecommunication Facility Lease	2032-01-31
2014-02	Backroads	6-011, 6-251	Hiking/tourism	2022-09-30
2014-07	Austin Adventures Inc.	6-011, 6-251	Hiking/tourism	2022-09-16
2014-09	Chugiak Volunteer Fire & Rescue Lease	1-075	Lease fire station #35	2069-12-31
2015-06	Boys & Girls Clubs of Southcentral Alaska; Woodland Park	4-029	Lease: Operate Boys & Girls Club; Ice Rink Mgmt Agreement	2025-05-31
2016-17	Tesoro Alaska Pipeline Co.	4-033(A-E) portions, 4-034 portions	Nikiski Pipeline	2031-01-29
2016-21	SMG One, LLC dba Silverton Mountain Guides	6-011; 64; 66; 67; 68; 69; 70; 73; 74E 251; 295; 281; 296	Heli-skiing	2023-06-30
2017-04	GEO Contracting, LLC	6-057B	Industrial	2047-03-31
2017-05	GEO Contracting, LLC	6-057C	Industrial	2047-03-31
2017-06	Glacier Creek Storage, LLC	6-057E	Storage	2047-03-31
2017-10	Alaska Railroad Corp.	6-060; 6-074-A; 6-074-B	Avalanche Mitigation	2023-12-31
2017-12	FAA	4-033A; 4-043	Runway Protection Zone	2021-09-30, holdover
2017-29	Chugach Adventure Guides, LLC dba Chugach Powder Guides	6-014, 6-251, 6-281, & 6-295	Sno-Cat, Heli-skiing	2022-10-01
2018-01	ADOT&PF/TSAIA	4-034	Access permit	2023-11-30
2018-10	Chugach Adventure Guides, LLC dba Chugach Powder Guides	6-281	Access Permit	2023-08-31
2018-13	Alaska Guide Collective,	Girdwood	Recreation	2023-06-30

Contract Number	Permittee / Lessee	HLB Parcel Number	Use	Contract End
	LLC	Valley		
2019-08	GVSA Street Maintenance	6-022 (portion)	Park & Ride	2023-12-31
2021-01	Alaska Aquaponics	6-057F (portion)	Commercial Agriculture	2023-04-30
2021-07	Turnagain Tree Care	6-057F (portion)	Contractor wood lot	2024-02-10
2021-08	AK Seeds of Change	4-046 (portion)	Urban farm and job training	2023-05-04
2021-18	Ridgetop Builders	6-057F (portion)	Wood Mill	2023-08-01
2021-19	Alaskan Sled Dog and Racing Association	3-080	Sled Dog Racing	2023-10-13
2022-01	Sundog Ski Guides LLC	Girdwood Valley	Backcountry Skiing	2023-06-30
2022-02	Girdwood Equipment Rental	6-057F (portion)	Storage	2024-05-31
2022-04	Girdwood Community Land Trust	6-057F (portion)	Storage	2024-02-10
2023-01	Ritual Bough	6-061, 6-062, 6-036, 6-067, 6-134, and the portion of 6-011 east of Glacier Creek	Ceremonies	2024-01-31
2023-02	Girdwood Community Land Trust	6-076	land and site planning, including land surveying	2024-04-06

HERITAGE LAND BANK ADVISORY COMMISSION
HLBAC Resolution 2023-02

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF THE 2023 HLB ANNUAL WORK PROGRAM AND 2023-2028 FIVE-YEAR MANAGEMENT PLAN.

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 § 25.40.020, the HLB Advisory Commission (HLBAC) shall recommend and submit for assembly action a comprehensive land and fund management program to accomplish the purpose and mission of the HLB, and that such a program shall contain at a minimum such documents as the Five-Year Management Plan and an Annual Work Program; and

WHEREAS, pursuant to AMC § 25.40.020A, the Five-Year Management Plan shall identify those land acquisition, inventory, management, transfer and disposal objectives anticipated during this time frame; and

WHEREAS, pursuant to AMC § 25.40.020B, the Annual Work Program shall conform to the current or proposed Five-Year Management Plan and which includes detailed descriptions of the proposed land acquisitions, inventory, management, transfer and disposal activities of the HLB for the coming year; and

WHEREAS, pursuant to AMC § 25.40.020B, a public notice, as set forth in this chapter, of not less than forty-five (45) days, is required prior to a hearing by the HLBAC on the Annual Work Program; and

WHEREAS, on April 25, 2023, the Public Review Draft of the 2023 HLB Annual Work Program and 2024-2028 Five-Year Management Plan (Draft Plan) was posted on the HLB website, the MOA Public Notice website, and an e-mail was sent to Assembly members, all community councils, municipal department heads, and public and private organizations that have subscribed to the HLBAC mailing list; and

WHEREAS, on April 25, 2023, the notice for the June 22, 2023 HLBAC public hearing on the Draft Plan was posted on the HLB website, the MOA Public Notice website, and an e-mail was sent to Assembly members, all community councils, municipal department heads, and public and private organizations that have subscribed to the HLBAC mailing list; and

WHEREAS, on June 22, 2023, the HLBAC held a public hearing on the Draft Plan; and

WHEREAS, the Draft 2023 HLB Annual Work Program and 2024-2028 Five-Year Management Plan document complies with the provisions as set forth in AMC § 25.40.020A-C; now, therefore,

THEREFORE, BE IT RESOLVED, THE HLBAC APPROVES THE DRAFT 2023 HLB ANNUAL WORK PROGRAM AND 2024-2028 FIVE-YEAR MANAGEMENT PLAN WITH ANY AND ALL ADOPTED AMENDMENTS.

THEREFORE, BE IT FURTHER RESOLVED, THE HLBAC RECOMMENDS THE PLAN FOR CONSIDERATION OF APPROVAL AND ADOPTION BY THE ASSEMBLY.

PASSED and APPROVED on this, the 22nd day of June, 2023.

Approved:

Attest:

Dean Marshall, Interim-Chair
Heritage Land Bank Advisory Commission

Lance Wilber, Director
Office of Economic & Community Development