

Heritage Land Bank Advisory Commission Meeting

Thursday, February 22, 2024 at 1:30PM

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

Join via Microsoft Teams - Meeting ID: 263 322 183 869, Passcode: jHGL3p

Join by Telephone - 907-519-0237, Conference ID: 987 366 530#

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. February 22, 2024 Agenda
 - b. January 25, 2024 Minutes
- IV. **Director's Report**
- V. **Presentation:** Timothy Glassett, Statewide Avalanche and Artillery Program Manager from the State of Alaska Department of Transportation & Public Facilities, will be presenting a proposed Interagency Explosive Storage and Heliport development near HLB land in the Girdwood Valley.
- VI. **Proposed Action Items and Public Hearings** (*No Public Hearing shall extend over 60 minutes without an extension by majority vote of the commission. If not extended, Public Hearing may be held open and continued to the next meeting if public testimony is not complete.*)
 - a. **Resolution 2023-03:** Recommending approval to withdraw from the HLB Inventory and transfer to the Parks and Recreation Department, HLB Parcels 2-127 through 2-136, legally described as W2SE4SW4 SEC 3 T11N R3W, Lots 1, 5, 6, 9, 10, 14, 15, 18 SEC 10 T11N R3W, and E2E2NW4 & E2W2NE4NW4 SEC 10 T11N R3W, S.M., and to amend the 2023 HLB Annual Work Program.
 - b. **Resolution 2023-04:** A resolution of the Heritage Land Bank Advisory Commission recommending Assembly approval of the 2024 HLB Annual Work Program and 2025-2029 Five-Year Management Plan.
- VII. **Persons or Items Not on the Agenda** (*THREE minutes per individual, each person may only speak once, commissioners and staff will not answer questions, but may have questions for you after your testimony.*)
- VIII. **Commissioner Comments**
- IX. **Next Regularly Scheduled Meeting Date:** Thursday, March 28, 2024 at 1:30pm in the Permit & Development Center (4700 Elmore Road 99507) or via Microsoft Teams and telephone.
- X. **Adjournment**

Heritage Land Bank Advisory Commission Meeting

Thursday, January 25, 2024 at 1:30PM

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

or via Microsoft Teams and Telephone

MINUTES

- I. **Call to Order and Statement of Procedure** – Chair Marshall called the meeting to order at 1:30 pm.
- II. **Roll Call, Introductions and Disclosures**
 - a. Chair Marshall, Vice Chair Flynn, Commissioners Oswald, and Charnon were present. Commissioners Hansen and Chmielowski were excused. A quorum was established.
 - b. Director Briggs, Emma Giboney, Nicole Jones-Vogel, Contractor were present from staff.
- III. **Approval of Agenda and Minutes**
 - a. January 25, 2024 Agenda, Vice Chair Flynn moved, Commissioner Oswald seconded, and the item passed unanimously.
 - b. December 14, 2023 Minutes. Commissioner Oswald moved, Vice Chair Flynn seconded, and the item passed unanimously.
- IV. **Director’s Report**

Director Briggs updated the Commission on Assembly action related to Holtan Hills, and the Cemetery bond for capital bond projects in Eagle River and Girdwood proposed on HLB properties, Girdwood Community Land Trust update regarding HLB Parcel 6-076 and upcoming presentation to the HLBAC, and an update on the HLB Work Plan with the public hearing scheduled for February, 22, 2024.

Commissioner Charnon asked a follow up regarding the Holtan Hills and requested that Director Briggs keep the commission updated on the finances related the road construction for Holtan Hills.
- V. **Proposed Action Items and Public Hearings**
 - a. Resolution 2024-02: Recommending approval to extend the lease of portions within HLB Parcels 4-033A and 4-034, legally described as Tract A Airport Subdivision (Plat 95-05) and E2SEC 31 T13N R4W, to the United States Department of Transportation Federal Aviation Administration, for fair market value, and to amend the 2023 HLB Annual Work Program.

Staff provided an overview of the parcels in the inventory west of the airport approximately 450 acres of land which includes infrastructure, trails, and existing Clitheroe Center. Staff provided a history of the site and its purpose for a non-directional beacon.

The public hearing was opened, one member from the public was online and wished to testify on the action item.

Public Testimony

Cathy Gleason, President of Turnagain Community Council

Turnagain community Council supports the continued lease to the FAA for this safety use.

There was no other public comments; therefore, the Public Hearing was closed.

There was no further discussion from Commissioners. **Commissioner Charnon moved to approve Resolution 2024-02, Vice Chair Flynn seconded and the item passed unanimously.**

VI. Persons or Items Not on the Agenda

No persons to testify.

VII. Commissioner Comments

Chair Marshall requested a timeline for steps moving forward for Holtan Hills. He also thanked members of the public who attended the HLBAC meeting.

VIII. Next Regularly Scheduled Meeting Date

Thursday, February 22, 2024 at 1:30pm in the Permit & Development Center (4700 Elmore Road 99507) or via Microsoft Teams and telephone.

IX. Adjournment

Meeting adjourned at 1:45 pm.



MUNICIPALITY OF ANCHORAGE
REAL ESTATE DEPARTMENT
HERITAGE LAND BANK

PROJECTS UPDATE REPORT

February 16, 2024

Pending and Recently Completed Disposals

- *3-027A – Dowling Substation (HLBAC Res 2022-03, As Amended)*
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 in early 2024.
- *3-078A-D – Lake Otis and Tudor (AO 2022-50; HLBAC Res 2021-01)*
The disposal of these 4 parcels has been under contract since December of 2021. This transaction is anticipated to close by June 2024.

Pending and Recently Completed Acquisitions

- *5-041 – Laurel Acres (AO 2023-113; HLBAC Res 2023-01)*
On November 7th, the Assembly approved the acquisition of Lots 41 & 42 of Block 10 of the Laurel Acres Subdivision for future wetland mitigation. This transaction is anticipated to close in early 2024.

Current & Continuing Projects

- *2-127-136 – Parcel Transfer to Parks and Recreation*
These parcels will be coming before HLBAC this month with a proposed transfer to Parks and Recreation for the creation of a new park. Great Land Trust presented the project to the HLBAC in October about the project. The majority of the area is steeply sloped and unsuitable for development and would be best suited for recreation purposes. This transfer would implement the 2023 HLB Work Plan and PVLUA. The project has received a resolution of support from the MOA Watershed & Natural Resource Advisory Commission and the Parks and Recreation Commission.
- *2-156 – Natural Burial Cemetery*
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 and other agencies to determine the best path forward.

- *5-041 – Laurel Acres Parcel Acquisitions*
HLB Staff sent letters to all property owners in Laurel Acres seeking donations in February of 2022. Several property owners are considering sale and/or donation to HLB. This is anticipated to be a continuing project with parcels coming before HLBAC as they are processed. Eight parcels have been acquired since starting the project.
- *6-011 – Glacier Creek Village*
HLB, Alyeska Development Holdings LP, and Seth Andersen entered into a Letter of Intent. Alyeska and Andersen have begun preliminary land and site planning, surveying, and environmental investigation. As this project progresses HLB Staff will keep HLBAC updated.
- *6-011/16/17 – Holtan Hills*
The Anchorage Assembly approved the proposed Holtan Hills disposal at a special meeting on January 24, 2024 (AO 2023-137, As Amended). HLB Staff will continue to collaborate with the developer and implement AO 2023-137, As Amended. HLB Staff will also be coordinating with AWWU for a sewer extension and other site-related work to support the Holtan Hills project. HLB is continuing work with the State Department of Natural Resource’s to vacate the Section Line Easement and with the Planning Department to finalize the preliminary plat.
- *6-057F – Girdwood Industrial Park*
HLB Staff are evaluating options and will present the feasibility of different options to HLBAC for guidance in the coming months. Staff gave an update to HLBAC at the September meeting to determine what further information would be helpful for making an informed decision on the best path forward. Staff will continue to meet with permittees and other stakeholders as the project progresses. HLB will provide an update to GBOS at the Municipal Manager Quarterly Meeting in April.
- *6-076 – 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. At this time, GCLT is preparing to release a Request for Information (RFI) to the development community as part of their due diligence. We anticipate after they have reviewed the information that they will be before the HLBAC with an update and overall project presentation.

Administrative and Land Management

- *2024 Work Plan*
The Public Review Draft of the plan was released for public comment on December 22, 2023. The 45-day comment period will close on Friday, February 9, 2024. The HLBAC Public Hearing for the 2024 Work Plan is scheduled the regular HLBAC meeting on February 22, 2024.

- *Contaminated Site Monitoring*
HLB continues to work with contractors and the State's Department of Environmental Conservation to monitor the contamination at HLB Parcels 3-078A-E.
- *Wetland Monitoring*
Routine wetland monitoring occurred 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 in southwest Anchorage.
- *GIS Mapping*
HLB staff works with the MOA Geographic Data & Information Center (GDIC) to routinely update public and internal HLB maps with parcel, zoning and wetland information.
- *Site Visits & Inspections*
HLB Staff will continue to visit HLB owned parcels in 2024. Real Estate Department Staff is working with GDIC to make a georeferenced online form to make inspections more streamlined.
- *HLB Advisory Commission Appointments*
Applicants for the last available seat are being reviewed. The vacant seat will hopefully be before the Assembly for approval in the coming weeks.

Land Use Permits

HLB Permit	Issued To	Permitted Use	Expiration
2017-10	Alaska Railroad Corporation	Avalanche mitigation	Renewal pending
2021-07	Turnagain Tree Care	Contractor wood lot	Pending renewal
2023-02	Girdwood Community Land Trust	Land and site planning, surveying etc.	2024-04-06
2021-08	AK Seeds of Change	Urban farm and job training	2024-05-04
2017-29	Chugach Powder Guides	Heli-skiing	2024-05-31
2022-02	Girdwood Equipment Rental	Storage	2024-05-31
2023-07	3 Barons Renaissance Fair, Inc.	Storage	2024-05-31
2020-10	Straight to the Plate	Storage	2024-06-01
2016-21	Silverton Mountain Guides	Heli-skiing	2024-06-30
2018-13	Alaska Guide Collective	Mountain guiding	2024-06-30
2023-03	AWWU	Geotechnical investigation	2024-07-15
2021-18	Ridgetop Builders	Wood mill	2024-08-01
2018-10	Chugach Powder Guides	Access to Notch Hut	2024-08-31
2023-05	Alyeska Development Holdings, LP and Seth Andersen	Land and site planning, surveying etc.	2024-09-15
2007-08	Girdwood Parks & Recreation	Frisbee golf course	2024-12-31
2009-13	Girdwood Valley Service Area	Equipment & materials storage	2024-12-31
2019-08	Girdwood Valley Service Area	Park & Ride	2024-12-31
2023-01	Ritual Bough	Ceremonies	2025-01-31
2022-04	Girdwood Community Land Trust	Storage	2025-02-10

List of Permits that were issued or active in 2024. Permits are organized by term expiration.



MUNICIPALITY OF ANCHORAGE
REAL ESTATE DEPARTMENT
HERITAGE LAND BANK

STAFF REPORT

HLBAC Resolution: 2024-03

Action: Withdrawal from the HLB Inventory and transfer to the Parks and Recreation Department, HLB Parcels 2-127 through 2-136, legally described as the W2SE4SW4 SEC 3 T11N R3W, Lots 1, 5, 6, 9, 10, 14, 15, 18 SEC10 T11N R3W, and E2E2W4 & E2W2NE4NW4 SEC 10 T11N R3W, S.M., and to amend the 2023 HLB Annual Work Plan.

Hearing Date: February 22, 2024

Subject Property: HLB Parcels 2-127 through 2-136, legally described as the W2SE4SW4 SEC 3 T11N R3W, Lots 1, 5, 6, 9, 10, 14, 15, 18 SEC10 T11N R3W, and E2E2W4 & E2W2NE4NW4 SEC 10 T11N R3W, S.M. (Appendix A)

Prepared By: Nicole Jones-Vogel, Contractor

SUMMARY

Proposal Summary: The Municipality of Anchorage Parks & Recreation Department is requesting the transfer of HLB Parcels 2-127 – 2-136 for the purpose of long-term conservation and park use of the properties in coordination with larger efforts with Great Land Trust for a Potter Marsh Watershed Park.

Applicable Regulations & Standards: AMC § 25.40.015B provides authority for this withdrawal and transfer.

2023 Work Program Amendment Required: Yes. Although this area has been identified in the Work Plan for many years for potential action related to the adopted Potter Valley Land Use Analysis, this particular withdrawal and transfer to Parks and Recreation was not defined. (AMC § 25.40.020.B).

Summary Recommendation: Staff recommends approval of this resolution, subject to a condition (Appendix B).

BACKGROUND INFORMATION

Parcel Locations: HLB Parcels 2-127 through 2-136 are located at the southern end of the Old Seward Highway just east of Potter Marsh. (Appendix A)

Parcel and Lease Area Size: The ten (10) parcels together total to approximately 101.8 acres (Appendix A).

Existing Condition and Land Use of the parcel and surrounding area: These parcels are flanked to the west by the Old Seward Highway, residential to the north, and the south (Zoned R3-SL) and west (Zoned PLI) by vacant properties. There is a known trespass issue on HLB Parcel 2-136 that appears to be an illegal driveway and stored vehicles.

Zoning: PLI (Public Lands and Institutions) and R-6 Limited Intensity Residential (0-1 units per acre)

Adopted Land Use Plan: The Hillside District Plan (2010) designates the area as Park and Natural Resource with the southern edge as Residential/Access Reserve. The Hillside District Plan states that the intent of Residential/Access Reserve is “The Residential Access Reserve designation is for land set aside that could be made available for roadway access or disposed of in the future.” It was anticipated that portions of HLB 2-135 would be necessary to address expansion of Potter Valley Road.

HLB, in partnership with MOA Long-Range Planning, completed a site-specific land use study including these parcels, the adopted Potter Valley Land Use Analysis (1999). These parcels are identified as Subarea A. At that time, a neighborhood park deficit was identified and it was proposed that minimum of a 10-acre portion of developable land be reserved for Parks and Recreation. These parcels were also noted by Alaska Department of Fish & Game to be of great importance due to their connection to Potter Marsh.

PUBLIC NOTICE

As per AMC § 25.40.030, public notice procedures were followed for the proposed action. A sign was posted on the property on Thursday, February 8, 2024. Notices were mailed to the 50 property owners within 500 feet of Parcel 2-127 through 2-136 on Thursday, February 8, 2024. The HLBAC meeting agenda with this action item and public hearing was posted on the Municipal Meetings website, Boards and Commissions website, the HLB website, and emailed out to the applicable community councils and regular HLB mailing list on Thursday, February 8, 2024.

PROJECT DESCRIPTION

HLB, in partnership with Great Land Trust (GLT), submitted a grant application to the US Forests Service for the purposes of creating a 300+ acre nature area and park to help support the continued ecological functions of Potter Marsh. The grant application, submitted in 2021, was successful and the project was awarded. GLT was able to leverage three other grant opportunities and successfully negotiate a Purchase and Sale Agreement with GCI for the adjacent parcels – completing the 300-acre area.

The US Forest Service will require a document be recorded protecting the property from development; however, some developed park facilities, such as parking lots, amenities, and trails will be supported. Upon the withdraw and transfer of the parcels, Parks and Recreation

Department will work towards a Park Master Plan taking into account comments from agencies, GLT, US Forest Service, and community members.

AGENCY REVIEW

An agency review was sent out on December 13, 2023 to MOA and applicable external agencies. Comments from Parks and Recreation, AWWU, State of Alaska Department of Transportation and Public Facilities, MOA Right-of-Way Section, and Traffic Engineering Department were received (Appendix C).

Summary of Comments Received:

Parks and Recreation submitted comments in support of the transfer and expressed the need to better understand the granting agencies requirements.

State of Alaska Department of Transportation and Public Facilities submitted comments that they have no objection to the withdrawal and transfer and offered some general comments. They highlighted that that one of the grantors may have impacts on future funding and trail and amenity development. They also requested that parking and pedestrian access to the site be part of the Park Master Plan and that any access from Old Seward Highway would require approval and permitting from their agency.

MOA Right-of-Way Section requested that a 60-foot Public Use Easement be provided along the northern boarder of HLB Parcel 2-136 in the approximate alignment of E 172nd, providing physical access to Lots 10 and 11 of Susitna View Estates.

Traffic Engineering Department and **AWWU** did not have any objection to the withdrawal and transfer of these HLB parcels.

ANALYSIS AND CONCLUSION

This long-term dedication of natural area has been an interest of the community for several decades. The grants that have been secured with the partnership with Great Land Trust have been instrumental in getting this project to this point.

HLB Staff have begun to include Parks and Recreation staff in meetings with GLT to better understand grantor requirements. The timing of the withdrawal and transfer to Parks and Recreation is triggered due to the closing of the GCI parcel with GLT which is anticipated to be completed in the coming months.

A trespass on HLB Parcel 2-136 was discovered during the public meeting notice posting of the property. It appears to be an unauthorized driveway and vehicle storage. HLB is in the process of putting the trespasser on notice and will continue to work to resolve this issue as the properties are in the process of being transferred to Parks and Recreation.

It is recommended that a condition of the withdrawal and transfer require the Master Planning process identify need and location of public use easements, specifically the need and location of a public use easement in the alignment of E 172nd, and any other potential access points. It is

possible the unauthorized driveway may need evaluation for an easement as well. Evaluating the entire area as a whole is preferable to ensure that any action does not negatively impact the long-term success of the park.

The proposed project is in support of the Hillside District Plan and the Potter Valley Land Use Analysis and is consistent with the mission of the Heritage Land Bank. Further, the Parks and Recreation Department is requesting this transfer to meet specific goals related to neighborhood parks, with a known deficiency in this area of the Anchorage Hillside.

RECOMMENDATION

Staff recommends approval of withdrawal and transfer, subject to one condition.

Condition:

1. During the Park Master Planning process, the Parks and Recreation Department will evaluate a public use easement on E 172nd for access to Lots 10 and 11 of Susitna View Estates.

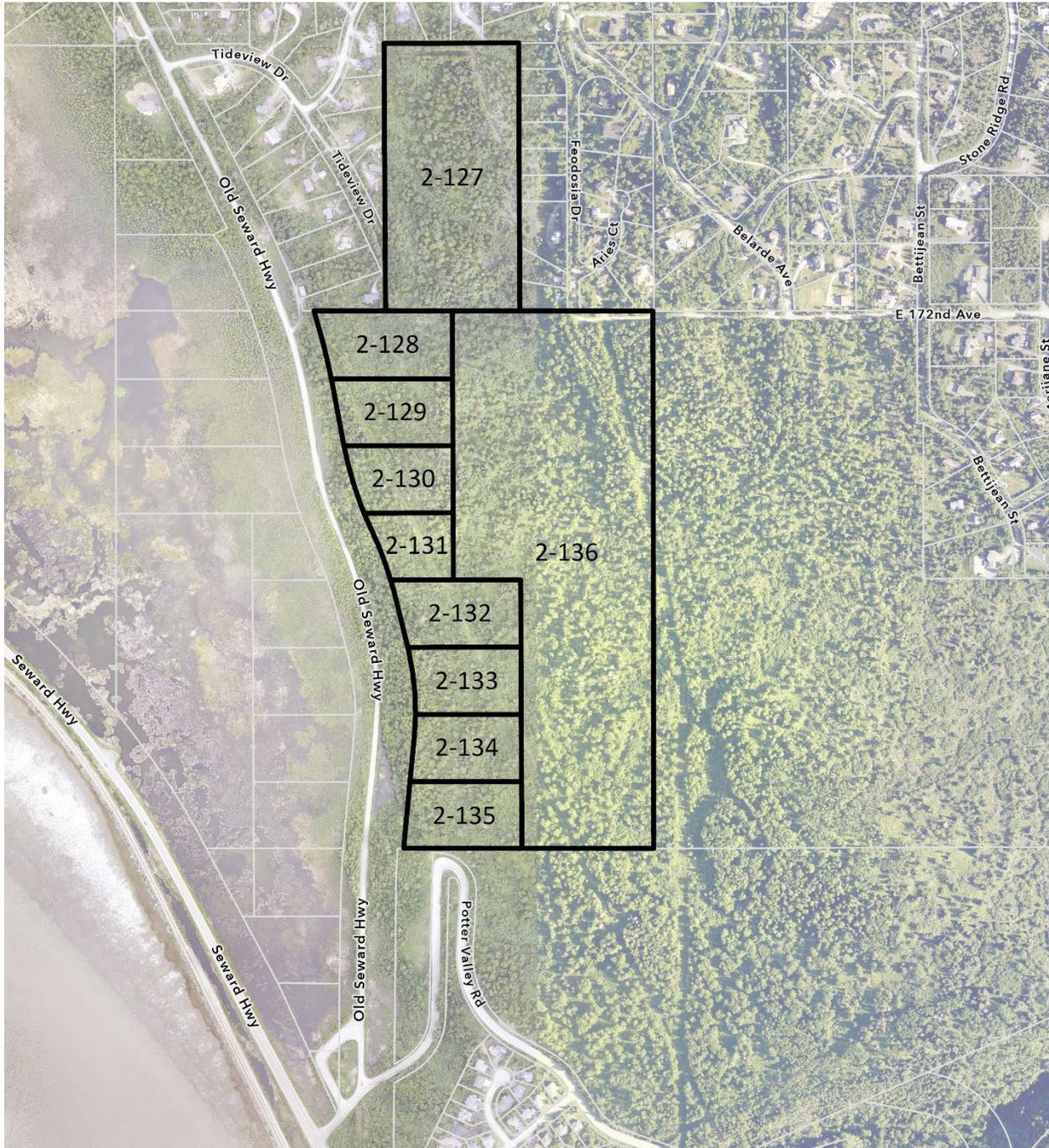
Appendices:

A – Vicinity Map and Parcel Information

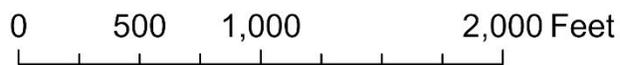
B – Resolution 2024-03

C – Agency Comments

Appendix A – Vicinity Map and Parcel Information



Heritage Land Bank Parcels 2-127 through 2-136
Potter Marsh Watershed Park Project



HLB Parcel	Parcel ID	Legal Description	Acres	Zoning
2-127	020-091-12-000	T11N R3W SEC 3 W2SE4SW4	19.9	R-6
2-128	020-182-10-000	T11N R3W SEC 10 LT 1	4.9	PLI
2-129	020-182-09-000	T11N R3W SEC 10 LT 5	4.3	PLI
2-130	020-182-08-000	T11N R3W SEC 10 LT 6	3.7	PLI
2-131	020-182-07-000	T11N R3W SEC 10 LT 9	2.8	PLI
2-132	020-182-06-000	T11N R3W SEC 10 LT 10	4.5	PLI
2-133	020-182-05-000	T11N R3W SEC 10 LT 14	4	PLI
2-134	020-182-04-000	T11N R3W SEC 10 LT 15	4	PLI
2-135	020-182-03-000	T11N R3W SEC 10 LT 18	4.2	PLI
2-136	020-182-02-000	T11N R3W SEC 10 E2E2NW4 & E2W2NE4NW4	49.5	PLI

**MUNICIPALITY OF ANCHORAGE
HERITAGE LAND BANK ADVISORY COMMISSION**

HLBAC RESOLUTION 2024-03

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING APPROVAL OF THE WITHDRAWAL AND TRANSFER OF HLB PARCELS 2-127 THROUGH 2-136 TO THE PARKS AND RECREATION DEPARTMENT, LEGALLY DESCRIBED AS THE W2SE4SW4 SEC 3 T11N R3W, LOTS 1, 5, 6, 9, 10, 14, 15, 18 SEC10 T11N R3W, AND E2E2W4 & E2W2NE4NW4 SEC 10 T11N R3W, S.M., AND TO AMEND THE 2023 HLB ANNUAL WORK 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 25.40.025.A, the HLB Advisory Commission (HLBAC) shall hold a public hearing, with public notice as specified in this chapter, prior to making a recommendation to the Mayor and Assembly regarding the disposal of HLB land, transfer of HLB land or an interest in land. Land disposals under this chapter include land sales, land exchanges, leases and easements; and

WHEREAS, HLB posted the property, conducted public notice, and an agency review by all potentially interested municipal agencies and Community Councils to establish no objections to the withdrawal and transfer; and

WHEREAS, the subject parcels are proposed to meet parks and recreation goals as identified in the Hillside District Plan and the Potter Valley Land Use Analysis; and

WHEREAS, the Parks and Recreation Department, as part of the grant agreement will be required to place a restriction on the properties with the purpose being to limit development of the parcels protecting ecological features of Potter Marsh; and

WHEREAS, the HLB parcels will be leveraged to create a 300+ acre Potter Marsh Watershed Park; and

WHEREAS, these properties shall revert back to the Heritage Land Bank Inventory in the event that the full project does not occur and the development restrictions are not recorded against the property within the next five (5) years; and

WHEREAS, the Parks and Recreation Department shall resolve the following condition:

1. During the Park Master Planning process, the Parks and Recreation Department will evaluate a public use easement on E 172nd for access to Lots 10 and 11 of Susitna View Estates.

WHEREAS, the HLBAC finds the withdrawal and transfer of the parcels to be in the best interest of the Municipality and consistent with the HLB purpose and mission, subject to the above condition; now therefore

BE IT RESOLVED THAT THE HLBAC RECOMMEND APPROVAL OF THE WITHDRAWAL AND TRANSFER OF HLB PARCELS 2-127 THROUGH 2-136 TO THE PARKS AND RECREATION DEPARTMENT, LEGALLY DESCRIBED AS THE W2SE4SW4 SEC 3 T11N R3W, LOTS 1, 5, 6, 9, 10, 14, 15, 18 SEC10 T11N R3W, AND E2E2W4 & E2W2NE4NW4 SEC 10 T11N R3W, S.M., AND TO AMEND THE 2023 HLB ANNUAL WORK PLAN.

PASSED and APPROVED on this, the 22nd day of February 2024.

Approved:

Attest:

L. Dean Marshall, MPA, Chair
Heritage Land Bank Advisory Commission

Tiffany Briggs, Director
Real Estate Department



Municipality of Anchorage, Alaska
Parks & Recreation Department

632 W. 6th Avenue, Suite 630
P.O. Box 196650
Anchorage, AK 99519
Tel 907-343-4355

URL www.muni.org/departments/parks



MEMORANDUM

Date: February 9, 2024

To: Heritage Land Bank/Real Estate Department

From: Parks & Recreation Department

Project: Disposal of HLB Parcels 2-127 through 2-136 near Potter Marsh

The Anchorage Parks and Recreation Department (APR) supports HLB's proposal to transfer 10 HLB Parcels to the Department for the purposes of creating a new park. We understand that this transfer would be part of a larger project with non-profit partner, Great Land Trust (GLT), creating a new 300-acre Potter Marsh Watershed Park. We also understand that the GLT has been awarded several grants from both the US Fish and Wildlife Service and the US Forest Service. APR would like a better understanding of any terms and conditions associated with these grants that would limit future funding opportunities for park associated trail and parking development.

A park master planning process will be required to determine park uses. APR believes that the areas should be open for public access and recreation. Development of trails and other recreation facilities should be permitted in upland areas and in other areas if in compliance with Corps of Engineers and other agency requirements and regulations. APR believes trails and other appropriate improvements would be consistent with conservation and natural resource values and would promote public appreciation of this public asset.

Thank you for the opportunity to comment.

MUNICIPALITY OF ANCHORAGE
M E M O R A N D U M

Date: December 13, 2023
To: Municipal Department Directors and Mailing List Distribution
From: Emma Giboney, Land Management Officer
Heritage Land Bank, Real Estate Department
Subject: Agency Review: HLB Parcels 2-127 through 2-136 near Potter Marsh

MOA's Heritage Land Bank (HLB) is requesting an agency review for the potential transfer of 10 HLB Parcels, 2-127 through 2-136, located across the Old Seward Highway from Potter Marsh (see attached map), to the Parks and Recreation Department for the purposes of creating a new park. The majority of the area, totaling just over 100 acres, is steeply sloped and unsuitable for development and would be best suited for recreation purposes. This transfer would implement the 2023 HLB Work Plan and Potter Valley Land Use Analysis. This transfer would be part of a larger project with a non-profit partner, Great Land Trust, who would be donating the adjoining Tracts to the MOA (approximately 200 acres) to create the new 300 acre Potter Marsh Watershed Park.

Zoning: PLI (approx. 80 acres); R6 (approx. 20 acres)
Location: Across the Old Seward Highway from Potter Marsh (see attached map)
Size: Approx 101-acres
Land Use: Vacant land used for recreation

If your department or agency has a public purpose need for the property and/or improvements, please provide any comments or interests. Comments on the feasibility of this potential disposal are also encouraged. Interests will be reviewed, and a determination will be made regarding request(s).

If you have questions, please contact Emma at 343-7536 or e-mail at emma.giboney@anchorageak.gov

Please indicate your response in the space provided and return to HLB no later than **Friday, January 5, 2024** by e-mail at emma.giboney@anchorageak.gov

The following agency has reviewed the proposed action and finds the following:

Public Purpose Need (Check One): YES NO

Date: _____ From: _____

Department/Organization: _____

Describe Public Purpose Need:

Giboney, Emma

From: Walters, Michael S.
Sent: Tuesday, December 19, 2023 10:54 AM
To: Giboney, Emma; Heritage Land Bank
Cc: Briggs, Tiffany E
Subject: RE: 1/5 AGENCY REVIEW: HLB Parcels near Potter Marsh (2-127 through 2-136)

Follow Up Flag: Follow up
Flag Status: Flagged

Emma,

Right of Way will request a 60' PUE to support the roughed in E 172nd alignment that is already in use by Lots 10 & 11 of Susitna View Estates.

Respectfully,

Michael S Walters
Senior Plan Reviewer
Right of Way Section
michael.walters@anchorageak.gov
Office: 907-343-8226
Cell: 907-727-7637
Fax: 907-249-7910



From: Giboney, Emma <Emma.Giboney@anchorageak.gov>
Sent: Wednesday, December 13, 2023 1:26 PM
To: Heritage Land Bank <HLB@anchorageak.gov>
Cc: Briggs, Tiffany E <tiffany.briggs@anchorageak.gov>
Subject: 1/5 AGENCY REVIEW: HLB Parcels near Potter Marsh (2-127 through 2-136)

Hello,

MOA's Heritage Land Bank (HLB) is requesting an agency review for the potential transfer of 10 HLB Parcels, 2-127 through 2-136, located across the Old Seward Highway from Potter Marsh (see attachment for map and parcel information), to the Parks and Recreation Department for the purposes of creating a new park. The majority of the area, totaling just over 100 acres, is steeply sloped and unsuitable for development and would be best suited for recreation purposes. This transfer would implement the 2023 HLB Work Plan and Potter Valley Land Use Analysis. This transfer would be part of a larger

MUNICIPALITY OF ANCHORAGE
M E M O R A N D U M

Date: December 13, 2023
To: Municipal Department Directors and Mailing List Distribution
From: Emma Giboney, Land Management Officer
Heritage Land Bank, Real Estate Department
Subject: Agency Review: HLB Parcels 2-127 through 2-136 near Potter Marsh

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Zoning: PLI (approx. 80 acres); R6 (approx. 20 acres)
Location: Across the Old Seward Highway from Potter Marsh (see attached map)
Size: Approx 101-acres
Land Use: Vacant land used for recreation

If your department or agency has a public purpose need for the property and/or improvements, please provide any comments or interests. Comments on the feasibility of this potential disposal are also encouraged. Interests will be reviewed, and a determination will be made regarding request(s).

If you have questions, please contact Emma at 343-7536 or e-mail at emma.giboney@anchorageak.gov

Please indicate your response in the space provided and return to HLB no later than **Friday, January 5, 2024** by e-mail at emma.giboney@anchorageak.gov

The following agency has reviewed the proposed action and finds the following:

Public Purpose Need (Check One): YES NO

Date: 12/13/2023 From: Brad Coy

Department/Organization: Traffic Engineering Department

Describe Public Purpose Need:

We have no objections to this transfer.

MUNICIPALITY OF ANCHORAGE
M E M O R A N D U M

Date: December 13, 2023
To: Municipal Department Directors and Mailing List Distribution
From: Emma Giboney, Land Management Officer
Heritage Land Bank, Real Estate Department
Subject: Agency Review: HLB Parcels 2-127 through 2-136 near Potter Marsh

MOA's Heritage Land Bank (HLB) is requesting an agency review for the potential transfer of 10 HLB Parcels, 2-127 through 2-136, located across the Old Seward Highway from Potter Marsh (see attached map), to the Parks and Recreation Department for the purposes of creating a new park. The majority of the area, totaling just over 100 acres, is steeply sloped and unsuitable for development and would be best suited for recreation purposes. This transfer would implement the 2023 HLB Work Plan and Potter Valley Land Use Analysis. This transfer would be part of a larger project with a non-profit partner, Great Land Trust, who would be donating the adjoining Tracts to the MOA (approximately 200 acres) to create the new 300 acre Potter Marsh Watershed Park.

Zoning: PLI (approx. 80 acres); R6 (approx. 20 acres)
Location: Across the Old Seward Highway from Potter Marsh (see attached map)
Size: Approx 101-acres
Land Use: Vacant land used for recreation

If your department or agency has a public purpose need for the property and/or improvements, please provide any comments or interests. Comments on the feasibility of this potential disposal are also encouraged. Interests will be reviewed, and a determination will be made regarding request(s).

If you have questions, please contact Emma at 343-7536 or e-mail at emma.giboney@anchorageak.gov

Please indicate your response in the space provided and return to HLB no later than **Friday, January 5, 2024** by e-mail at emma.giboney@anchorageak.gov

The following agency has reviewed the proposed action and finds the following:

Public Purpose Need (Check One): YES NO

Date: 01/05/2024 From: Seth Wise, Real Estate Coordinator

Department/Organization: Engineering Planning/Anchorage Water and Wastewater Utility (AWWU)

Describe Public Purpose Need:

AWWU has no objection to this proposed land disposal.



MUNICIPALITY OF ANCHORAGE
REAL ESTATE DEPARTMENT
HERITAGE LAND BANK

MEMORANDUM

DATE: February 16, 2024
TO: HLB Advisory Commissioners
FROM: Heritage Land Bank Staff
SUBJECT: 2024 Annual Work Program & 2025-2029 Five-Year Management Plan
(Resolution 2024-04)

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 2024 Annual Work Program & 2025-2029 Five-Year Management Plan was announced on December 22, 2023. The comment period closed after 49 days on February 9, 2024. During this period, HLB received comments from 26 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.

In the attached Response to Public and Community Council Comments, please note the highlighted responses, which indicate a suggested amendment to the 2024 Annual Work Program & 2025-2029 Five-Year Management Plan.

Attachments:

- Response to Public and Community Council Comments
- Public Comments
- 2024 Annual Work Program & 2025-2029 Five-Year Management Plan, Public Review Draft (December 8, 2023)
- HLBAC Resolution 2024-04

Response to Public and Community Council Comments on the Public Review Draft 2024 Annual Work Program & 2025-2029 Five-Year Management Plan

Chapter 1. Heritage Land Bank Overview				
Reference No.		Commenter	Comment	Response
1	Pg. 4	Amanda Tuttle	Add AO to acronym list	Noted. We will include this in the acronym list.
2	Pg. 7	Amanda Tuttle	Under Management Objectives, please edit the text: HLB's objective is to responsibly manage the Fund in order to achieve our mission, with additional focus on increasing our asset value and fund strength <i>"and creating environmentally sustainable community development"</i> .	<p>HLB's mission is to achieve the goals of the Comprehensive Plan. Development projects go through land use entitlements that evaluate other factors such as environmentally sustainable development; this is not the mission of the HLB.</p> <p>Additional environmental considerations may be addressed through land use regulations.</p>
3	Pg. 7	Amanda Tuttle	Add under Management Objectives: Collaboration and outreach with Girdwood, as 6,000 acres are managed by HLB in the Girdwood Valley, to include public notices on radio, newspapers, flyers, and locally held meetings.	<p>Management objectives are Muni-wide.</p> <p>HLB follows public noticing requirements as prescribed in Title 25. To receive all public notices from HLB, join our mailing-list by emailing HLB@AnchorageAK.gov</p>
4	Pg. 7	Amanda Tuttle	Add under Management Objectives: To reduce and mitigate environmental impacts on the existing community in the Girdwood Valley, land sales are to be evaluated at the project and watershed level. The Girdwood Valley is a temperate rainforest with extreme weather conditions and sensitive environmental concerns that need additional considerations.	<p>Management objectives are Muni-wide.</p> <p>Additional environmental considerations should be addressed through land use regulations.</p>
5	Pg. 7	Amanda Tuttle	Add under Management Objectives: To ensure funds received from the lands sold are dedicated to the improvement and maintenance of public infrastructure to support sustainable community development.	HLB has a track record of utilizing monies from the HLB fund to support off-site development costs that support sustainable community development.

6	Pg. 7	Amanda Tuttle	<p>Add under Management Objectives: Proportional representation of each community on the board with lands in the HLB Fund to enhance collaboration and environmental stewardship within the communities.</p>	<p>HLB is a Muni-wide function; actions that occur in Girdwood are of interest to the entire MOA.</p> <p>Commissioners are not representatives for specific areas. They bring a knowledge of the area to the Commission to provide area-specific insights to Staff and their fellow Commissioners. Per AMC 21.60.200.A "At least one member shall <i>reside</i> in the Girdwood area and at least one member shall <i>reside</i> in the Eagle River-Chugiak area".</p> <p>It is not recommended that seats on HLBAC be proportional to land distribution.</p>
7	Pg. 7	Amanda Tuttle	<p>Add under Management Objectives: To promote environmental sustainability by encouraging low impact recreation opportunities in balance with high impact developments in the Girdwood Valley and to also align HLB's mission with The Department of Natural Resource's mission to develop, conserve, and enhance natural resources for present and future Alaskans.</p>	<p>The promotion of environmental sustainability is better suited for Comprehensive Plans and land use regulations.</p>
8	Pg. 7	Brooks Chandler	<p>HLB should add working on solutions to the pressing issue of community housing to HLB management goals. That addition should be reflected in the HLB 2024 and five year work plans.</p>	<p>HLB is providing land to address housing issues and this is reflected by the various properties identified for such use in this Work Plan.</p>
9	Pg.7	Julie Raymond-Yakoubian	<p>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.</p>	<p>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.</p>

10	Pg.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.
11	Pg. 8	Girdwood Board of Supervisors	Regarding Acquiring Municipal Entitlement Lands: Please clarify whether the MOA position is in agreement with DNR that a decision document issued for conveyance of land is sufficient to be considered an equitable title.	It is the position of the MOA that we have equitable title on the properties that the State of Alaska has provided a decision document for.

Chapter 2. 2023 Progress Report					
Reference No.	Commenter	Comment	Response		
12	Pg. 11: 6-011 6-016 6-017	Rabbit Creek Community Council	The Assembly postponed the proposed Holtan Hills disposal in Girdwood indefinitely (2/7/23). RCCC had commented (1/26/23) that the proposal did not seem to account for extensive public input nor provide enough affordable resident and worker housing as critically needed and desired by the local community. The Assembly reintroduced the Holtan Hills disposal proposal and approved it with minimal changes at their January 23, 2024, meeting, only a few weeks PRIOR to the expected release of a Girdwood plan that was funded by the Assembly and included extensive public input. To refuse to delay the Holtan Hills disposal until after broader community and Assembly review of the Girdwood plan and consideration of how the two should be coordinated, is irresponsible and could be considered a waste of the taxpayer funds used for the long-needed Girdwood plan. We remain concerned about the lack of public process and input. The Assembly and HLB should have been able to sit down with the community and the developer to openly consider improvements that could best meet community needs on this large tract of municipally owned land, in conjunction with land use planning over the broader Girdwood area.	Noted. There will be several points of community input opportunities during the land use entitlement process for the project.	
13	Pg. 11: 2-159	Rabbit Creek Community Council	The tract owners had notified RCCC of their plans; we appreciate their generosity and HLB's acceptance of the parcel! We recommend consideration be given to developing a trail to connect Bear Valley Elementary School with Storck Park on the other side of the parcel. This would allow students and classes safe access to Storck Park for activities (avoiding the need to walk on busy Rabbit Creek Road), and overflow parking when there are large events at Storck Park. Additionally, RCCC recommends that the parcel be added to the Section 36 park and dedicated as park land.	Noted. Any future projects regarding trail development or transfer of management authority will follow MOA plans, codes and policies.	

14	Pg. 13	Julie Raymond Yakoubian	<p>With regard to the Girdwood Trails Plan (GTP) I would like to state that the GBOS letter that HLB previously received regarding this work program emphatically does not represent the views of the whole community. The Plan was not intended to exempt trail projects on HLB lands from HLB review, input, and consideration for formal 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. I ask that the HLBAC will stand by your 'acknowledgement' letter (May 25, 2023) 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.</p>	<p>Noted.</p> <p>Any future projects regarding trails will follow MOA plans, codes and policies.</p>
15	Pg. 12: Table 2.1	Amanda Tuttle	<p>Why doesn't Girdwood have Conservation Easements? Parcels 6-057F, 6-059, 6-063, 6-060 provide the entire drainage system for 62 square miles of the Girdwood Valley. The highest density of full time Girdwood residents are also located adjacent to these parcels.</p>	<p>Girdwood does have conservation easements (see "6-251; Arlberg Extension" in Table 2.1); however, that type of document is typically initiated as a reaction to development requirements to preserve wetlands.</p> <p>Portions of those areas are governed by several land use regulations including floodplain regulations, stream setbacks, and federal wetland regulations.</p>

Chapter 3. 2024 Work Program			
Reference No.	Commenter	Comment	Response
16	Pg. 14: 2-125 Rabbit Creek Community Council	RCCC appreciates inclusion of this potential project in the HLB 2024 Work Program but notes that it should refer to parcels 2-125 and 2-126 as both could be involved in the connector "Schools on Trails" project.	HLB may consider 2-125 as a connector trail location at a later date. More information regarding the trail type and location should be provided due to the high value wetlands located on 2-125.
17	Pg. 14: 2-127 Thru 2-136 Rabbit Creek Community Council	RCCC voted to endorse the proposed Potter Marsh Watershed Park at our November 9, 2023, meeting. The proposed Park implements recommendations made by RCCC over many years as we have documented the wetland, wildlife, and watershed values of these lands, and particularly, their importance in protecting Potter Marsh, a State Refuge and Critical Habitat. We have attached our letter of support, resolution, and discussion of neighbor comments and concerns about the proposed Potter Marsh Watershed Park. We look forward to this project coming to fruition.	Noted.
18	Pg. 14: 2-156 Ky Holland	I support the plan for Alaska Natural Burial to use this parcel for a natural burial cemetery, as supported by RCCC	Noted.
19	Pg. 14: 2-156 Michele Worrell	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.	Noted.
20	Pg. 14: 2-156 Brian Shumaker	I SUPPORT the disposal of HLB Parcel 2-156 to a non-profit to develop a natural burial cemetery	Noted.
21	Pg. 14: 2-156 Sage Stoneking	I support Alaska Natural Burial establishing a conservation burial cemetery on HLB Parcel 2-156	Noted.
22	Pg. 14: 2-156 Rabbit Creek Community Council	RCCC voted to endorse development of a natural burial cemetery on HLB Parcel 2-156 at our September 8, 2022, meeting. We are pleased to see that this project will be moving forward in 2024.	Noted.
23	Pg. 14: 2-156 Mel Bennett, Life Forest	We at Life Forest are writing to support the efforts of Alaska Natural Burial... We continue to be impressed with Alaska Natural Burial's compassion, commitment and dedication to stewardship.	Noted.
24	Pg. 14: 2-156 Amy Franz	I support the disposal 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.
25	Pg. 14: 2-156 Stephanie Zaborac- Reed	Anchorage needs alternatives, and people deserve options that match their values...I want the option to be buried naturally, and give myself back to the land I grew up in. I support Alaska Natural Burial and Parcel 2-156.	Noted.
26	Pg. 14: 2-156 Patrick Bernhardt	I would like to voice my support of Alaska Natural Burial for land parcel #2-156.	Noted.

27	Pg. 14: 2-156	Kelli Boyle	I am in support of the development of a natural conservation cemetery on parcel 2-156 by Alaska Natural Burial. Natural burial is more eco-friendly and affordable than conventional burial and flame cremation.	Noted.
28	Pg. 14: 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. 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. I strongly recommend that HLB proceed with haste to dispose of this parcel to Alaska Natural Burial for the purpose of a Natural Burial cemetery. This is also congruent with the surrounding lands.	Noted.
29	Pg. 14: 2-156	Mary K. Jordan	I am writing in support of Alaska Natural Burial working on a Natural Burial site in the Municipality of Anchorage. I support this idea because we Alaskans need a more environmentally friendly alternative when dealing with the lucrative business of "death".	Noted.
30	Pg. 15: 4-043D	Gov't Hill Community Council	In the spirit of cooperation, the Government Hill Community Council strongly urges the commission to enter into a lease agreement with DoD. Since they have shown an interest in this property to maintain force protection, and as we want to maintain a collaborative and cooperative relationship with the military, we support this lease wholeheartedly.	Noted. This action being considered is a non-disturbance easement, as requested by DoD.
31	Pg. 15: 6-011	Julie Raymond-Yakoubian	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.	HLB's mission is to achieve the goals of the Comprehensive Plan. Development projects go through land use entitlements that evaluate other factors such as environmentally sustainable development; this is not the mission of the HLB. Additional environmental considerations may be addressed through land use regulations.

32	Pg. 15: 6-011	Brooks Chandler	<p>I suggest adding the following Project: “HLB Parcel 6-011 – Collaborate with the Girdwood Board of Supervisors, Girdwood Land Use Committee and Girdwood Housing Committee to seek input on provisions to include in any Development Agreement with Alyeska Holdings, LP and Seth Andersen addressing workforce housing and short term rental issues.”</p> <p>Such a project 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>If the plan is to dispose of the referenced 72 acres this year HLB should immediately begin engaging with the Girdwood community (Land Use Committee, GBOS and Housing Committee) to seek input on elements addressing workforce housing and STR restrictions and other impacts for potential inclusion in the terms of the Development Agreement. It would be unfortunate if HLB repeated the overly secretive process employed for the Holtan Hills disposal. That process excluded the community at the front end leaving valid and substantial public concerns unaddressed in the development agreement. In turn that created conflict which required Assembly intervention to address. Conflict with disposals of this magnitude may be inevitable but HLB can and should do a better job of seeking Girdwood input addressing the significant policy issues up front. For example, simply asking GBOS and LUC- “what provisions to address STR’s and workforce housing would you like to see incorporated in any Development Agreement?” would evidence an element of good faith towards community inclusion.</p>	<p>Development Agreements are negotiated between the MOA and the Developer and will be consistent with the requirements of the RFP.</p> <p>We acknowledge the community’s interest in the project details. HLB is responsible for aspects of community engagement as it pertains to the land disposal.</p> <p>The details related to project specifications and land use entitlements are the responsibility of the developer.</p>
33	Pg. 15: 6-011	Deb Essex, Girdwood Nordic Ski Club	<p>Include HLBAC Resolution 2017-09 in the Potential Disposals, Exchanges, & Transfers list.</p>	<p>Noted. HLB recommends adding the following language:</p> <p>“Portion of 6-011 - HLBAC unanimously approved Resolution 2017-09 to the Girdwood Nordic Ski Club for a 20-year public use easement for the development of trails. The HLBAC recommended several conditions that are still being resolved prior to this action going to the Anchorage Assembly.”</p>

34	Pg. 15: 6-011 6-016 6-017	Girdwood Board of Supervisors	Work on INHT is planned in 2024. Replace the second sentence with "Work on the trails will be consistent with the Girdwood Trails Plan, which is scheduled for Assembly adoption in February."	Noted. This language will be added to the INHT work planned in 2024.
35	Pg. 15: 6-013	Girdwood Board of Supervisors	Add a task "perform wetland delineation" in the 2024 work program. If the wetland survey shows that the parcel is suitable for housing development, consider withdrawal from HLB and transfer to GVSA.	HLB Staff recommends adding the following on page 16: "HLB 6-013 - HLB Staff will conduct a site visit to evaluate the likely presence of wetlands, which were previously identified as Class A in the 2014 Wetlands Management Plan. If the site appears to have fifty percent or greater upland characteristics, HLB Staff will initiate a wetland delineation."
36	Pg. 15: 6-022	Girdwood Board of Supervisors	Based on the information currently available, GBOS supports installation of 8 Electric Vehicle charging stations located on HLB parcel 6-022, as proposed by Tesla, subject to agreement that native plants will be used to provide screening of the electrical equipment at the southern end of the project.	Noted. HLB will add a potential disposal for the purpose of electric vehicle charging stations for 6-022.
37	Pg. 15: 6-057F	Christina Cope Hendrickson	Please prioritize this more. This is an essential service space to multiple small businesses and the road service. The lack of action, communication, management, investment and more detracts from the real value this asset provides for the community, business, the service area and the municipality. The permit holders meeting was incorrectly advertised, hosted on the wrong day with hours' notice of the change, and no other reports or communications have been released.	HLB staff plans to present a draft feasibility study in the next few months.
38	Pg. 15: 6-057F	Girdwood Board of Supervisors	Please add "option 5" (or some equivalent mechanism) that under options 2, 3 or 4 some or all of the Industrial Park parcels could be withdrawn from HLB and management transferred to GVSA under its Housing and Economic Stability power.	HLB Staff recommends further discussions with MOA leadership and GBOS during the quarterly meetings to better understand the Assembly's actions as it relates to GVSA's role in land management prior to including it into the HLB Work Plan. HLB Staff recommends an edit to Page 15, so that the line regarding 6-057F reads: "Staff to evaluate options and present feasibility of the following options to the HLBAC and GBOS for guidance:..."
39	Pg. 15: 6-057F	Amanda Tuttle	Public Notice to the Girdwood Valley should occur on developing activities for this parcel. This parcel has significant importance for the entire community with concerns of public infrastructure and public services provided by the local community.	Noted. HLB follows public noticing requirements as prescribed in Title 25.

40	Pg. 15: 6-076	Girdwood Board of Supervisors	Replace last sentence with "Development of the site will be consistent with adopted plans."	Noted. HLB Staff proposes that this proposed language be substituted.
41	Pg. 16	Rabbit Creek Community Council	In this section on Potential Projects, there should be a description about how the Municipality and Anchorage Fire Department are beginning work on updating the Community Wildfire Protection Plan in 2024. We encourage HLB to participate in that process and planning for wildfire mitigation projects, including those funded by the federal Wildlife Urban Interface, as further described below.	Noted. HLB will coordinate with Fire Department staff and will engage as requested. Any implementation that pertains to HLB will be included upon the adoption of the Community Wildfire Protection Plan.
42	Pg. 16	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 Girdwood 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, codes and policies.
43	Pg. 16: 4-033B	Turnagain Community Council	TCC requests that the 2024 Potential Projects section include additional language reflecting that West Anchorage community councils have an opportunity to collaborate with HLB in regard to future use of the HLB land in this area — to ensure compatibility with any proposed potential use with the high value land along the Tony Knowles Coastal Trail/Greenbelt area — as well as consider potential development of a much-needed connectivity trail link to the Coastal Trail. While TCC is not necessarily advocating for a park with all of the amenities listed in the <i>1983 Coastal Trail Route Study</i> , a small parking lot and trail connection to the Coastal Trail in this area would provide additional access to this highly-popular trail.	HLB anticipates that any potential project will occur in the 5-year Management Plan. Reference to coordination with the TCC and development of trails and other amenities can be found on page 21.
44	Pg. 16: 6-011 6-016 6-017	Rabbit Creek Community Council	As previously described, RCCC was disappointed that the Assembly approved the disposal of this property prior to release of the Girdwood plan and opportunity for sufficient public input, allowing collaboration and coordination between that plan and the Holtan Hills proposal.	Noted. There will be several points of community input opportunities during the land use entitlement process for the project.

45	Pg. 16: 6-011 6-016 6-017	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. I would like this to be added to the 2024 work program as a project.	This is not a priority for 2024 but may be reevaluated in future work plans.
46	Pg. 16: 6-016	Girdwood Board of Supervisors	Since replatting will occur as part of the Holtan Hills project, please add “subdivision of the 6.5 acres currently zoned GIP into a separate parcel for future uses.”	HLB recommends adding the following language: “HLB Parcel 6-016 – A separate tract containing the land that is zoned “Girdwood Institutions and Parks” will be included in the subdivision platting process of Holtan Hills Phases 1 and 2. This new tract will be available for current and future municipal or local community needs.”
47	Pg. 16: 6-018	Girdwood Board of Supervisors	Pending the outcome of the 2024 Cemetery Bond, this parcel should be withdrawn from HLB and transferred to Anchorage Parks and Recreation, who have responsibility for Cemeteries.	HLB Staff recommends the following changes: “HLB Parcel 6-018 - Continued collaboration with Girdwood Board of Supervisors and the Cemetery Committee will occur in 2024 as the Anchorage Assembly voted to put a cemetery bond on the 2024 election. Pending the outcome of the bond measure, Anchorage Parks & Recreation may seek withdrawal and transfer of the property.”
48	Pg. 16: 6-018	Christina Cope Hendrickson	Girdwood Cemetery supports bonding and paid for and created a Final Schematic that directly feeds into the design.	Noted. See Comment 47
49	Pg. 16: 6-018	Julie Raymond- Yakoubian	I support use of parcel 6-018 as a Municipal cemetery. Cemetery design work has already been completed and there is community support for moving forward with this project.	Noted. See Comment47

50	Pg. 17: 5-023	Timothy McKeever	I strongly support that this parcel be transferred to Parks and Rec to be managed for recreation purposes. This parcel was acquired by the Municipality because it was wetlands but was threatened with development.	HLB Staff recommends that the parcel be evaluated for its wetland values prior to any disposal action. Parks and Recreation has not alerted HLB to their interest in this parcel during their review of the draft Work Plan.
51	Pg. 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. I strongly recommend that HLB take the next steps towards developing this program as soon as possible.	Noted.
52	Pg. 17	Amanda Tuttle	Please add: Compensatory mitigation credits must only be given within the same watershed.	Mitigation is governed by USACE; location of credits and impacts are considered in their evaluation prior to approving a mitigation plan.
53	Pg. 17	Amanda Tuttle	Regarding potential HLB Umbrella Mitigation Bank Sites in Girdwood: "During the development of the mitigation bank site in the Girdwood Valley, environmental and hydrological impacts on the existing housing and public infrastructure in Old Girdwood must be evaluated and mitigated."	The creation of a mitigation bank site, historically, has been placing a conservation easement on an existing pristine wetland. HLB has not considered the creation of a wetland to establish a bank site at this time and is unlikely to do so.
54	Pg. 17	Rabbit Creek Community Council	RCCC supports HLB's involvement in fire fuels reduction and would be happy to coordinate as beneficial in this project. We further recommend that the title and scope of this project include addressing access and egress improvements that HLB land development could address that may be as important to the community as fuel management. Perhaps including a broader "Wildland Urban Interface Hazard Mitigation" title would clarify the broader contribution the HLB could make in reducing the risk of wildfires. Please consider the findings and recommendations of the ISER report on "Advancing Wildfire Preparedness and Planning in Anchorage" by Dr. Jennifer Schmidt, published in April 2023, and include in the scope HLB participation in updating the Community Wildfire Protection Plan beginning in 2024. RCCC initiated a Resilience Committee several years ago to address the wildfire threat and other emergencies in our area. Committee involvement now includes the larger Hillside and Eagle River areas and has involved the Anchorage Fire Department and Office of Emergency Management as well as other applicable agencies. Projects have included education and outreach, fuels mitigation, and mapping of fire threats, fire spread, and potential egress routes.	Noted. HLB will coordinate with Fire Department staff and will engage as requested. Any implementation that pertains to HLB will be included upon the adoption of the Community Wildfire Protection Plan.

55	Pg. 17	Rabbit Creek Community Council	Suggests adding: "Wildland Urban Interface Hazard Mitigation – HLB will work with the Office of Emergency Management and the Anchorage Fire Department during the update for the Anchorage Community Wildfire Protection Plan. In that planning process, these groups will develop strategies and plans to address high-priority HLB parcels at the wildland-urban interface for fire fuel reduction and opportunities for future parcel development to contribute to improving access and egress to critical and isolated areas that will enhance response and evaluation options."	Noted. HLB will coordinate with Fire Department staff and will engage as requested. Any implementation that pertains to HLB will be included upon the adoption of the Community Wildfire Protection Plan.
56	Pg. 19: 4-033A-D 4-034	Turnagain Community Council	TCC requests that HLB engage our council when considering any additional easements, including pipeline easements, in the HLB parcels west of the Airport.	HLB follows public notice requirements as prescribed in Title 25.
57	Pg. 19: 4-045	Turnagain Community Council	TCC requests that transfer of Parcel 4-045 to the Municipality of Parks and Recreation Department be added to the 2024 Potential Disposals, Exchanges & Transfer section — so that once the private shed encroachment issue is resolved, this transfer can take place at some point this year.	To date, HLB has not received a request by the Parks and Recreation Department for the transfer of this parcel. It is unclear that it would be recommended to transfer to Parks and Recreation.
58	Pg. 19: 6-010	Amanda Tuttle	Why is snowmachining not permitted? Are there areas it can be allowed in the Girdwood Valley? Has consideration been given for the public lands to temporarily allow low impact recreation?	Snowmachining is prohibited on public land by Title 25. HLB has partnered with several entities in Girdwood to authorize low impact recreation including Girdwood Valley Service Area, Girdwood Nordic Ski Club, Alyeska Resort, Bikewood, and permits short-term use to several organizations year-round.
59	Pg. 19: 6-251 6-296	Julie Raymond-Yakoubian	I strongly recommend that the HLB take practical steps to address/remediate problems related to the Nordic 5K loop in Girdwood. 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 needs to take action on this matter and it should be added to the 2024 work program as a project.	HLB Staff will look further into this issue and mitigate as necessary.
60	Pg. 19	GBOS	Please correct the plan name to "Girdwood Comprehensive Plan" to avoid confusion with subsidiary neighborhood and area plans.	HLB will coordinate with the Planning Department regarding reference to the Girdwood plan update and adjust accordingly.

61	Pg. 19	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 2024 work program as a project.	This is not a priority for 2024 but may be reevaluated in future work plans.
62	Pg. 19	Julie Raymond-Yakoubian	Can you please provide more detail as to how the HLB will play a role in the development of the Girdwood Area Plan moving forward? Can HLB send staff to Imagine!Girdwood meetings and provide guidance on draft documents?	HLB Staff have been engaging with Planning Department staff and the consultant hired to draft the plan.
63	Pg. 19	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 2024 work program as a project.	This is not a priority for 2024 but may be reevaluated in future work plans.
64	Pg. 19	Julie Raymond-Yakoubian	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. I would like this to be added to the 2024 work program as a project.	This is not a priority for 2024 but may be reevaluated in future work plans.
65	Pg. 19	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. 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. I would like the “Winner Creek Natural Area Plan” and “Open Space Master Plan” to be added to the 2024 work program as projects.	This is not a priority for 2024 but may be reevaluated in future work plans.

Chapter 4. Five Year Management Plan: 2025-2029			
Reference No.	Commenter	Comment	Response
66	Pg. 20: 2-139 Rabbit Creek Community Council	HLB Parcel 2-139 offers a realistic and much-needed opportunity for developing a trailhead to Chugach State Park in Bear Valley. We encourage HLB to resolve the public right-of-way for access to this parcel. The size of Parcel 2-139 could accommodate both parking and an ample buffer from adjoining parcels, as well as a sustainable trail alignment. All of these features are lacking at the current 4-space parking lot for Chugach Park visitors on Honey Bear Lane. Remaining acreage in Parcel 2-139, after trailhead development, would have enhanced residential value from proximity to a well-designed trailhead.	HLB acquired parcel 2-158 that would offer CSP access. After the development of HLB Parcel 2-158, 2-139 could be evaluated for an additional access point.
67	Pg. 20: 4-032 4-033A-F 4-034 Turnagain Community Council	TCC has a long history of advocating for transfer of these parcels to the Municipal Parks Department to ensure permanent protection of the Tony Knowles Coastal Trail and associated Natural Open Space Buffer within these parcels. TCC requests that transfer of these specific parcels to the Parks Department be included in the 2025-2029 HLB Management Plan, to ensure long-term protection of this important natural open space and section of the Coastal Trail.	HLB recommends that these properties stay in the HLB inventory due to existing leases in the area.
68	Pg. 21: 4- 046 4- 047 Third Avenue Radicals, Through JDO Law	We implore the Mayor and the Land Bank to do better. The conditions at 3rd and Ingra were mostly abated this past fall. However, without intentional and proactive intervention we have little doubt that come spring, conditions will again deteriorate. We are asking the Municipality to prevent this. The Third Avenue Radicals are a resource and partner in this endeavor. We recognize that addressing the homelessness crisis in Anchorage is a complex endeavor. However, if the Municipality allows its land to again become inundated with garbage, drug use, crime, and illegal camping, we will be forced to take legal action. We would like to avoid this outcome, and stand ready to assist Anchorage in finding a humane approach to address homelessness, while also not allowing 3rd and Ingra to become, once again, a blight on the neighborhood.	The site has a drafted Master Plan that may take many years to be ripe for development. HLB will be considering short-term uses of the site that preferably implement components from the Master Plan to activate the vacant property. Staff Recommends removing text regarding parcels 4-046 and 4-047 on page 21 of the Five-Year Plan and adding the following on page 15 of the Annual Work Program: “HLB Parcels 4-046 and 4-047 - until such a time the Master Plan can be implemented, short-term use of the site, for the purposes of activating the site, will be pursued for immediate implementation. Uses that incorporate elements of the Master Plan will be prioritized. HLB will continue to engage with local stakeholders.”

69	Pg. 21: 4-046 4-047	Radhika Krishna, Anchorage Downtown Partnership	We would like to urge the Heritage Land Bank to prioritize site activation of parcels 4-046 and 4-047 by including these parcels in the 2024 Potential Projects section of the plan, rather than just in the trespass and encroachment section. These are large sites in Anchorage's urban core, and their continued vacancy has significant negative effects on downtown and north Anchorage. We strongly encourage the Heritage Land Bank to include full site activation as a priority in 2024. We also encourage HLB to prioritize interim uses of the site that activate and secure the site, prior to development of the site as directed by the master plan. Given market conditions and barriers to development including the site's seismic and contamination challenges, development is likely to take many years, and it is imperative that nearterm uses are actively identified and pursued in 2024.	HLB will be considering short-term uses of the site that preferably implement components from the Master Plan to activate the vacant property. See Comment 68.
70	Pg. 21: 4-046 4-047	Stephen Ribuffo, Director, Port of Alaska	The Port of Alaska has interest in taking possession and management of these parcels for its use. As any port-managed property would become subject to the Department of Homeland Security requirements established in 33 CFR, it is our intent upon taking possession to surround the parcels with a perimeter fence at least 8 feet high, install surveillance cameras that would be monitored 24/7/365, and add on-sight inspection of them to our Security Force roving patrol schedule. Use of the property would be for additional laydown area for either shipping containers or dimensional lumber (managed by one of the Port's current tenants), as well as a solar farm which would be tied into the Chugach Electric facility at the bottom of the hill to the north as part of our ongoing Port Power Plan. We would be willing to discuss either the permanent use of this real estate, or a 20/25-year use arrangement.	HLB staff are reviewing prospective uses for this site. See Comment 68.
71	Pg. 21: 6-039	Amanda Tuttle	Throughout the document and included in HLB's management activities are the requirements to take into consideration environmental plans and studies, however, parcels such as 6-039 have not had a completed environmental review and is recommended for replat into residential lots. This parcel is a very active floodplain.	Evaluating the parcel for potential replat includes environmental review. It is anticipated that the developable portion would only be the upland portions near the Alyeska Highway.
72	Pg 22: 6-053 6-054 6-055 6-056	Christina Cope Hendrickson	Recommend awaiting NEPA to be completed before pursuing disposal. Wetlands and Section 6 and ESA Section 7 will kill this project.	HLB is aware of the DOT&PF need for land should the intersection redesign occur; therefore, it is listed as a potential disposal in the next five years. Waiting to bring the request to HLBAC until the NEPA process is complete is prudent.

73	Pg. 22: 6-075	Christina Cope Hendrickson	Recommend awaiting final decision for GIP Phase II+ prior to disposal. Also, what about the utility connections within the parcel?	Assuming this comment was intended to be in reference to 6-057F. There is not a recommendation at this time to dispose of portions of 6-057F. Part of the feasibility study will be looking at utility connections.
74	Pg. 22: 6-075	Girdwood Board of Supervisors	Thank you for this recommendation	Noted.
75	Pg. 22: 6-075	Amanda Tuttle	Has this parcel been transferred already? If not, it is not labeled on the Region 6 map.	This parcel has not yet been transferred. It appears on the Region 6 Map next to Parcels 6-013 and 6-014.
76	Pg. 22	Rabbit Creek Community Council	RCCC agrees with the HLB's desire to explore the feasibility of exchanging parcels or allowing development of access to Chugach State Park from several HLB parcels.	Noted.
77	Pg. 22	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.	This comment was received and addressed in the 2023 Work Plan. Additional language regarding the municipal-wide need for housing was added to the 2023 Five-Year Management Plan, and is included in the 2024 Five-Year Management Plan.
78	Pg. 22	Brooks Chandler	Working with GBOS on potential disposals of parcels 6-076, 6-039, 6-134, 6-013, and the GIP portion of 6-016, "to a qualified Girdwood nonprofit 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 2024 and five year work plans.	See Comment 108.
79	Pg. 22	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.	It is the mission of HLB to implement goals of adopted comprehensive plans.

Appendices				
Reference No.		Commenter	Comment	Response
80	Pg. 23-30: Appx A	Amanda Tuttle	Maps are difficult to read and review. Boundaries are not definitive, major landmarks should be referenced, including rivers, highways, etc. Girdwood should also be separated into several maps or a much larger map that can accurately reflect the 6,000 acres HLB manages.	HLB Staff recommends using the online interactive maps as a way to see more details about each HLB Parcel. The link to the mapping application can be found on our website at www.muni.org/HLB . This link is also available as a QR code on page 23 of the work plan. The maps in the work plan are only intended to be a quick reference.
81	Pg. 31 Appx B	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 or 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.	During the HLBAC work session on the 2024 Work Plan (12/14/2023 HLBAC Meeting), HLB Staff informed the Commission that HLB Staff will begin suggesting time limits or expiration dates in the resolutions. However, because the resolutions cover such a wide variety of topics, each expiration date will be determined case-by-case, as opposed to a broad sweeping policy.
82	Pg. 31: Appx B	Amanda Tuttle	"Please define the process for concerns to be reported, investigated, and managed within HLB by a public citizen."	Submit a written comment to HLB staff via email at hlb@anchorageak.gov
83	Pg. 31: Appx B	Amanda Tuttle	Regarding Overview and Policies, Section I: "Please edit the statement of "future citizens of Anchorage" to include the Girdwood Valley specifically since over 50% of the land resides in the Girdwood Valley.	HLB staff recommends changing the language to "Municipality of Anchorage residents". These policies apply to the entire municipality.
84	Pg. 31: Appx B	Amanda Tuttle	Regarding Overview and Policies, Section II: "Proportionate representation from the Girdwood Valley must be included on the seven member HLB Advisory Commission."	HLB is a Muni-wide function; actions that occur in Girdwood are of interest to the entire MOA. Commissioners are not representatives for specific areas. They bring a knowledge of the area to the Commission to provide area-specific insights to Staff and their fellow Commissioners. Per AMC 21.60.200.A "At least one member shall <i>reside</i> in the Girdwood area and at least one member shall <i>reside</i> in the Eagle River-Chugiak area". It is not recommended that seats on HLBAC be proportional to land distribution.

85	Pg. 32: Appx B	Amanda Tuttle	Regarding Overview and Policies, Section III: "Public notices for the Girdwood Valley must be done on the local KEUL radio station, the local Turnagain News, and local community bulletin boards. Public notices must include clear and concise maps. All documents should also be able to be downloaded, enlarged, and printable. Maps must be detailed to be able to tell parcel boundaries, landmarks, etc."	HLB follows public notice requirements as prescribed in Title 25.
86	Pg. 32: Appx B	Amanda Tuttle	Regarding Overview and Policies, Section IV.B: Edit to add: "as determined by fair market value appraisal by a certified real estate appraiser <i>and environmental review and consultation</i> "	Certified Real Estate Appraisers are governed by the State of Alaska.
87	Pg. 34: Appx B	Amanda Tuttle	Regarding Overview and Policies, Section IX.A: Include in the objective " <i>and the development of environmentally sustainable communities</i> "	HLB's mission is to achieve the goals of the Comprehensive Plan. Development projects go through land use entitlements that evaluate other factors such as environmentally sustainable development; this is not the mission of the HLB. Additional environmental considerations may be addressed through land use regulations.
88	Pg. 35: Appx B	Amanda Tuttle	Regarding Overview and Policies, Section IX.A.6: Edit to add: "Compensatory mitigation credits must only be given within the same watershed."	Mitigation is governed by USACE; location of credits and impacts are considered in their evaluation prior to approving a mitigation plan.
89	Pg. 36: Appx B	Amanda Tuttle	Regarding Overview and Policies, Section IX.B: Where are the Site Specific Land Use Studies published? When was the last one created for Girdwood? What is the process for concerns to be raised on a Site-Specific Land Use Study?	Site-Specific Land Use Studies can be found linked from the HLB website at www.muni.org/HLB (a QR code for the website is located on page 2 of the Work Plan) These types of studies are governed by Title 25.
90	Pg. 37: Appx B	Amanda Tuttle	Regarding Overview and Policies, Section IX.C.2: What is the process for raising concerns about the written findings in a land disposal determination?	Submitting written comments during the Public Comment period or testifying at the HLBAC public hearing is the process for raising concerns about any HLBAC action.
91	Pg. 38: Appx B	Amanda Tuttle	Regarding Overview and Policies, Section IX.C.9: Edit to add "Compensatory mitigation credits must only be given within the same watershed."	Mitigation is governed by USACE; location of credits and impacts are considered in their evaluation prior to approving a mitigation plan.
92	Pg. 39: Appx B	Amanda Tuttle	Regarding Overview and Policies, Section IX.E.1: Edit to add: "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 <i>and associated public infrastructure</i> ".	HLB funds are not intended to improve general public infrastructure unless a specific project requires infrastructure improvements.

93	Pg. 47 Appx D	Deb Essex, Girdwood Nordic Ski Club	Include both the Girdwood Nordic Ski Club's active Easement Agreement 2015-17 in the active Leases and Permits list, or at minimum part of the disposal of Parcel 6-011 for development	This easement is currently listed on page 47 of the Work Plan. HLB Staff typically does not include easements into the contract list; however since this easement has an expiration date, it does seem appropriate to include into the active leases and permit list.
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Other General Comments				
Reference No.	Commenter	Comment	Response	
94	Christina Cope Hendrickson	Staffing. The plan's objectives require an increased and qualified staff to implement, generate more revenue and meet the Division's and Department's missions.	Noted. Staffing budget remains the same for 2024.	
95	Girdwood Board of Supervisors	<p>The ongoing Holtan Hills project has clearly identified a fundamental tension between the structure and purpose of the Heritage Land Bank, and the needs of the community of Girdwood.</p> <p>There are several ways to address this core issue in the future, for example by weighing the impact on the most affected community(s) of a project as opposed to focusing on benefits to the HLB fund. GBOS would also like to reiterate our request for more local representation in the decision-making process, including on the HLBAC board. GBOS understands that this is a matter of code and plans to make this request of the Anchorage Assembly.</p> <p>One partial solution that can be pursued now is withdrawal of specific parcels from HLB and transferring management to the Girdwood Valley Service Area (GVSA) under its Housing and Economic Stability service power. This is a step that GBOS recommends for several parcels within both the 2024 work program and the five-year management plan.</p>	<p>HLB is a Muni-wide function; actions that occur in Girdwood are of interest to the entire MOA.</p> <p>Commissioners are not representatives for specific areas. They bring a knowledge of the area to the Commission to provide area-specific insights to Staff and their fellow Commissioners. Per AMC 21.60.200.A "At least one member shall <i>reside</i> in the Girdwood area and at least one member shall <i>reside</i> in the Eagle River-Chugiak area".</p> <p>It is not recommended that seats on HLBAC be proportional to land distribution.</p> <p>HLB Staff recommends further discussions with MOA leadership and GBOS during the quarterly meetings to better understand the Assembly's actions as it relates to GVSA's role in housing development prior to including it into the HLB Work Plan.</p>	
96	Brooks Chandler	Regarding AR2023-40: "Absent from both the 2024 Work Plan and the Five Year Management Plan is any mention of working with the Girdwood Board of Supervisors as directed by the Assembly in AR 2023-040... The feasibility evaluation was completed as directed and some effort at using tax policy to support development of attainable housing was begun. But the objective directed to be added to the management plan for engagement with the Girdwood Board of Supervisors for potential disposals for housing development continues to be ignored."	<p>HLB Staff Recommends the following language to page 17:</p> <p>"AR2023-40 - An Inventory of Potentially Developable HLB Parcels in Girdwood was drafted and delivered to the Assembly Enterprise and Utilities Oversight Committee and the HLBAC. HLB will be continuing to engage with the Assembly Enterprise and Utilities Oversight Committee regarding this report and other HLB initiatives in coordination with the HLBAC and the adopted HLB Work Plan."</p>	

97		Deb Essex	Complete the active Easement Agreement 2017-05 with Bikewood and include in the Leases and Permits list within HLB Plan.	Bikewood does not currently have an active easement nor permit with HLB. HLB has received authorization from HLBAC and the Assembly to grant Bikewood (formerly known as Girdwood Mountain Bike Alliance) an easement (HLBAC Res 2017-05; AO 2018-19). However, the conditions to grant the easement, including trail location surveying, must be met. HLB will coordinate with Bikewood to acquire a status update.
98		Deb Essex	Rezone Parcel 6-011 (east of Glacier Creek, and north of the Girdwood Airport) from Commercial to Recreation Reserve to maintain the 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.	Any recommendation of rezonings shall be considered after the final adoption of the Girdwood Area Plan.
99		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	Noted.
100		Julie Raymond-Yakoubian	I would like to see HLB pursue ways to proactively protect and conserve open/natural spaces (primitive and other) across the HLB inventory and would like to see those plans included in this document.	Noted.
101		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. I would like this to be added to the 2024 work program and management plan.	Noted.
102		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). I would like this to be added to the 2024 work program and management plan.	HLB currently has a management objective similar to the one requested.

103		Amanda Tuttle	The organization of the plan is difficult to reference. If information was presented by region it would allow better understanding of the separation of landscapes and areas.	Noted. HLB will consider a change in format for the 2025 Work Plan.
104		Amanda Tuttle	HLB's land management objective is not being met. Environmental plans and studies from the 1980s and 1990s are being used under HLB current land development plans in the Girdwood Valley. It is utter negligence to risk property and lives by selling and promoting development in these areas. The document falls short addressing the importance of completing environmental reviews and how compliance of environmental reviews are mandated. The plan inadequately addresses the importance of environmental reviews and planning of large-scale developments and impacts to existing communities.	<p>HLB plays a large role in environmental sustainability as the only authorized manager of Conservation Easements in the MOA. HLB currently manages over 200 acres of Conservation Easements.</p> <p>The HLB Plan is not the appropriate place to dictate the environmental review process or compliance, since that is not the function of the HLB. Additional environmental considerations should be addressed through land use regulations.</p>
105		Amanda Tuttle	I would like to see further discussion on how it is ensured the public infrastructure in the impacted communities are being improved and maintained to meet the demands of the developments and how funds received from the HLB sales supports public infrastructure.	<p>Public Infrastructure needs are evaluated during a development projects' land use entitlement through the Planning Department.</p> <p>It is not the mission of the HLB to fund general public infrastructure improvements.</p>
106		Amanda Tuttle	I would like to see data and further discussion on the finances of HLB and how percentages of profits are spent and where they come from.	<p>The HLB Fund is listed in Appendix C and the MOA Budget can be found at the Office of Management & Budget website: muni.org/departments/budget</p> <p>A breakdown of financial data as you have described is not available.</p>

107		Turnagain Community Council	<p>Regarding Municipal Entitlement (as mentioned on pages 2, 7, 8, 16, and 22 of the 2024 HLB Work Plan): We support the conveyance of State of Alaska-owned lands included in the 1986 Municipal Entitlement Act to the Municipality. Once acquired, TCC specifically advocates for the transfer to the Municipality Parks and Recreation the following parcels in TCC/West Anchorage, due to the important value they have as public parks/natural open spaces/recreational areas:</p> <ul style="list-style-type: none"> ▪ Parcels #21 & #68 — where Point Woronzof Overlook and sections of the Tony Knowles Coastal Trail are located ▪ Parcel #77 — Little Campbell Lake Park ▪ Parcel #78 — land adjacent to Kincaid Park ▪ Parcel #113 — Delong Lake Park ▪ A portion of Parcel #71— northern section of Connors Bog Park ▪ In addition, TCC supports transfer of the Kloep Snow Disposal Site, also located within Parcel #71 	Noted. This is an on-going issue and we will file these recommendations for a later date.
108		Krystal Hoke through Randy Sulte, District 6, Assembly	<p>I would like to see the following land disposals added to the HLB 2024 Annual Work Plan and/or the 2025-2029 Five-Year Management Plan for the community of Girdwood.”</p> <ul style="list-style-type: none"> ▪ 6-076, 10-acre portion for mixed use housing or recreation ▪ 6-039, 14-acre portion for housing ▪ 6-016, 3-acre portion for institutions and parks ▪ 6-134, 14 acres to Parks for RV park for legal camping ▪ 6-013, 1.5-acre portion for possible workforce housing ▪ 6-057F, 5-acre portion for GVSA, Girdwood Fire Dept, and local contractor needs 	<p>6-076 - is included in the Work Plan on page 15, proposed changes to this section are in Comment 40.</p> <p>6-039 - is included in the Work Plan on page 21 with the suggested action of a potential replat for residential development.</p> <p>6-016 - is included in the Work Plan and proposed changes are in Comment 46.</p> <p>6-134 - HLB staff is aware of potential projects that are not supported in the Girdwood South Townsite Master Plan; therefore, a potential update of that plan is proposed on page 22.</p> <p>6-013 - is proposed to be added to the one year plan, see Comment 35.</p> <p>6-057F - is included in the Work Plan on page 15 and proposed changes are in Comment 38.</p>

HLB Staff Comments				
Reference No.	Commenter	Comment	Response	
109	Pg. 11 & 16: 6-011 6-016 6-017	HLB Staff	Due to recent Assembly Action, an update to multiple references to this project require updates.	<p>HLB proposes the following changes:</p> <p>Page 11, Replace language for 6-011, 6-016, and 6-017 with: “HLB Parcels 6-011, 6-016, 6-017 - The Anchorage Assembly approved the proposed Holtan Hills disposal at a special meeting on January 24, 2024 (AO 2023-137, As Amended).”</p> <p>Page 16, Replace language for 6-011, 6-016, and 6-017 with: “HLB Staff will continue to collaborate with the developer and implement AO 2023-137, As Amended. HLB Staff will also be coordinating with AWWU for a sewer extension and other site-related work to support the Holtan Hills project.”</p>
110	Pg. 14: 3-078E	HLB Staff	With the imminent sale of the former Chevron site on the corner of Tutor and Lake Otis (3-078A-D), there is renewed interest in the former Peacock Cleaners’ site, HLB Parcel 3-078E.	<p>HLB Staff recommends changing the language for 3-078E to: “Continue to evaluate environmental contamination and market these parcels for sale or lease.”</p>
111	Pg. 16 1-111 6-018	HLB Staff	Since the drafting of the Work Plan, the Assembly has voted to include a bond for cemeteries on the April Ballot.	<p>HLB Staff recommends replacing the entry for 1-111 on page 16 with the following:</p> <p>“In February, 2024, the Anchorage Assembly voted to add a bond to the general election for cemeteries in Eagle River and Girdwood. If the bond passes, it would fund capital improvements for a cemetery at this site. HLB Staff will continue to work with the Chugiak-Eagle River Cemetery Committee, and Chugiak-Eagle River Parks & Recreation, and the Planning Department as they work towards next steps.”</p> <p>An edit for 6-018 was suggested in Comment 47</p>

112	Pg. 17 & 19: 6-002	HLB Staff	HLB Staff have received a proposal from the owner of the Indian Creek mining claim. Resolving this outstanding issue is one of the barriers to getting the conveyance complete from the State of Alaska.	HLB proposes the following changes: Page 17, Replace the language for 6-002 with: "HLB Parcel 6-002 - One remaining party claims an interest in a mining claim on the parcel. HLB will evaluate the validity of the claim and consider the purchase of the remaining mining claim. HLB will then work towards remediation of the property and obtain a patent." Page 19, Remove the reference to 6-002.
113	Pg. 21: 5-010 5-011 5-012	HLB Staff	Over the years there has been intermittent interest in the Maui Industrial lots, located off of Olive Drive. These lots are Industrially-zoned and are nearly entirely designated as Class C wetlands.	HLB Staff proposes the following changes: Page 21, Replace language for 5-010, 5-011, 5-012 with: "HLB Parcel 5-010, 5-011, 5-012 - Market these parcels for sale or lease."
114	Pg. 47 Appx D	HLB Staff	Alaska Seeds of Change is no longer operating from 4-047.	HLB Staff Recommends removing Permit 2021-08 from page 47.

Comments Received In-Person at the Public Hearing on February 22, 2024			
Reference No.	Commenter	Comment	Response
115			
116			
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From: Ribuffo, Stephen
Sent: Friday, December 22, 2023 3:45 PM
To: Heritage Land Bank
Subject: Comment to DRAFT 2024 Annual Work Program & 2025-2029 Five-Year Management Plan

Importance: High

To Whom It May Concern;

This comment is in reference to subject draft plan, page 19, HLB Parcels 4-046 and 4-047: The Port of Alaska has interest in taking possession and management of these parcels for its use. As any port-managed property would become subject to the Department of Homeland Security requirements established in 33 CFR, it is our intent upon taking possession to surround the parcels with a perimeter fence at least 8 feet high, install surveillance cameras that would be monitored 24/7/365, and add on-sight inspection of them to our Security Force roving patrol schedule. Use of the property would be for additional laydown area for either shipping containers or dimensional lumber (managed by one of the Port's current tenants), as well as a solar farm which would be tied into the Chugach Electric facility at the bottom of the hill to the north as part of our ongoing Port Power Plan. We would be willing to discuss either the permanent use of this real estate, or a 20/25-year use arrangement.

Reach out if you have questions. Thanks...Steve



STEVE RIBUFFO, MBA, MSLM, AMPE, CME

Director

Office: (907) 343-6201

Mobile: (907) 310-1160

www.portofalaska.com

From: Hezekiah Holland <ky@kyholland.com>
Sent: Thursday, December 28, 2023 1:42 PM
To: Heritage Land Bank
Subject: Hlb Workplan - Parcel 2-156 AK Natural Burial

[EXTERNAL EMAIL]

Hi,

I've been following the plans to develop the 2-156 parcel for AK Natural Burial and support the plan and use of this parcel, including the recommendations of the Rabbit Creek Community Council.

Ky Holland
[REDACTED]

Ky

Hezekiah "Ky" Holland (he/him)
[REDACTED]

[Check My Calendar](#)

From: Christina Cope Hendrickson <christina.cope@gmail.com>
Sent: Friday, December 29, 2023 12:16 PM
To: Heritage Land Bank
Subject: Comments: DRAFT 2024 Annual Work Program & 2025-2029 Five-Year Management Plan.

[EXTERNAL EMAIL]

1. HLB Parcel 6-018 – Continued collaboration with Girdwood Board of Supervisors and the Cemetery Committee will occur in 2024 as they formulate a cemetery design.

Girdwood [Cemetery](#) supports bonding and paid for and created a [Final Schematic](#) that directly feeds into the design.

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

Recommend awaiting NEPA to be completed before pursuing disposal. Wetlands and Section 6 and ESA Section 7 will kill this project.

3. HLB Parcels 6-075 – Withdraw from HLB inventory and transfer to Girdwood Parks and Recreation.

Recommend awaiting final decision for GIP PHase II+ prior to disposal. Also, what about the utility connections within the parcel?

4. HLB Parcels 6-057F (Girdwood Industrial Park Subdivision) – Phase II & III evaluation of improvements have been ongoing, and staff have been working on a feasibility study for the remaining phases of the Industrial Park. Several permits were issued in Phase II and III.

Please prioritize this more. This is an essential service space to multiple small businesses and the road service. The lack of action, communication, management, investment and more detracts from the real value this asset provides for the community, business, the service area and the municipality. The permit holders meeting was incorrectly advertised, hosted on the wrong day with hours' notice of the change, and no other reports or communications have been released.

5. Staffing. The plan's objectives require an increased and qualified staff to implement, generate more revenue and meet the Division's and Department's missions.

--

- 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: Michele Worrell <aknmichele@yahoo.com>
Sent: Tuesday, January 2, 2024 1:40 PM
To: Heritage Land Bank
Subject: HLB Parcel #2-156

[EXTERNAL EMAIL]

I am writing again 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: Sulte, Randy
Sent: Friday, January 19, 2024 1:43 PM
To: Heritage Land Bank
Cc: Johnson, Zachary H.
Subject: FW: Land Request Proposal
Attachments: GHEC Draft Parcel Resolution Updated 1.18.2024.docx; Girdwood Land Needs - Parcel Identification Request Updated 1-18-2024.docx; Girdwood Land Needs (1).pdf; Industrial Park - Girdwood Land Need.docx; Industrial Park - Girdwood Land Need.docx

HLB,

I would like to see the following land disposals added to the HLB **2024 ANNUAL WORK PROGRAM** and/or the **2025-2029 FIVE-YEAR MANAGEMENT PLAN** for the community of Girdwood. I have attached an email from Krystal Hoke and several attachments for your review to facilitate this request.

I have also attached a separate need for the Girdwood Industrial Park (Parcel 6-057F). Please reach out on what you require to make this happen.

Legal	HLB Parcel #	Acres	Estimated Usable Acreage	Need / Use
GIRDWOOD SOUTH TOWNSITE TR G-6	6-076	14.5	10	Mixed Use (Housing if possible / Recreation if not)
T10N R2E SEC 18 TR 18B	6-039	68	14	Housing
GIRDWOOD ELEMENTARY SCHOOL TR B	6-016	6.5	3	Girdwood Institutions and Parks (Portion of Parcel)
GIRDWOOD SOUTH TOWNSITE TR D-5	6-134	14	14	Parks - RV Park for legal camping
ALYESKA - PRINCE ADDITION TR G	6-013	1.78	1.5	Possible Workforce Housing with ReZone
Total Acreage		103	42.5	Expected Future Community Needs

Respectfully submitted,

Randy
Randy Sulte
District 6 South Anchorage
Mobile: (907) 229-2977
Office: (907) 343 -4121

From: Krystal Hoke <krystalhoke@gmail.com>
Sent: Thursday, January 18, 2024 4:08 PM
To: Sulte, Randy <randy.sulte@anchorageak.gov>
Subject: Land Request Proposal

[EXTERNAL EMAIL]

Mr. Sulte,

Attached is a word doc and presentation that was drafted with the support of several Girdwood residents collaborating on current and future land needs.

I presented it at Girdwood Housing and Economic Committee (GHEC) yesterday. GHEC has been reviewing these parcels since its inception in summer of 2023.

An amendment to include 6-013 was added at the meeting to be included in this request. I have updated the Resolution and Presentation, adding this lot in.

The resolution attached passed unanimously and will be forwarded to Girdwood Board of Supervisors. I am not sure what will happen from there, but getting land for Girdwood needs has been a long standing issue and I would imagine the community would be much less resistant to proposed developments, if they knew the local community land needs were being met and planned for.

I am thankful for your reaching out and inquiring what land we are interested in. I am very grateful for your efforts toward solving this need.

Please let me know if you have any questions.

Respectfully submitted,
Krystal Hoke



DRAFT RESOLUTION

Request Girdwood Board of Supervisors (GBOS) for Resolution of Support to Request Heritage Land Bank, Municipality of Anchorage Staff & Anchorage Assembly to take actions to withdraw or dispose of land in Girdwood for local community needs

WHEREAS, Girdwood has been limited with economic resources, especially when involving land, being made available for local community needs, and

WHEREAS, the land analysis completed for the Girdwood Area Plan and presented to the community in October of 2023, has identified a residential land need of 17-41 acres over the next 10 years, and

WHEREAS, the land analysis completed for the Girdwood Area Plan has identified a commercial land need of 24 acres, and

WHEREAS, the Girdwood Housing and Economic Committee has reviewed the various parcels since its formation, along with the Heritage Land Bank's report, and

WHEREAS, it is often necessary to identify specific parcels when applying for grants, and

WHEREAS, it is diligent to plan the specific locations for where we expect to site these future land needs, and

WHEREAS, we expect to need several pathways to achieving success, especially in regards to the creation of affordable, attainable, workforce housing, and

THEREFORE, Girdwood Board of Supervisors and Girdwood Housing and Economic Committee recommend the following parcels be made available for and withdrawn or disposed to: Girdwood Valley Service Area (Housing and Economic Stability Power) OR Girdwood nonprofit OR Girdwood trust: GIRDWOOD SOUTH TOWNSITE TR G-6 (HLB 6-076), T10N R2E SEC 18 TR 18B (HLB 6-039), GIRDWOOD ELEMENTARY SCHOOL TR B (6.5 acre portion of 6-016), GIRDWOOD SOUTH TOWNSITE TR D-5 (6-134), ALYESKA - PRINCE ADDITION TR G (6-013).

BE IT ALSO RESOLVED, Girdwood Housing and Economic Committee requests Girdwood Board of Supervisors (GBOS) to recommend that Heritage Land Bank include this request and note under each of these parcels on their draft 2024 Annual Work Program and 2025-2029 5-year Management Plan that Girdwood has expressed a need and desire for these parcels for future and expected community land needs.

Draft Land Parcel Request

Girdwood Land Needs – Parcel Identification

The Girdwood Area Plan land study (updated 10-2023) analysis shows a demand for 17-40 acres for residential/housing needs (over the next 10 years). And another 24 acres for commercial needs. (See slides below for reference.)

Recommend the following parcels be made available for: Girdwood Valley Service Area (Housing and Economic Stability Power) OR Girdwood nonprofit OR Girdwood trust. This would leave 3 potential pathways and tools to help achieve affordability and local economic success.

Legal	HLB Parcel #	Acres	Estimated Usable Acreage	Need / Use
GIRDWOOD SOUTH TOWNSITE TR G-6	6-076	14.5	10	Mixed Use (Housing if possible / Recreation if not)
T10N R2E SEC 18 TR 18B	6-039	68	14	Housing
GIRDWOOD ELEMENTARY SCHOOL TR B	6-016	6.5	3	Girdwood Institutions and Parks (Portion of Parcel)
GIRDWOOD SOUTH TOWNSITE TR D-5	6-134	14	14	Parks - RV Park for legal camping
ALYESKA - PRINCE ADDITION TR G	6-013	1.78	1.5	Possible Workforce Housing with ReZone
Total Acreage		103	42.5	Expected Future Community Needs

See below for additional information on each parcel.

Parcel 1:

Common Description: Between Karolius & California Creek, near ball field

Legal Address: Girdwood South Townsite Tract G-6

Parcel Tax ID: 7506260000

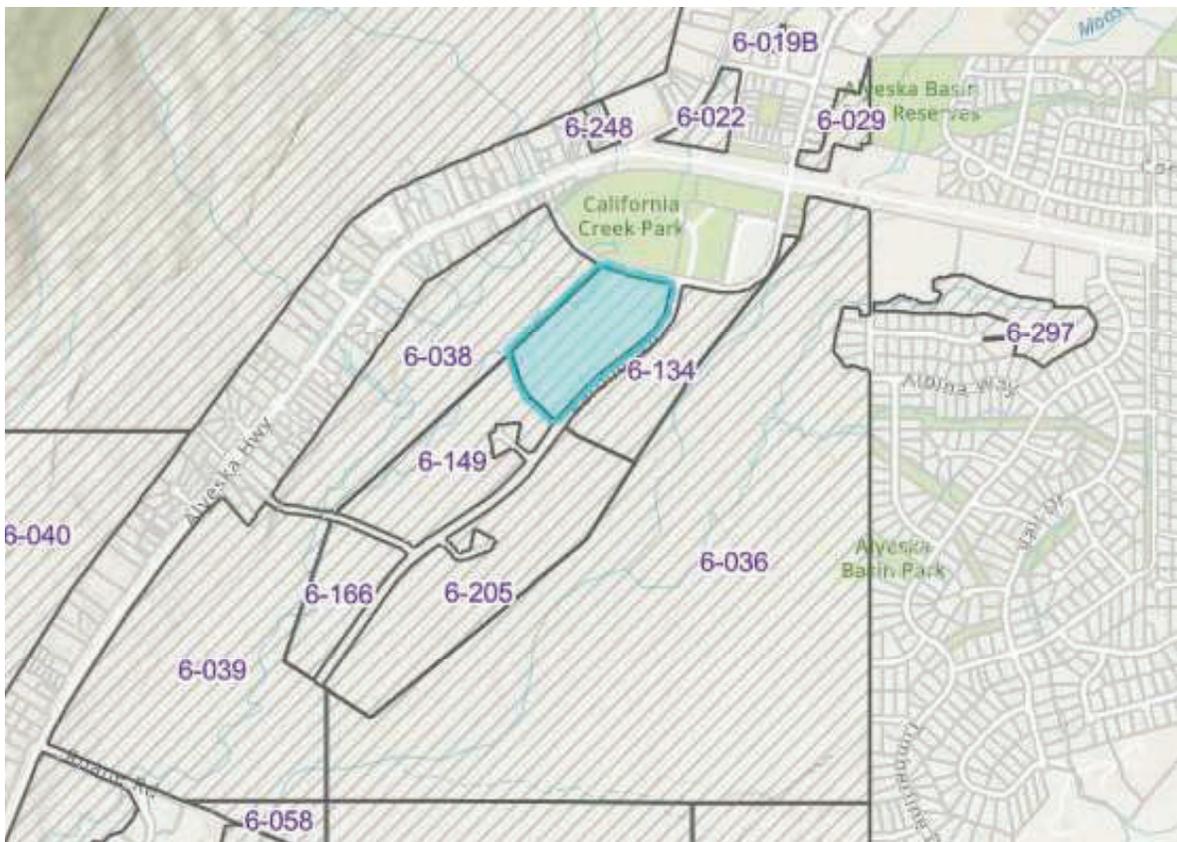
HLB Description: 6-076

Size: 14.5 Acres (Usable – Maybe 10 acres, stream set backs, wetlands, flood plain, etc.)

Status: In 2023 HLB work plan. Permission and support from HLB staff for Girdwood Community Land Trust to Solicit developers with Request for Information (granted 1-10-2024).

Pros: Community has been supportive of development in this area since at least 2014. Approved Master Plan is in place.

Cons: Possible environmental constraints and limitations due to flooding. Ongoing research.



Parcel 2:

Common Description: Ruane/Alyeska Highway Parcel

Legal: T10N R2E SEC 18 TR 18B

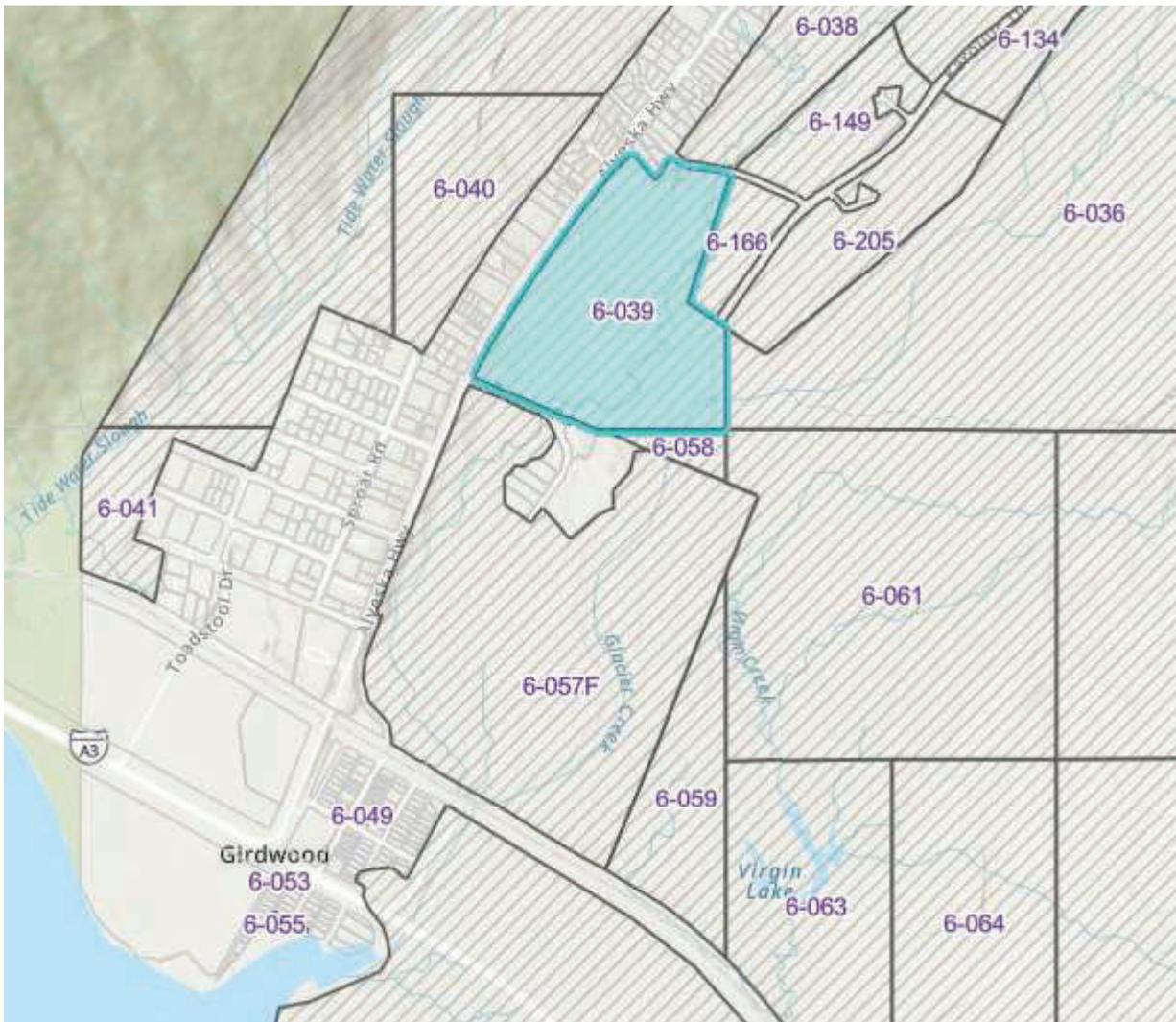
Parcel Tax ID: 7509101000

HLB Description: 6-039

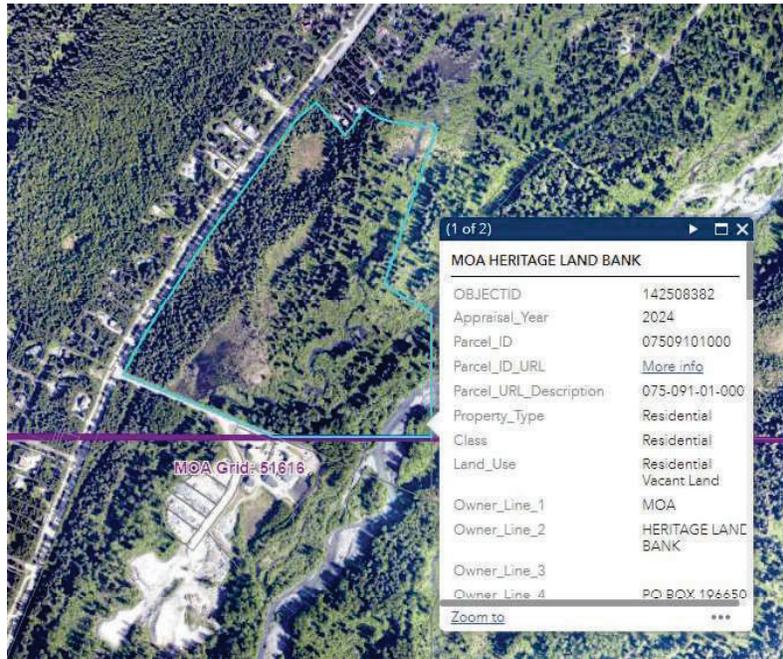
Size: 68 acres (Usable – Roughly 13. Most of the lot is wet, stream, marsh, beaver ponds, etc. Only what is along Alyeska Highway on higher ground is usable).

Pro: Access to sewer. On transportation corridor.

Con: No public water, needs community well. Most of lot is not suitable for development.



Parcel 2: Images showing usable area along road and area zoned for Residential.



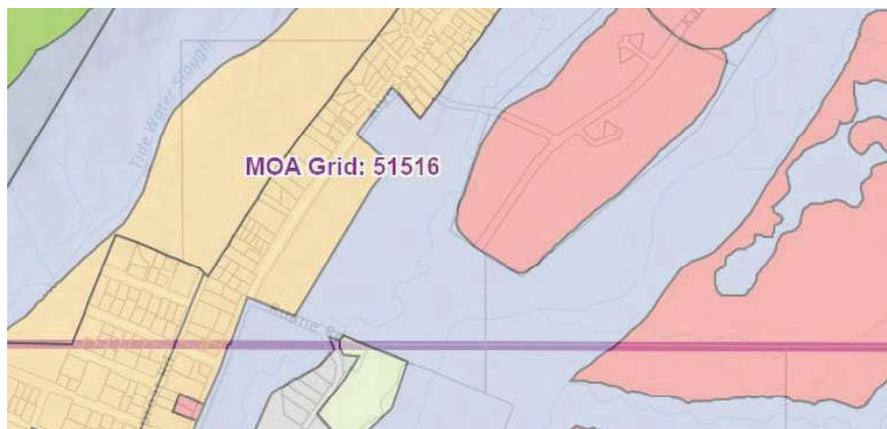
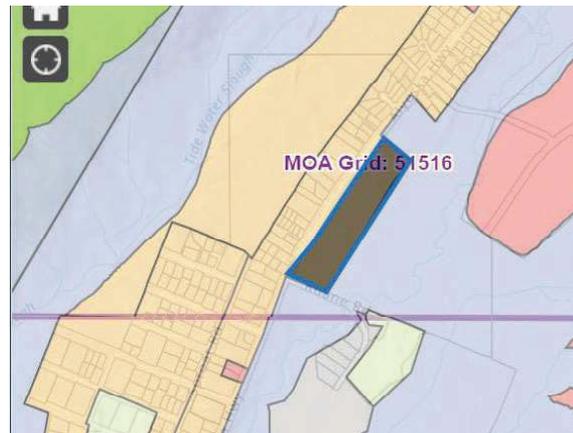
Acres ▾

Measurement Result

14.1 Acres

Clear

Press CTRL to enable snapping



Parcel Area 3:

Common Description: Part of Holtan Hills Disposal Parcel 6-016

Legal Description: GIRDWOOD ELEMENTARY SCHOOL TR B

Parcel Tax ID: 7503132000

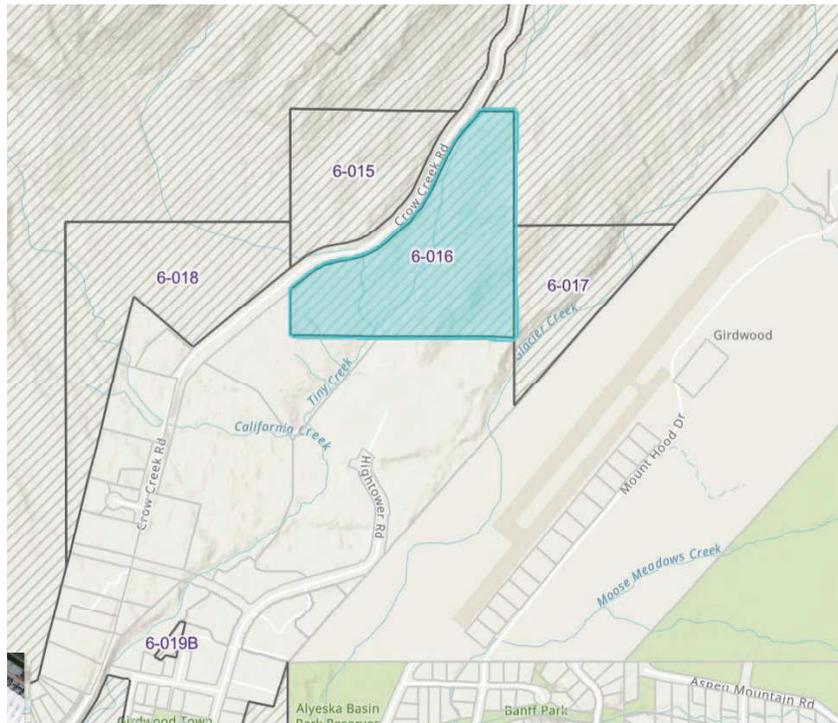
HLB Description: 6-016

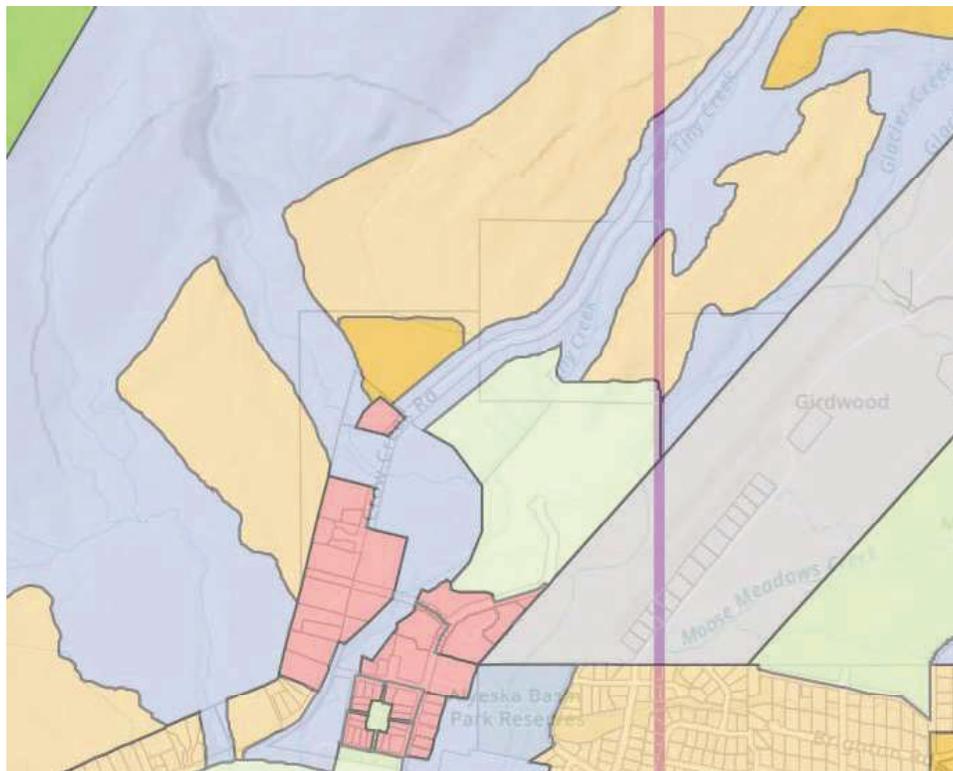
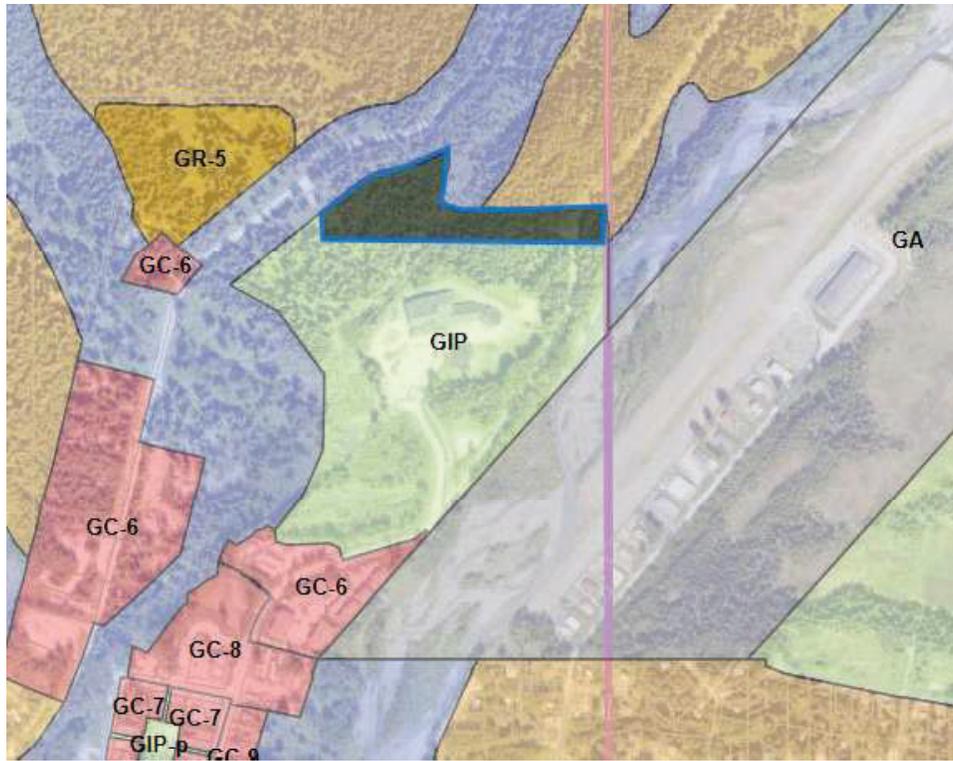
Size: 6.5 Acre Portion

This is a portion of 6-016 (Part of 1 of the 3 Holtan Hills Disposal parcels). This area is not part of the Holtan Hills development, as of today. This is because this area is zoned Girdwood Institutions and Parks and not residential. The requested area is roughly 6.5 Acres. Ideally, this would become its own lot at the same time as other platting being finalized.

This is back behind the school, located between the school and new proposed development.

Any additional lots inside of Holtan Hills development also helpful.





Parcel 4:

Common Description: Across Egloff from Library, borders Glacier Creek. Between Glacier Creek and Karolius Drive.

Legal Description: GIRDWOOD SOUTH TOWNSITE TR D-5

Parcel Tax ID: 7506390000

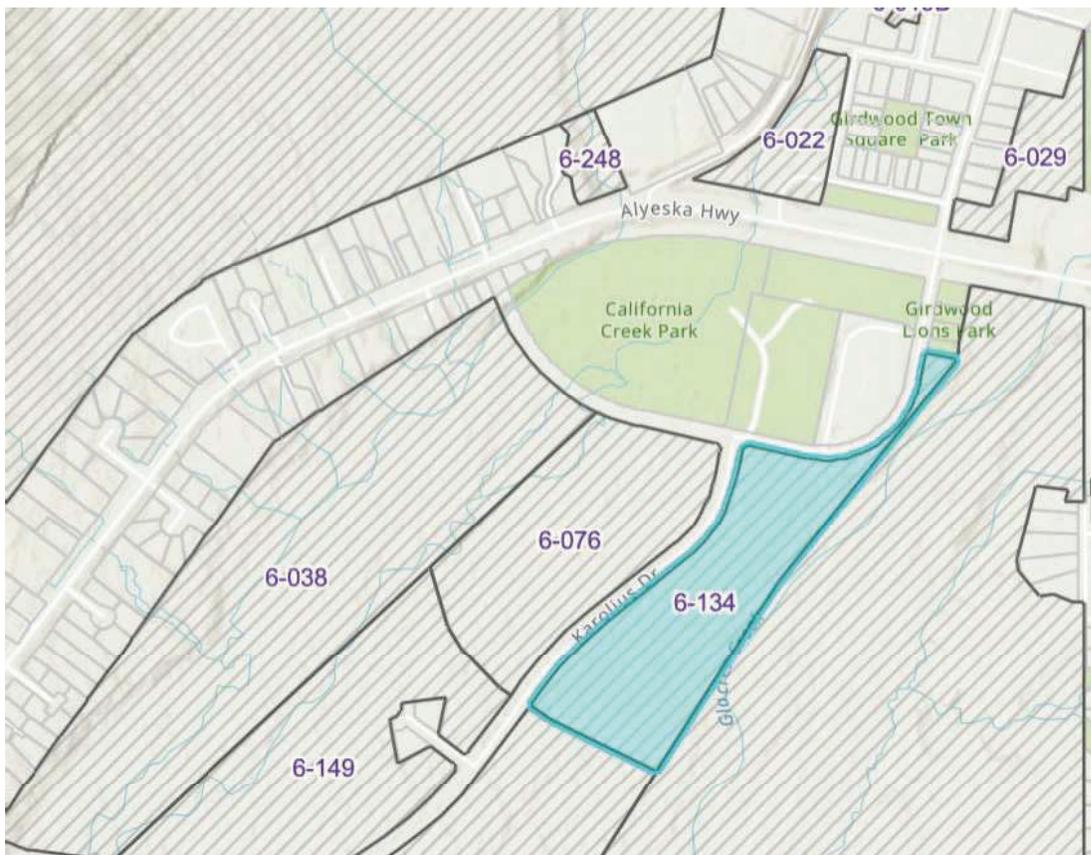
HLB Description: 6-134

Size: 14 Acres

Purpose: Potential RV Park for legal camping.

Development Considerations: Almost entire parcel is under 100 and 500 year flood plain and stream set back. Not ideal for traditional permanent development.

Status: This concept moved through Girdwood Housing and Economic Committee, and Girdwood Land Use Committee with a recommendation for MOA's contractor, the Boutet Company, to provide estimate for continued exploration of this concept.



Parcel 5:

Common Description: Arlberg Lot across from Moose Meadows

Legal: ALYESKA - PRINCE ADDITION TR G

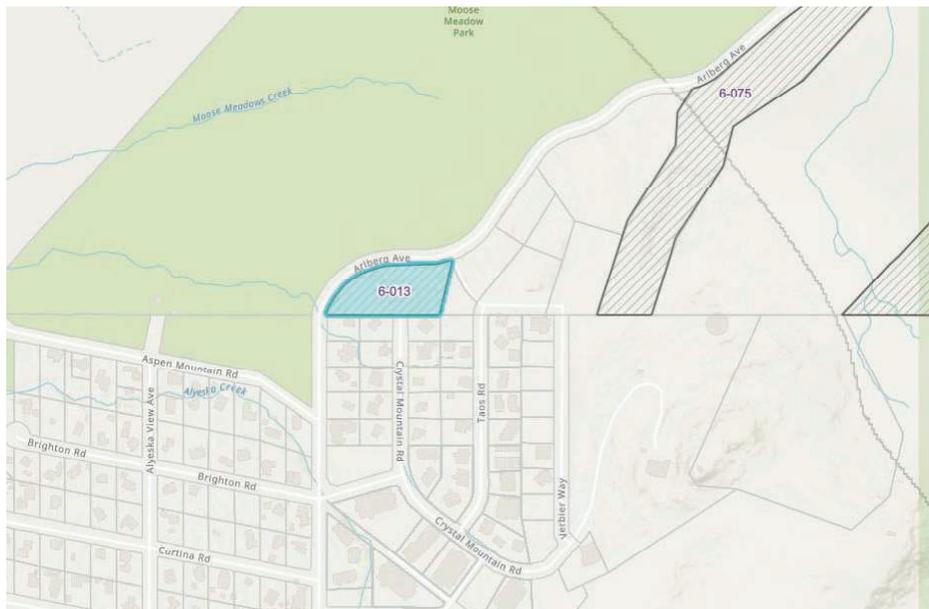
Parcel Tax ID: 7504126000

HLB Description: 6-013

Size: 1.76 Acres

Pros: On transportation corridor. Access to utilities.

Cons: Requires a re-zone.



Key Findings

- 10 Year Housing Demand:** Demand for at least 170 new housing units for year-round residents on 17 to 40 acres; plus rehab of 65 existing units.
 - Forecasted need by income (based on current demographics): 56% low income, 19% middle income and 26% high income
- Influence of Short Term Rentals:** Short term rentals have grown about 10-15 unique listings per year and account for roughly 16% of the housing stock.
- Commercial development:** Employment growth could generate demand for at least 24 acres over 10 years.

10-Year Residential Land Use Forecast

Mid population demand scenario for year-round residents

Unit Type	Based on Existing Building Trends			Higher Density Buildout Scenario		
	Distribution of Existing Units	Forecasted New Units by Type	Total Acres	Higher Density Distribution	Forecasted New Units by Type	Total Acres
Single Family	71%	120	34.3	15%	25	7.3
Duplex	13%	23	4.0	10%	17	3.0
3-9 Units	7%	11	0.8	35%	60	4.0
10+ Units	10%	16	0.6	40%	68	2.4
Total	100%	170	39.7	100%	170	16.7

Between **17 and 40 acres** needed to accommodate forecasted need for new housing units in Girdwood

10-Year Commercial Land Use Forecast

Land Use	Projected Employees Requiring Space	Acres Needed
Office <i>Land used predominantly for administration, professional, or clerical services</i>	34	1
Industrial/Flex Space <i>Land containing manufacturing, transportation, construction, communication, utilities or wholesale trade. Flex space refers to light industrial zoned buildings that can be used for both office, warehouse or other multi-functional use</i>	63	11
Retail <i>Land used for the provision of goods and services including shops, grocery stores, hardware stores...etc.</i>	82	4
Accommodation + Food Services <i>Establishments providing customers with lodging and/or preparing meals, snacks and beverages for immediate consumption</i>	350	7
Institutional <i>Land used primarily for religious, government, educational, or health care facilities.</i>	14	1
Total	540	24

Note: An estimated 92 or 15% of forecasted employees do not have space requirements. This includes jobs in industries like construction that require less physical space as well as remote employees.



Conclusion:

Combined, the usable acreage of these parcels is roughly 42 acres. This is less than 1% of the current land holdings of the Municipality of Anchorage's Heritage Land Bank. This is roughly 2/3rd of the expected Residential and Commercial land needs over the next 10 years.

The total parcel request including undevelopable land is roughly 2% of the land holdings of Heritage Land Bank within Girdwood.

Please let Girdwood be part of creating solutions and building up the community we desire.

Girdwood Land Needs

PARCEL IDENTIFICATION PRESENTATION

Created For:
Girdwood Housing & Economic Committee
January 2024



PARCEL # 1

Common Description: Between Karolius & California Creek, near ball field

Legal Address:

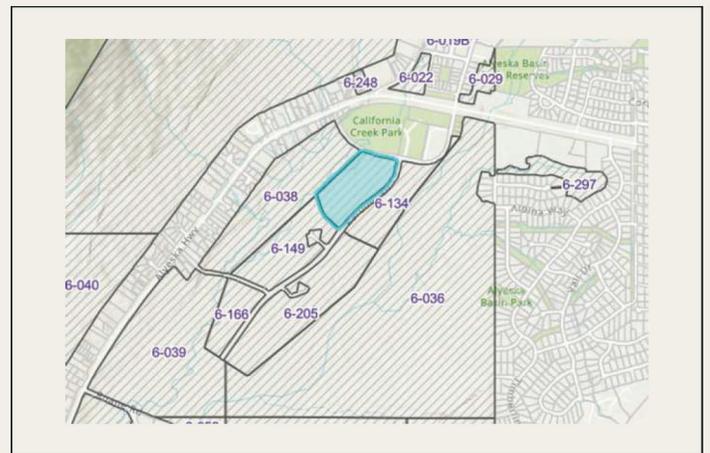
Girdwood South Townsite Tract G-6

Parcel Tax ID: 7506260000

HLB Description: 6-076

Size: 14.5 Acres (Usable – Maybe 10 acres, stream set backs, wetlands, flood plain, etc.)

Status: In 2023 HLB work plan. Permission and support from HLB staff for Girdwood Community Land Trust to Solicit developers with Request for Information (granted 1-10-2024).



PARCEL #1 ADDITIONAL DETAILS

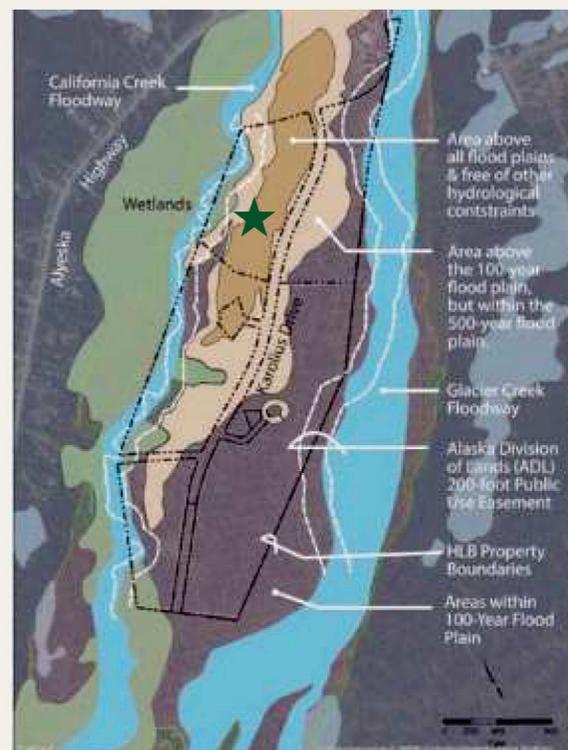
Pros: Community has been supportive of development in this area since at least 2014. Approved Master Plan is in place.

Cons: Possible environmental constraints and limitations due to flooding.

Use: Housing (and/or Recreation if unsuitable for permanent development)

Environmental Development Constraints:

- Requires passing through flood plain to get to parcel/area above flood plain
- Between 2 rivers
- Culvert under Alyeska Highway at California Creek is undersized. Likely gravel has moved into culvert, raising water and causing flooding up-river of this parcel



PARCEL # 2

Common Description:

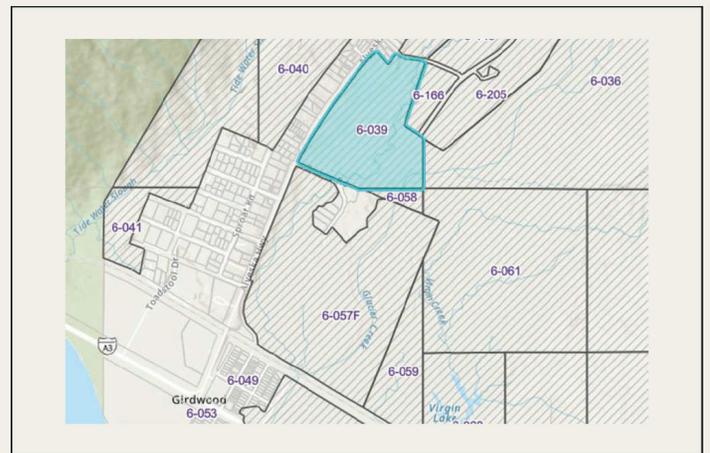
Ruane/Alyeska Highway Parcel

Legal: T10N R2E SEC 18 TR 18B

Parcel Tax ID: 7509101000

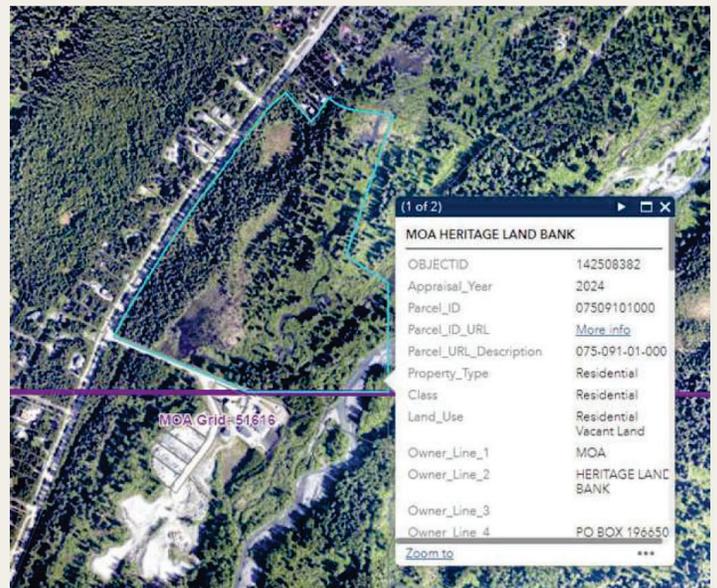
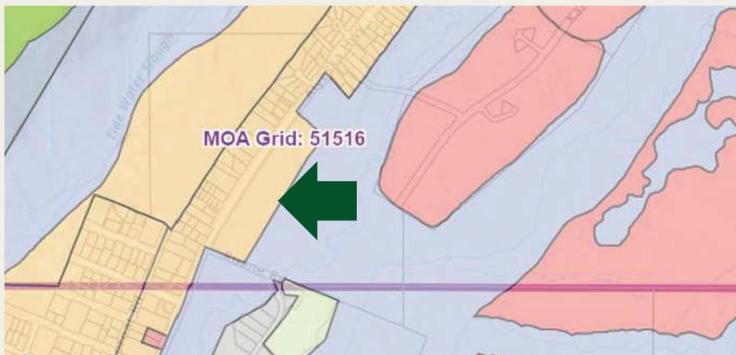
HLB Description: 6-039

Size: 68 acres (Usable – Roughly 14. Most of the lot is wet, stream, marsh, beaver ponds, etc. Only what is along Alyeska Highway on higher ground is usable).



PARCEL #2 ADDITIONAL DETAILS:

Pro: Access to sewer. On transportation corridor. Zoned for residential along roadway.
Con: No public water, needs community well.
Most of lot is not suitable for development.



The yellow portion with arrow shows the 14 acre area which is zoned for residential.
The rest of the parcel is wetlands/streams/ponds and zoned Open Space.



PARCEL # 3 (PORTION)

Common Description: Part of Holtan Hills Disposal Parcel 6-016

Legal Description: GIRDWOOD ELEMENTARY SCHOOL TR B

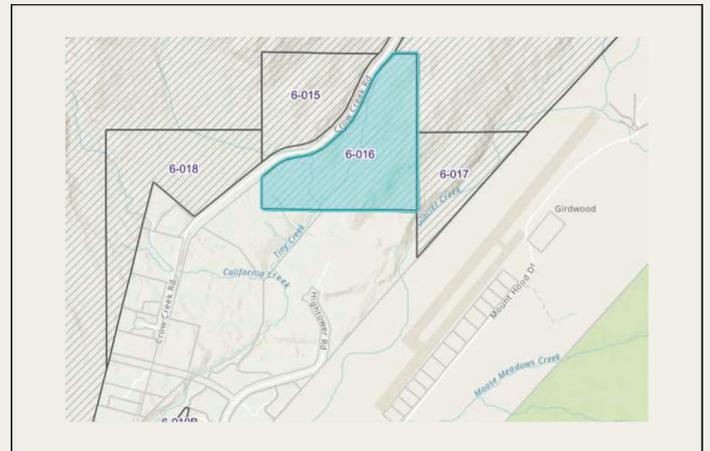
Parcel Tax ID: 7503132000

HLB Description: 6-016

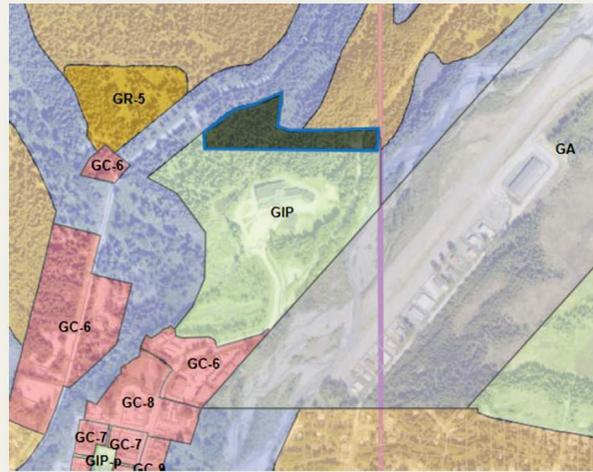
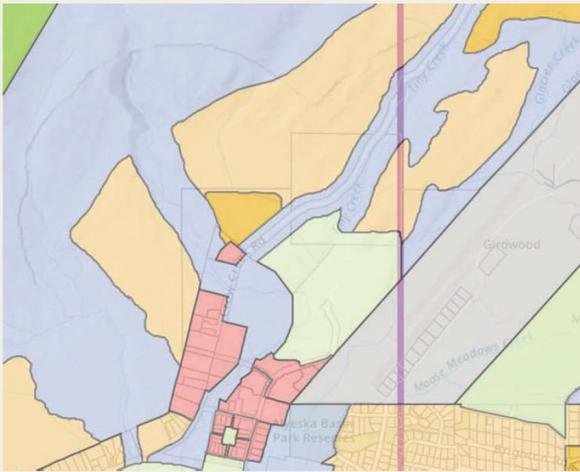
Size: 6.5 Acre Portion

This is a portion of 6-016 (Part of 1 of the 3 Holtan Hills Disposal parcels). This area is not part of the Holtan Hills development, as of today.

Pro: Proximity to School, will be on Utilities if Holtan Hills road is developed, higher ground and out of floodplain.



PARCEL #3 (PORTION) ADDITIONAL DETAILS:



THIS AREA IS NOT PART OF THE HOLTAN HILLS DEVELOPMENT, AS OF TODAY. THIS IS BECAUSE THIS AREA IS ZONED GIRDWOOD INSTITUTIONS AND PARKS AND NOT RESIDENTIAL. THE REQUESTED AREA IS ROUGHLY 6.5 ACRES. IDEALLY, THIS WOULD BECOME ITS OWN LOT AT THE SAME TIME AS OTHER PLATTING BEING FINALIZED.

THIS IS BACK BEHIND THE SCHOOL, LOCATED BETWEEN THE SCHOOL AND NEW PROPOSED DEVELOPMENT.



ANY ADDITIONAL LOTS INSIDE OF HOLTAN HILLS DEVELOPMENT ALSO HELPFUL.

PARCEL # 4

Common Description: Across Egloff from Library, borders Glacier Creek. Between Glacier Creek and Karolius Drive.

Legal Description: GIRDWOOD SOUTH TOWNSITE TR D-5

Parcel Tax ID: 7506390000

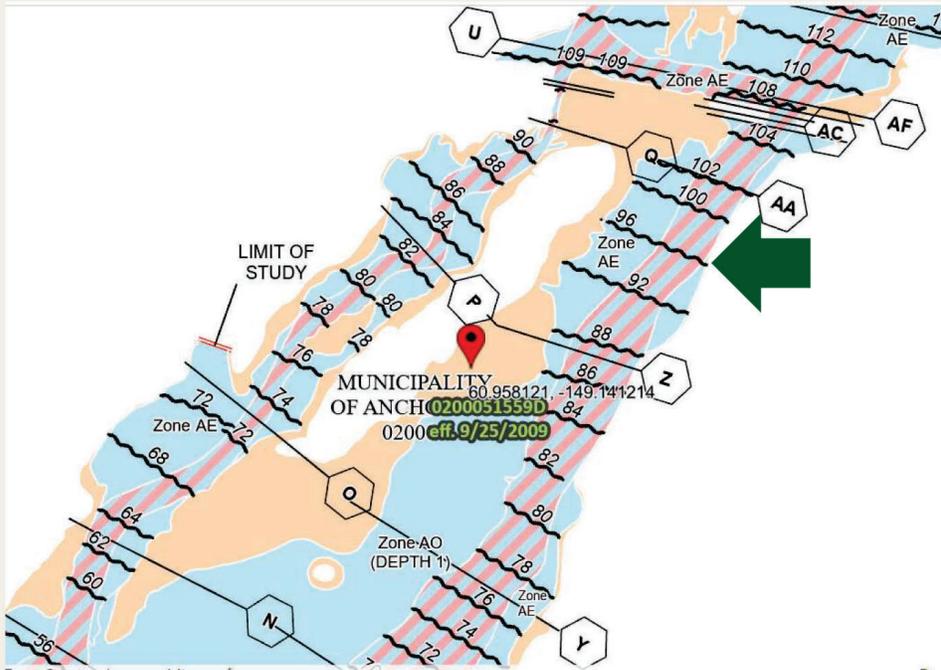
HLB Description: 6-134

Size: 14 Acres

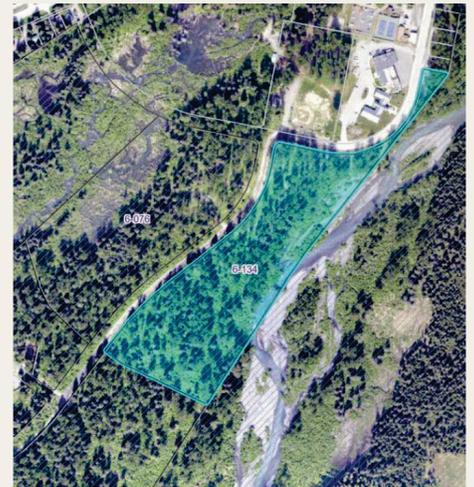
Potential purpose: Potential RV Park for legal camping.



PARCEL #4 ADDITIONAL DETAILS:



Arrow pointing to parcel on FEMA map. Almost entire parcel is within floodplain along Glacier Creek.



PARCEL # 5

Common Description: Arlberg Lot across from Moose Meadows

Legal: ALYESKA - PRINCE ADDITION TR G

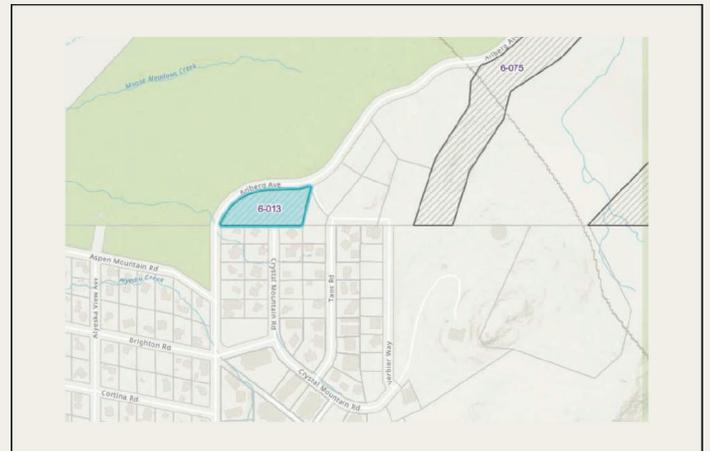
Parcel Tax ID: 7504126000

HLB Description: 6-013

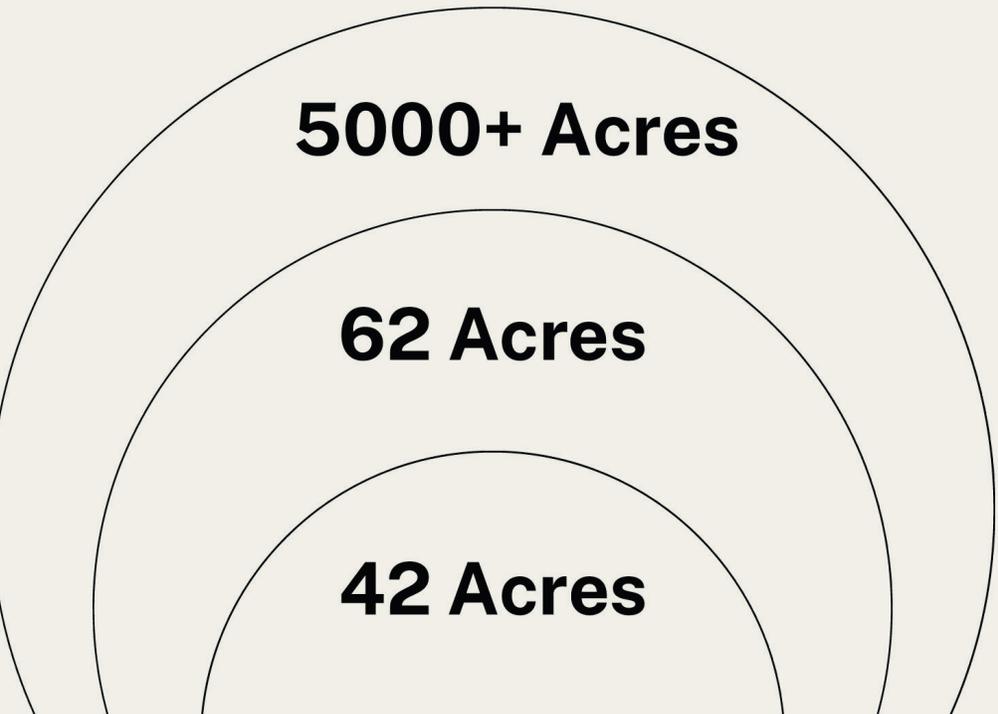
Size: 1.76 Acres

Pro: On main transportation corridor. Access to utilities.

Con: Would require a rezone for residential.



SUMMARY GIRDWOOD LAND



5000+ Acres

62 Acres

42 Acres

5000+ Acres of HLB Land In Girdwood

HLB's total land holdings in Girdwood

62 Usable Acres

The identified acreage Girdwood is expected to need to meet 10 year demand. Source: Imagine Girdwood Land Use Analysis

42 Usable Acres

Request this land be disposed of for local Girdwood needs including housing, commercial, civic and park uses.



PARCEL SUMMERY REQUEST

Legal	HLB Parcel #	Acres	Estimate d Usable Acreage	Need / Use
GIRDWOOD SOUTH TOWNSITE TR G-6	6-076	14.5	10	Mixed Use (Housing if possible / Recreation if not)
T10N R2E SEC 18 TR 18B	6-039	68	14	Housing
GIRDWOOD ELEMENTARY SCHOOL TR B	6-016	6.5	3	Girdwood Institutions and Parks (Portion of Parcel)
GIRDWOOD SOUTH TOWNSITE TR D-5	6-134	14	14	Parks - RV Park for legal camping
ALYESKA - PRINCE ADDITION TR G	6-013	1.78	1.5	Possible Workforce Housing with ReZone
Total Acreage		103	42.5	Expected Future Community Needs



Expected Future Need: Industrial

Common Name: Girdwood Industrial Park

Legal Address: GIRDWOOD INDUSTRIAL PARK PH 1 TR B

Parcel Tax ID: 7513107000

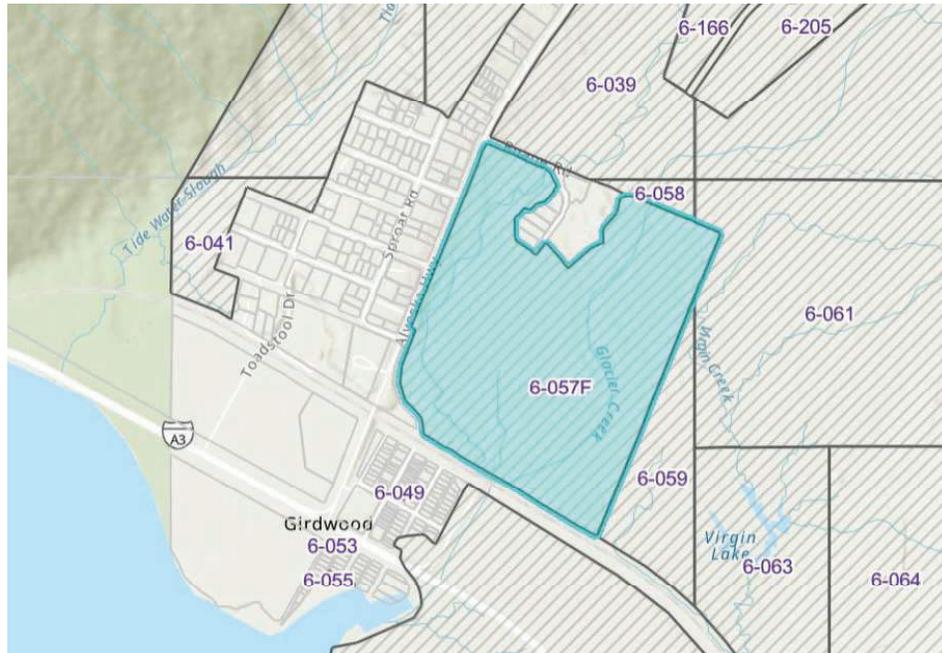
HLB Description: 6-057F

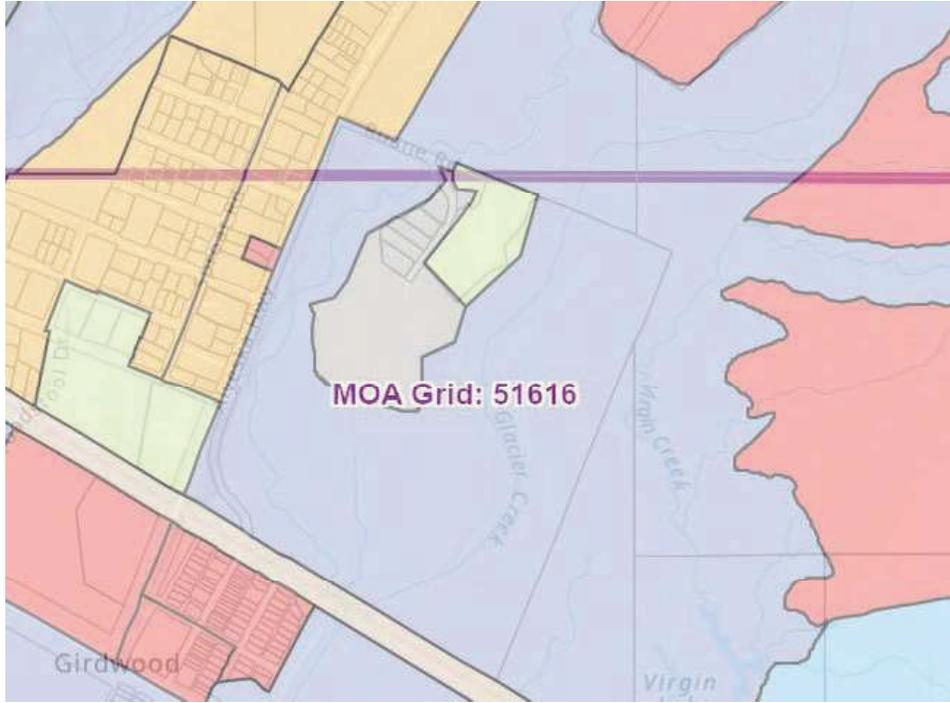
Size Request/Need: 5 acres (Estimated, needs to be confirmed with government contractors/agencies)

Total SF of Parcel: 6,782,442 SF (152 acres)

Usable Remaining Acreage: 18 acres zoned for Industrial remain after Phase I.

Purpose: Government Contractor/Agency Industrial Needs: Girdwood Valley Service Area Needs, Girdwood Volunteer Fire Department Needs & Local Contractor Needs.





18.3 Acres

Clear

Press CTRL to enable snapping



From: Radhika Krishna <radhika@anchoragedowntown.org>
Sent: Monday, January 29, 2024 12:15 PM
To: Heritage Land Bank
Subject: Comments on Heritage Land Bank Work Plan

[EXTERNAL EMAIL]

Hi,

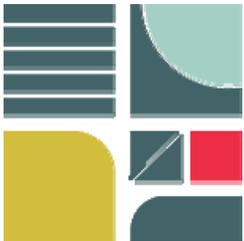
I'm emailing to provide comments on the 2024 Heritage Land Bank Work Plan Public Draft, specifically regarding parcels HLB Parcels 4-046 & 4-047. The plan as drafted includes the following guidance for these parcels:

Trespass and Encroachment Issues in 2024: "HLB Parcels 4-046 & 4-047 – Camp abatements will continue periodically in accordance with code and availability of shelter. Active use of the site is recommended. HLB will coordinate with agencies, neighborhood groups, and the approved master plan for potential site activation suggestions as appropriate."

Potential disposals, exchanges, and transfers from 2025-2029 for the site: "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."

We would like to urge the Heritage Land Bank to prioritize site activation of parcels 4-046 and 4-047 by including these parcels in the 2024 Potential Projects section of the plan, rather than just in the trespass and encroachment section. These are large sites in Anchorage's urban core, and their continued vacancy has significant negative effects on downtown and north Anchorage. We strongly encourage the Heritage Land Bank to include full site activation as a priority in 2024. We also encourage HLB to prioritize interim uses of the site that activate and secure the site, prior to development of the site as directed by the master plan. Given market conditions and barriers to development including the site's seismic and contamination challenges, development is likely to take many years, and it is imperative that near-term uses are actively identified and pursued in 2024.

Sincerely,



Radhika Krishna
Executive Director
Anchorage Downtown Partnership, Ltd.


radhika@anchoragedowntown.org
750 W 2nd Ave, Suite 100
Anchorage, AK 99501



From: Brian Shumaker <brian.r.shumaker@gmail.com>
Sent: Friday, February 2, 2024 2:08 PM
To: Heritage Land Bank
Subject: comment in FAVOR of 2024 Potential Disposal of HLB Parcel 2-156

[EXTERNAL EMAIL]

Dear HLB Staff,

I read the draft plan. I SUPPORT the disposal of HLB Parcel 2-156 to a non-profit to develop a natural burial cemetery. There is no natural burial option for Alaskans currently. Here are several good reasons to support this plan. A natural burial option can:

- Provide a lower cost and more natural way for families to bury loved ones.
- Prevent long-term materials and chemicals from being introduced into the environment.
- Help fund and preserve natural spaces as natural outdoor recreation areas for future generations.

Please approve the draft plan and continue this project.

Respectfully,
Brian



Brian R Shumaker

m: [REDACTED]

e: brian.r.shumaker@gmail.com

From: Sage Stoneking <stoneking.sage@gmail.com>
Sent: Saturday, February 3, 2024 11:59 AM
To: Heritage Land Bank
Subject: Support of HLB Parcel 2-156 & Request for mailing list

[EXTERNAL EMAIL]

Good afternoon,

I support Alaska Natural Burial establishing a conservation burial cemetery on HLB Parcel 2-156.

Please also add me, Sage Stoneking, stoneking.sage@gmail.com, to the mailing list.

If you have any questions or issues, please feel free to contact me.

All the best,
Sage Stoneking


From: Briggs, Tiffany E
Sent: Wednesday, February 7, 2024 1:36 PM
To: Heritage Land Bank
Subject: FW: Heritage Land ank Parcel 5-023

From: Timothy A. McKeever <Tmckeeper@hwb-law.com>
Sent: Tuesday, February 6, 2024 9:55 PM
To: Briggs, Tiffany E <tiffany.briggs@anchorageak.gov>; emma.gibboney@anchorageak.gov
Subject: Heritage Land ank Parcel 5-023

[EXTERNAL EMAIL]

Ms. Briggs,

I understand that the HLB is considering a draft plan concerning this parcel which anticipates that this parcel would be transferred to Parks and Rec to be managed for recreation purposes. I strongly support this effort. I was involved with this parcel when it was acquired by the Municipality because it was wetlands but was threatened with development. When it was acquired the plan was that it be preserved as wetland for recreation.

I hope the HLB can rapidly proceed to adopt the draft plan and finally protect this parcel. Please keep me informed about this matter and let me know if I can assist with this matter.

Timothy A. McKeever

From: Rabbit Creek Community Council <rabbitcreekcc@gmail.com>
Sent: Tuesday, February 6, 2024 1:43 PM
To: Heritage Land Bank; Briggs, Tiffany E; Giboney, Emma
Cc: JOHN RILEY; Sulte, Randy; Johnson, Zachary H.; ky@kyholland.com; Tim Alderson; Dianne Holmes
Subject: Re: Public Review: 2024 HLB Annual Work Program & 2025-2029 Five-Year Management Plan
Attachments: 2024-02 Comments on HLB 2024 Work Plan_2025-29 Mgt Program.pdf; 2023-23 RCCC support to GLT re PMWP.pdf; 2023-23 RCCC endorsement of Potter Marsh Watershed Park.pdf; Attachment_Addressing Neighbor Concerns re PMWP.pdf

[EXTERNAL EMAIL]

Hello Heritage Land Bank Commissioners, Director, and Staff -

The Rabbit Creek Community Council (RCCC) has reviewed the Heritage Land Bank's Draft 2024 Annual Work Program & 2025-2029 Five-Year Management Plan; our comments and supporting documentation are attached. We have appreciated working with HLB over many years on plans and management of the many HLB parcels within the area covered by the RCCC.

Thank you for your attention to our comments.
Ann Rappoport & John Riley, Co-chairs

[Rabbit Creek Community Council](#)
1057 W. Fireweed Lane, Ste. 100
Anchorage, AK 99503

"Like" us on [Facebook!](#)

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

February 4, 2024

Dear Heritage Land Bank Commissioners:

Thank you for the opportunity to review and comment on the Heritage Land Bank 2024 Work Plan and 2025-29 Management Program (Plan/Program). As you know there are many Heritage Land Bank (HLB) parcels within the area covered by the Rabbit Creek Community Council (RCCC) and we have appreciated working with HLB over many years on plans and management for these, and some other parcels as well. The following comments on the Plan/Program were overwhelmingly approved at the RCCC's January 11, 2024, meeting by a vote of 17 ayes, zero nays, and zero abstentions.

Following are specific parcels and HLB plans of concern to RCCC (*italics are quotes from the Plan/Program*):

Update on 2023 Activities:

HLB Parcel 6-011, 6-016, 6-017 – The Assembly postponed the proposed Holtan Hills disposal in Girdwood indefinitely (2/7/23). RCCC had commented (1/26/23) that the proposal did not seem to account for extensive public input nor provide enough affordable resident and worker housing as critically needed and desired by the local community. The Assembly reintroduced the Holtan Hills disposal proposal and approved it with minimal changes at their January 23, 2024, meeting, only a few weeks PRIOR to the expected release of a Girdwood plan that was funded by the Assembly and included extensive public input. To refuse to delay the Holtan Hills disposal until after broader community and Assembly review of the Girdwood plan and consideration of how the two should be coordinated, is irresponsible and could be considered a waste of the taxpayer funds used for the long-needed Girdwood plan. We remain concerned about the lack of public process and input. The Assembly and HLB should have been able to sit down with the community and the developer to openly consider improvements that could best meet community needs on this large tract of municipally owned land, in conjunction with land use planning over the broader Girdwood area.

Mountain Air Estates #2 Subdivision Tract B-1B - *This approximately 8.5-acre parcel was donated to HLB, with a deed restriction stating “that the property be used as a green space for conservation or recreational use” at the end of August and the tract became HLB Parcel 2-159.*

The tract owners had notified RCCC of their plans; we appreciate their generosity and HLB's acceptance of the parcel! We recommend consideration be given to developing a trail to

connect Bear Valley Elementary School with Storck Park on the other side of the parcel. This would allow students and classes safe access to Storck Park for activities (avoiding the need to walk on busy Rabbit Creek Road), and overflow parking when there are large events at Storck Park. Additionally, RCCC recommends that the parcel be added to the Section 36 park and dedicated as park land.

Projects in the 2024 Work Program (page 14):

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.

RCCC appreciates inclusion of this potential project in the HLB 2024 Work Program but notes that it should refer to parcels 2-125 and 2-126 as both could be involved in the connector “Schools on Trails” project.

HLB Parcel 2-127 - 2-136 – Potential transfer of management authority to Parks and Recreation Department (P&R) as part of the Potter Valley Watershed Park Project.

RCCC voted to endorse the proposed Potter Marsh Watershed Park at our November 9, 2023, meeting. The proposed Park implements recommendations made by RCCC over many years as we have documented the wetland, wildlife, and watershed values of these lands, and particularly, their importance in protecting Potter Marsh, a State Refuge and Critical Habitat. We have attached our letter of support, resolution, and discussion of neighbor comments and concerns about the proposed Potter Marsh Watershed Park. We look forward to this project coming to fruition.

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

RCCC voted to endorse development of a natural burial cemetery on HLB Parcel 2-156 at our September 8, 2022, meeting. We are pleased to see that this project will be moving forward in 2024.

Potential Projects (page 16):

Portions of HLB Parcels 6-011, 6-016 and 6-017 – Continue to coordinate with the Anchorage Assembly for the disposal of portions of these parcels, known as Holtan Hills, by public-private partnership development agreement with CY Investments, LLC, including completing the platting action in support of mixed density residential development in Girdwood.

As previously described, RCCC was disappointed that the Assembly approved the disposal of this property prior to release of the Girdwood plan and opportunity for sufficient public input, allowing collaboration and coordination between that plan and the Holtan Hills proposal.

In this section on Potential Projects, there should be a description about how the Municipality and Anchorage Fire Department are beginning work on updating the Community Wildfire Protection Plan in 2024. We encourage HLB to participate in that process and planning for wildfire mitigation projects, including those funded by the federal Wildlife Urban Interface, as further described below.

2024 Land Management (page 17):

Fire Fuels Reduction – HLB will work with the Anchorage Fire Department to address high priority HLB parcels at the wildland-urban interface (page 17).

RCCC supports HLB's involvement in fire fuels reduction and would be happy to coordinate as beneficial in this project. We further recommend that the title and scope of this project include addressing access and egress improvements that HLB land development could address that may be as important to the community as fuel management. Perhaps including a broader "Wildland Urban Interface Hazard Mitigation" title would clarify the broader contribution the HLB could make in reducing the risk of wildfires. Please consider the findings and recommendations of the ISER report on "[Advancing Wildfire Preparedness and Planning in Anchorage](#)" by Dr. Jennifer Schmidt, published in April 2023, and include in the scope HLB participation in updating the Community Wildfire Protection Plan beginning in 2024. RCCC initiated a Resilience Committee several years ago to address the wildfire threat and other emergencies in our area. Committee involvement now includes the larger Hillside and Eagle River areas and has involved the Anchorage Fire Department and Office of Emergency Management as well as other applicable agencies. Projects have included education and outreach, fuels mitigation, and mapping of fire threats, fire spread, and potential egress routes.

Suggested updated project for:

"2024 Land Management

Wildland Urban Interface Hazard Mitigation – HLB will work with the Office of Emergency Management and the Anchorage Fire Department during the update for the Anchorage Community Wildfire Protection Plan. In that planning process, these groups will develop strategies and plans to address high-priority HLB parcels at the wildland-urban interface for fire fuel reduction and opportunities for future parcel development to contribute to improving access and egress to critical and isolated areas that will enhance response and evaluation options."

Potential Disposals, Exchanges & Transfers: 2025 – 2029 (page 20):

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

HLB Parcel 2-139 offers a realistic and much-needed opportunity for developing a trailhead to Chugach State Park in Bear Valley. We encourage HLB to resolve the public right-of-way for access to this parcel. The size of Parcel 2-139 could accommodate both parking and an ample buffer from adjoining parcels, as well as a sustainable trail alignment. All of these features are lacking at the current 4-space parking lot for Chugach Park visitors on Honey Bear Lane. Remaining acreage in Parcel 2-139, after trailhead development, would have enhanced residential value from proximity to a well-designed trailhead.

Potential Projects: 2025 – 2029 (page 22):

Chugach State Park Access

RCCC agrees with the HLB's desire to explore the feasibility of exchanging parcels or allowing development of access to Chugach State Park from several HLB parcels.

In closing, 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,

Handwritten signature of Ann Rappoport in black ink.

Ann Rappoport, Co-chair

Handwritten signature of John Riley in black ink.

John Riley, Co-chair

Attachments

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

Correspondence



RABBIT CREEK COMMUNITY COUNCIL (RCCC)
A Forum for Respectful Communication & Community Relations



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

Ellen Kazary, Executive Director, and David Mitchell, Conservation Director
Great Land Trust
PO Box 101272
Anchorage, AK 99510-1272

November 13, 2023

Dear Ellen and David,

Rabbit Creek Community Council (RCCC) is fortunate to be the nearest neighbor to Potter Marsh, a State Critical Habitat and part of the Anchorage Coastal Wildlife. Our Council residents, like many other Anchorage residents and thousands of visiting tourists, are thrilled by the Marsh's wildlife, lured to its recreation opportunities, and appreciative of the panoramic beauty of the Marsh that changes with the weather and the seasons.

Consequently, we were excited to learn about the Great Land Trust's (GLT) successful fund raising to conserve a significant part of the Marsh's watershed by creating the Potter Marsh Watershed Park on 300 acres of open space just uphill of the southern part of the Marsh. We appreciated GLT's about this project at the monthly RCCC meeting on October 12, 2023. We subsequently discussed the project in our Land Use and Transportation Committee and were able to answer questions and concerns. At our November 9, 2023, meeting, RCCC members overwhelmingly approved a resolution in support of the project by a vote of 27 ayes, 0 nays, and 2 abstentions (attached). Further support for this resolution follows.

Conserving the natural hydrology at the south end of the Marsh is essential to the future of the Marsh. There has been a good deal of uphill housing development in the Golden View and Potter Creek areas, with more to come. In addition to individual wells, there are large community wells and subdivisions on municipal sewer connections, both of which create big diversions of water from the natural recharge pattern of the Marsh. Regrettably, development through the permitting process does not always minimize impacts: our Council area has experienced permit violations such as diversion of water from one drainage to another (Prominence Pointe), washouts, (Prominence Pointe and Potter Creek areas), and unauthorized large-scale clearing and fill (multiple instances). Conservation of a large, intact parcel of watershed provides the greatest possible assurance of the water supply for Potter Marsh. This is Anchorage's last remaining open space providing important movement corridors for wildlife from sea level to the tundra.

For over two decades, RCCC has advocated for conservation of Potter Marsh's watershed. In numerous resolutions and letters, RCCC has emphasized the need to conserve the water resources and upland habitat connectivity to the Marsh, and to provide carefully designed access for recreational enjoyment. These requests are supported by the 1999 'Potter Valley Land Use Analysis' (Heritage Land Bank) that concluded that the area should generally be maintained as open space and managed consistently with the adjacent State Coastal Wildlife Refuge, with maintenance of trails, and designation of a neighborhood park. The analysis

emphasized that an open space/greenbelt designation, consistent with other Municipal plans, 'will gain in importance as future residential development expands in the areas uphill' (pg. 44).

Conservation efforts by RCCC include:

- Early identification of hydrology, habitat, and recreation values. RCCC's 1997 letter regarding the Heritage Land Bank's consideration of the land east of Potter Marsh. The Council emphasized:
 - Critical hydrological roles of year-round wetlands and streams;
 - The disruption posed by potential road cuts;
 - Habitat connectivity to upper elevations of the Hillside;
 - Unique geologic features;
 - Current and future value for public recreation; and
 - Regional value for viewshed protection, wildlife habitat, recreation and tourism.

- Implementation of the Potter Valley Land Use Analysis. RCCC has submitted multiple requests for conservation of these lands to Heritage Land Bank and in response to proposed developments, including in 2000, 2006, and to 2022. RCCC has consistently and strongly advocated for the formal designation of the HLB lands east of Potter Marsh as watershed conservation lands, as recommended by the Potter Valley Land Use Analysis (1999) and subsequently adopted by the Assembly (Ordinance No. AO 99-144, December 7, 1999).

- Opposition to disruptive development. RCCC opposed several residential development proposals for lands east of Potter Marsh, in part on the grounds of major disruption to wetlands and streams and stormwater management critical to the Marsh. Those proposals included an attempted re-zone to R-7 half-acre residential (in 2000), and a proposal for a senior citizen condominium complex known as Legacy Point (in 2006).

- Implementation of Hillside District Plan. RCCC consistently advocates for implementation of the Hillside District Plan (2010), which has numerous policies and value statements for protection of Potter Marsh through a watershed approach. These include:
 - Policy 5-A, maintain and protect environmental quality at three scales, including the watershed scale. Specific mention is given to the priority of water quality for Potter Marsh
 - Policy 6-B, Parks development:
 - greenbelts along . . . Potter Creek;
 - enhancement of access to Potter Marsh watershed;
 - protection of key drainages to the Potter Marsh watershed; and
 - development of new neighborhood parks to serve Potter Creek area and areas of . . .Rabbit Creek.
 - Policy 7-A Visual quality, maintain and protect views by protecting natural vegetation, drainage corridors, significant natural features and topography at the scale of watersheds.

- Advocacy for a recreation and wildlife viewing corridor along the Old Seward Highway.
 - For the past 20 years, RCCC has annually submitted comments to the Municipal Capital Improvement Program (CIP), as well as to the State Department of Transportation and our legislators, requesting re-design of the Old Seward Highway east of Potter Marsh as a slow-speed, low-traffic greenway and

recreation corridor with a non-motorized pathway for enjoyment of the natural setting. In each of the past two years, our state legislators supported our submitting these proposals in their CAPSIS system for state capital projects. Our proposals have not yet been adopted.

- Grant obtained for South Potter Marsh Pull Out Amenities
 - In 2022, Rabbit Creek Community Council successfully applied to the Municipality for a \$780K Economic Recovery Grant from the American Rescue Plan Act for safety and recreation amenities at the South Potter Marsh Pull Out to fully fund a project initiated by the Alaska Department of Fish and Game (ADFG). The complete project, managed by ADFG, will include two vaulted toilets, a cross walk, designated parking, and an interpretive boardwalk, to be installed between 2023 and 2025. This project will greatly enhance neighbor and visitor experiences and access to this part of the Marsh. Additionally, it can serve as a managed parking site for users of the Potter Marsh Watershed Park, thereby avoiding disturbance to local neighbors or increases in traffic on sub-standard neighborhood roads.

And finally, RCCC notes that the Potter Marsh Watershed Park helps to implement the Municipality's Park Plan:

- Anchorage Bowl Park Natural Resource and Recreation Facility Plan (page 90, 2006)
 - Acquire and develop new park at Potter area;
 - Continue to acquire, enhance and develop greenbelts. . . along Potter Creek;
 - Enhance access to Potter Marsh; and
 - Protect key drainages of Potter Marsh Watershed.

Please let us know if you need copies of any of these past letters or plan references.

The RCCC would like to thank the Great Land Trust for the incredible work they have put into pursuing funding and agreements for designation of the Potter Marsh Watershed Park! We are grateful for this project and for so many other significant projects arounds Anchorage such as the Campbell Creek Estuary, access to favorite Chugach State Park sites like Near Point and Rabbit Lake, Audubon Wayside on the Coastal Trail, Little Campbell Creek Greenbelt, and Klatt Bog wetlands to name but a few. These projects have protected intact habitat and wetlands, provided educational opportunities, and ensured public access for so many people now, as well as for future generations. We are thrilled that the Potter Marsh Watershed Park, in our backyards, can be part of this amazing legacy. Thank you to Great Land Trust for the time and energy they have invested in this project!

Sincerely,



Ann Rappoport, Co-chair



John Riley, Co-chair

Attachments

cc: Assembly Members Randy Sulte and Zac Johnson
Mike Braniff, Director, Anchorage Parks and Recreation Department
Sue Rodman, Fish & Game Coordinator, ADF&G

Correspondence



RABBIT CREEK COMMUNITY COUNCIL (RCCC) A Forum for Respectful Communication & Community Relations



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

Rabbit Creek Community Council Support for the Proposed Potter Marsh Watershed Park

The Rabbit Creek Community Council (RCCC) has reviewed, discussed, and enthusiastically voted to endorse the proposal to create a 300-acre Potter Marsh Watershed Park within our boundaries in southeast Anchorage. The following Resolution was approved by a vote of 27 ayes, zero nays, and 2 abstentions at our November 9, 2023, meeting:

Rabbit Creek Community Council supports the efforts of Great Land Trust and the Municipality to create Potter Marsh Watershed Park encompassing 300 acres of undeveloped land stretching from south Potter Marsh uphill to Golden View Drive. We are excited to engage in this effort which would involve public participation to create a Park Master Plan to determine trails, parking, management policies, and other Park features.

RCCC has a decades-long history of promoting the conservation and recreation values of Potter Marsh and the adjacent watershed as described in the Attachment. We have also considered potential other uses for the involved properties, but believe that the highest and best use, not only for our residents, but for all of Anchorage and its visitors, is for this area to become a park under the management of the Anchorage Parks and Recreation Department.

A sloping tract with wetlands and many small streams, the area delivers 75 percent of the water to the south part of Potter Marsh, a State Critical Habitat and part of the Anchorage Coastal Wildlife Refuge. In addition to its watershed importance, this land is the only large undeveloped habitat in Anchorage that connects the coast to the mid-Hillside where large lots and undeveloped tracts continue uphill to alpine zones. This is the most intact habitat connectivity from coastal to alpine in the Anchorage Bowl.

The 100-acre Heritage Land Bank (HLB) portion of this area was recommended for permanent conservation and open space in the Potter Valley Land Use Analysis (1999), endorsed by RCCC and subsequently adopted by an Assembly ordinance (AO 99-144). The 200 acres of private land proposed for purchase and conservation have been considered over the years for several types of development. These proposals were broadly opposed by neighbors and in letters from RCCC. None came to fruition as the parcel has too many cost-prohibitive development constraints. In large part because of the heavy impacts to the hydrology and upland habitat that supports Potter Marsh.

RCCC is grateful to the Great Land Trust with their proven record of combining conservation and recreation values across southcentral Alaska, for persistently and strongly pursuing multiple federal grants and local donations to purchase the 200 private acres. We are also grateful for GLT's work with Municipal leaders toward combining the 100 acres of HLB lands with the future purchased lands to create Potter Marsh Watershed Park. Our Council is excited that public recreation can become available without delays or major initial investments, owing to existing trails across these tracts, and existing paved parking in two locations. We concur with the vision for a Park Master Plan to be developed with robust community participation to determine the long-term features of the park, such as the final design and alignment of trails, parking, and management policies.

Attachment

Questions/Concerns Raised by RCCC Residents with Answers/Potential Remedies

The benefits and drawbacks for any new land management proposal in the Rabbit Creek Community Council (RCCC) area are typically evaluated by our Land Use and Transportation Committee (LUTC) and further discussed at a monthly Council meeting where a position on the proposal will be put up for a vote. As described previously, RCCC endorsed the proposal for the Potter Marsh Watershed Park by a vote of 27 ayes, zero nays, and 2 abstentions, at our November 9, 2023, meeting, after researching and discussing the following concerns.

Fire breaks – we obtained information from a retired Anchorage Fire Department resident in our Council area who also has 6 years of hotshot wildland fire-fighting experience.

The proposed Potter Marsh Watershed Park has very few spruce trees. It is characterized by open meadows, with stand-alone mature trees. It already has some characteristics of a firebreak. However, a traditional firebreak here would make no difference in the most dangerous scenario, which would be a wildfire driven by southeast winds. Prevailing southeast winds can cause embers to loft 200 to 400 yards.

Fire egress

Because this parcel was slated for a senior condominium development at the time of the Hillside District Plan, that Plan called for a special study area for a possible collector road to increase east-west connectivity from Golden View Drive.

The Hillside District Plan has important qualifiers:

1. Actual creation of many of these roads and trail routes would hinge upon the pace and location of future development.
2. Routes need not be constructed in the exact location as depicted on the HDP map.

We question whether a connector road at this location would be worth the cost and disruption of this hillside habitat and drainage area? For cost efficiency and minimal impact to the environment, any major new roads or connections should serve as collectors for surrounding homes, as well as for egress. If homes are not developed here, there would be no need to provide new access for them. This led the LUTC to look at alternative egress routes that can be completed, upgraded, or signed for emergency egress, and likely at a lower cost.

We found that the most entrapped neighborhoods—only one practical way in and out—are Potter Valley (on the south side of Potter Creek), and Bear Valley. This location would do nothing to improve egress for either. In fact, for first responders in the face of a wildfire driven by southeast winds, Golden View offers a much better approach because of visibility and the options for turn off if retreat is necessary.

The most critical connection for Potter Valley is improvement of the Golden View Drive to Potter Valley Road connection via Portugal-Finland streets (Map 1).¹ If there is only funding for one major road connection every decade or so (as we've seen with the prolonged funding for Mountain Air Drive), then it seems the Portugal-Finland streets connection or Bear Valley should be priorities. The work of our Resilience Committee and Jen Schmidt of UAA's Institute of Social and Economic Research's likely offer additional information about those options.

¹ Maps 1-4 result from analysis by RCCC residents with reference to the Hillside District Plan

For the south Golden View area, there are several existing routes that can be upgraded and managed for evacuation and ingress of first responders:

- East-west connections from Bettijean and East 164th that connect into Virgo and Tideview to the Old Seward Highway (Map 2).
- Bridgeview connections to South Park Bluff Road and the Old Seward Highway (Map 3).
- New and future connections east of Golden View to connect residents onto Mountain Air Drive and then to Hillside Drive; this is the area where we are seeing much current and proposed home developments (Map 4).

Trail development –

- There is an existing informal network of trails that residents have used for over 25 years (evidenced by our Council's 1997 letter). With the installation of signage, these trails will be accessible to the public.
- The public will have a strong voice in formal trail design and management during development of a Park Master Plan. This planning effort will be led by the Municipal Parks and Recreation Department. The public can influence the scale and scope of future upgrades, within any limits set by the conservation agreement (for example, trails will be for non-motorized use).

The need for recreation access – who needs this? Who benefits?

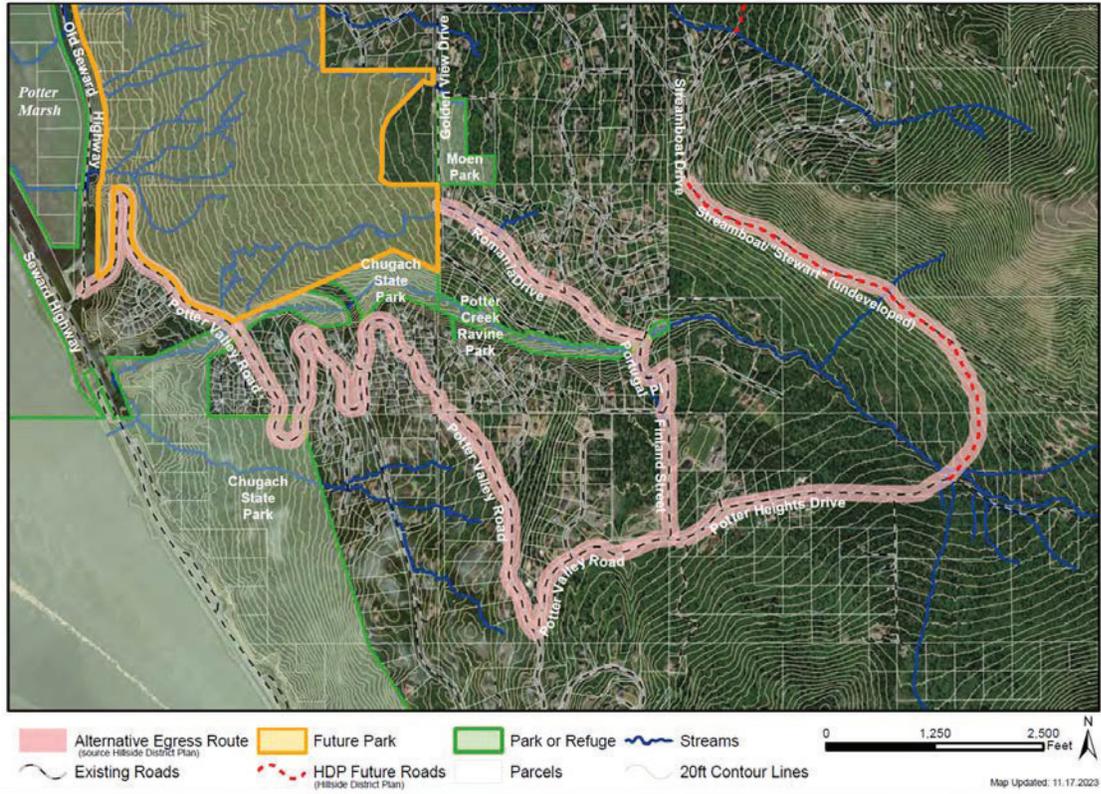
- South of O'Malley Road, there are almost no developed trails and only a couple of roadside pathways. This dearth of trails means the rest of Anchorage has no access to the amazing views and sunny exposure on the south Hillside.
- RCCC is egregiously lacking in pedestrian pathways, even on main roads like Rabbit Creek Road, Golden View Drive, and Old Seward Highway. Many smaller roads do not even have shoulders. Our residents walk in the roadways, which is increasingly dangerous, or they drive to use trails at Hillside or Kincaid.

Parking and road maintenance – minimizing neighborhood impacts -

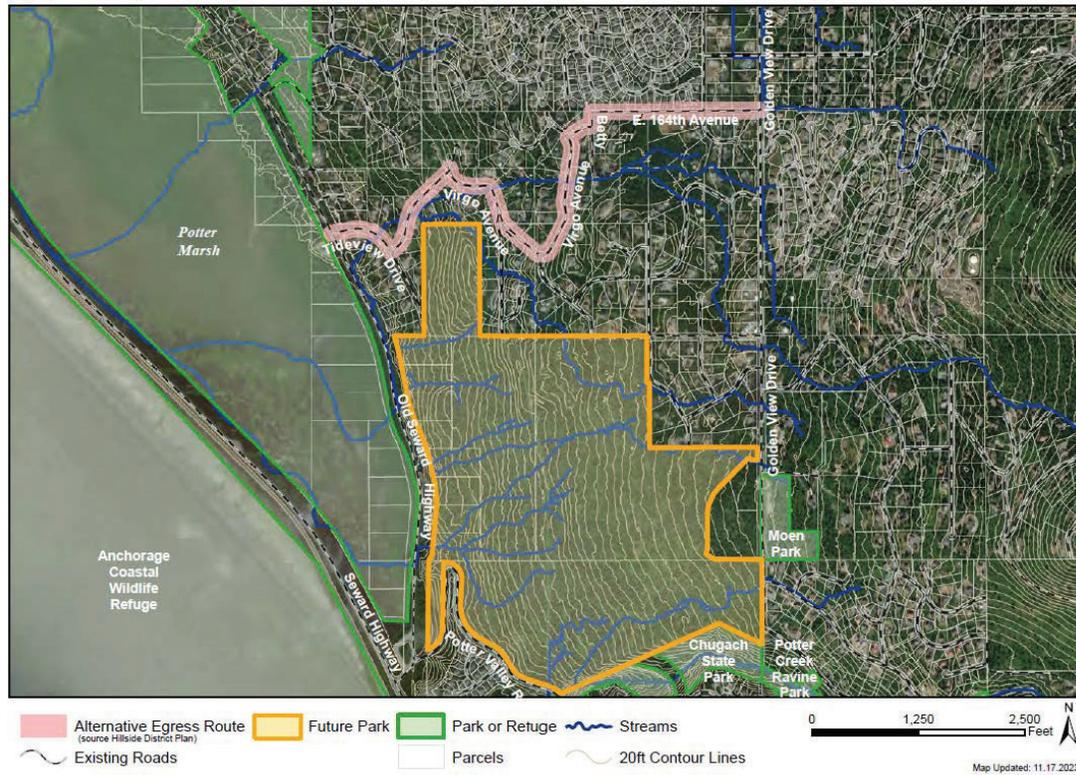
- This Park is extremely fortunate to have two existing parking areas located on major collector roads.
 1. The South Potter Marsh Parking Pull Out has just been paved and upgraded with approximately 50 parking spots, and two vaulted toilets will soon be installed.
 2. Moen Park on Golden View Drive has paved parking just across the street from the proposed Potter Marsh Watershed Park.
- The Potter Marsh and Golden View trailheads are obvious magnets for visitors who will arrive by car, because they are easy to find; they have other amenities; and they are located at logical starting points in the trail system on major well-maintained roads.
- Neighborhood connection points are not slated for parking. Walk-in trailheads are common at other municipal parks bordered by homes. If neighbors want developed parking at other locations, that could be discussed during the Park Master Plan process.

¹ Maps 1-4 result from analysis by RCCC residents with reference to the Hillside District Plan

Map 1. Egress via Potter Valley & proposed Upper Valley

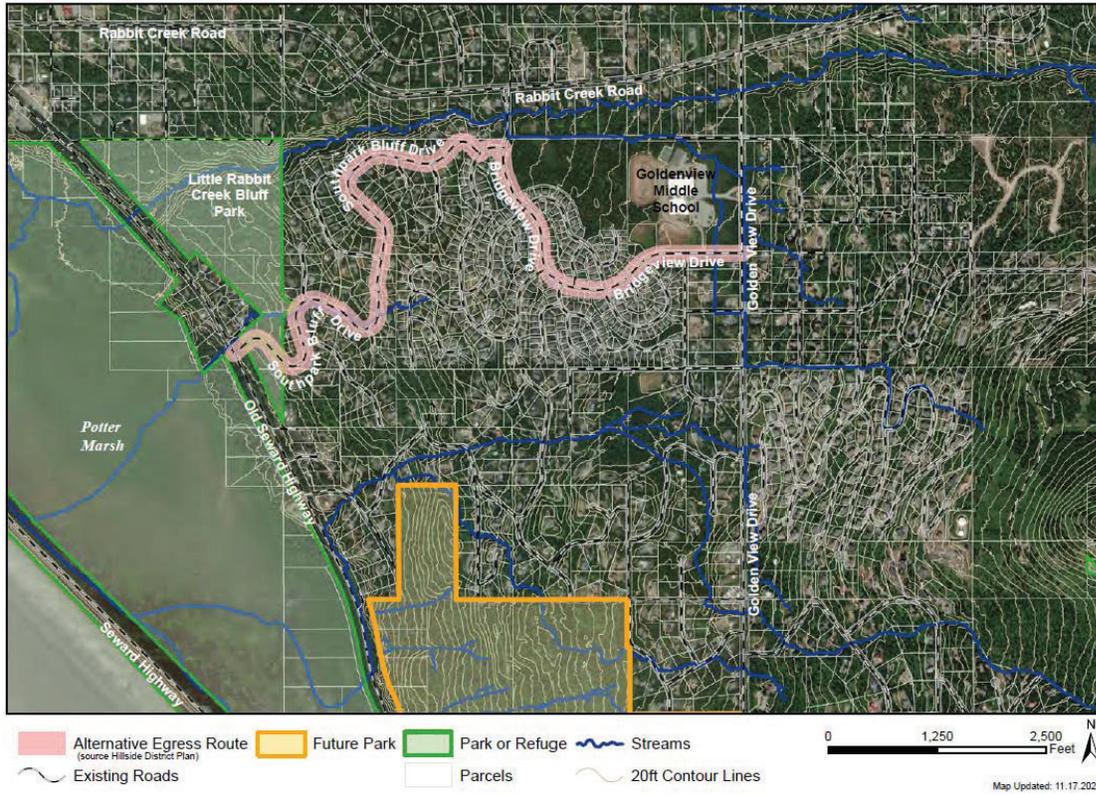


Map 2. Egress via E. 164th, Virgo, & Tideview

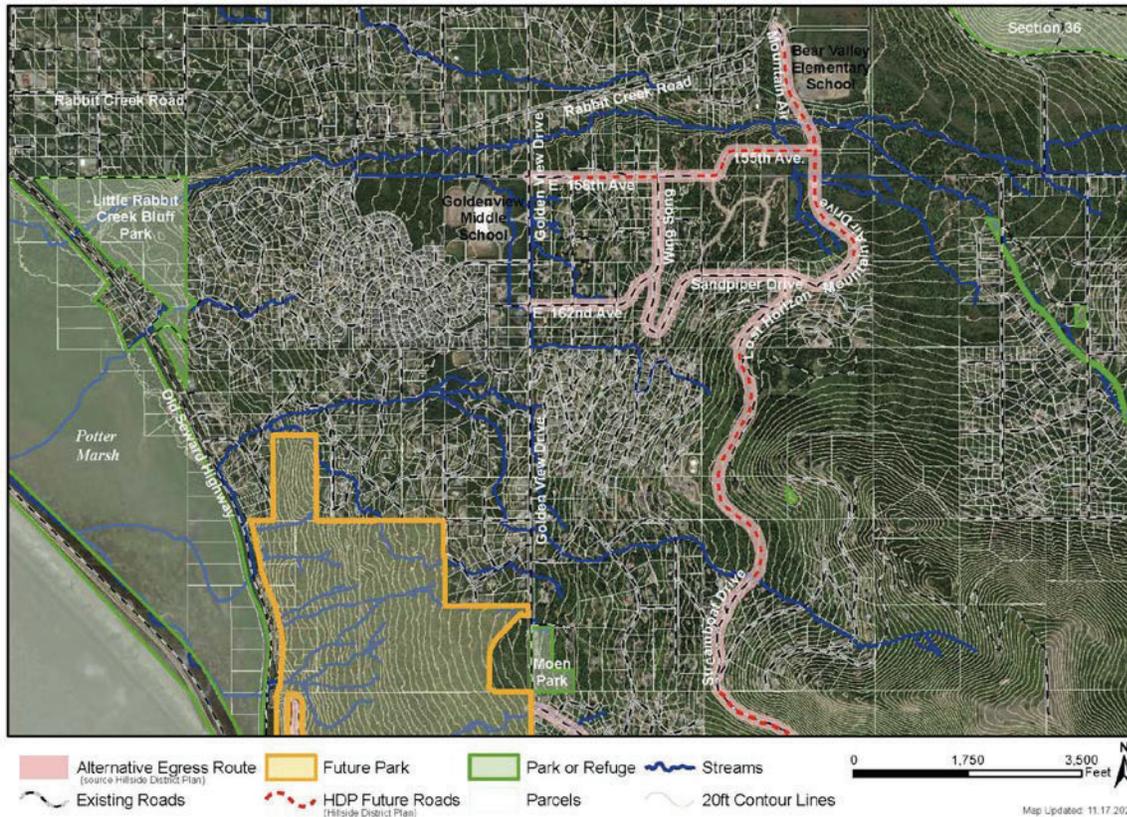


¹ Maps 1-4 result from analysis by RCCC residents with reference to the Hillside District Plan

Map 3. Egress via Bridgeview and Southpark Bluff



Map 4. Proposed egress via E. 156th or 162nd and Mountain Air Drive



¹ Maps 1-4 result from analysis by RCCC residents with reference to the Hillside District Plan

From: Mel Bennett <mel@thelifeforest.com>
Sent: Wednesday, February 7, 2024 10:19 AM
To: Heritage Land Bank
Cc: rachel
Subject: Alaska Natural Burial

[EXTERNAL EMAIL]

Dear Heritage Land Bank,

We at Life Forest are writing to support the efforts of Alaska Natural Burial. At Life Forest, we have worked in similar ways to provide greenspace as a place of remembrance and have been very well received by our municipality as well as the local community. Our families often work with local restaurants in order to host Celebration of Life meals. We also host art fairs where community members can gather and support one another through the purchase of their hand made items.

The depth of appreciation and out pouring of love from our community has resonated deeply, and we were invited to open a second site in our neighboring state of Maine.

I had the privilege of speaking to the founder of Alaska Natural Burial, Rachel, in depth, and I continue to be impressed with her compassion, commitment and dedication to stewardship. We at Life Forest, as well as members of our municipalities planning board and conservation commission would be happy to speak to you if you have questions or need direction.

We wish for you this beautiful greenspace community option and are honored to be a part of that greater community of offerings.

Warm Regards,

Mel Bennett
Co-Founder
The Life Forest

<https://www.thelifeforest.com/>

From: Amy Franz <franz_amy@hotmail.com>
Sent: Thursday, February 8, 2024 3:45 PM
To: Heritage Land Bank
Subject: 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: Stephanie Zaborac-Reed <susitna@gmail.com>
Sent: Thursday, February 8, 2024 4:09 PM
To: Heritage Land Bank
Subject: Alaska Natural Burial and Parcel 2-156

[EXTERNAL EMAIL]

Hello,

I am writing in support of Alaska Natural Burial and Parcel 2-156. I feel strongly that this is a viable and important service which should be available to all Alaskans. I ask that you hear my reasons why I feel this way.

I am an older Alaskan (born in Palmer, grew up in Anchorage, currently live in Fairbanks). 40 years ago, I lost my father to cancer; he's buried in the cemetery in South Anchorage. As was typical for the time, he was embalmed, then we waited until the ground thawed to bury him. It's just what you did. We lost my grandmother just three months later; she's buried with my grandfather in Palmer. Probably embalmed too. It's what you did.

Recently, my mother died. She asked to be cremated, and put those plans in place well before her passing. She had expressed a revulsion to the embalming process - one that I found my sister and I shared with her. If cremains were organic, she said, she'd have wanted to be a peony garden. But they aren't organic, so we'll be scattering her ashes around her favorite places.

Recently, I learned much more about embalming through the YouTube channel "Ask A Mortician". I find it horrifying - you drain the body of fluids and replace them with nasty toxins and chemicals like formaldehyde (a known carcinogen). For someone like my dad, who died of cancer, to be pumped full of carcinogens is both ironic and revolting.

When you're in Anchorage, though, what are your choices? Embalming (hard pass) or cremation (that takes a LOT of energy). Aquamation is much gentler and more energy efficient, but not available to humans yet (will it ever be? No one knows). With our cemeteries running out of space, are there other alternatives?

Anchorage needs alternatives, and people deserve options that match their values. So I write in support of natural burial.

Think about it. It's what we've been doing for millenia (embalming and cremation haven't been common until very recently, and aren't even an option in many places around the state). It's far less energy consumptive than cremation, and less polluting than embalming (what DOES happen to embalming chemicals that eventually leach from a casket? Do they degrade? Seep in the groundwater? Have you thought about it?). Some religions prefer it, having requirements for quick burial after death, so it's obviously a meaningful practice. Besides, a naturally buried body decomposes in a handful of years. An embalmed body takes much longer.

Some people, like me, place value on the natural, gentle processes involved with natural death and burial. My husband even has family members who are buried naturally on family/private land. Not everybody in Alaska has access to private land to be buried in, though, and it's not an option for families in our cities.

I want to be buried near where I grew up. I want to gently "push up the daisies", returning my earthly remains to the earth as G-d intended. I don't want to be flambeed into inorganic material, wasting energy that could be used elsewhere to the benefit of my neighbors. I don't want to be pumped full of plastics and toxins that could kill someone preparing my body. I don't want to leach harmful, toxic chemicals into the soil and groundwater as I decompose.

I want to become part of the soil, in a beautiful, peaceful setting in South Anchorage that people can come and enjoy for years and years and years - just as is being planned for Parcel 2-156.

I want the option to be buried naturally, and give myself back to the land I grew up in. I support Alaska Natural Burial and Parcel 2-156. Please support it too.

Sincerely,

Stephanie Zaborac-Reed

From: Patrick Bernhardt <ponyboyinc24@yahoo.com>
Sent: Friday, February 9, 2024 11:34 AM
To: Heritage Land Bank
Subject: Support for ANB

[EXTERNAL EMAIL]

I would like to voice my support of Alaska Natural Burial for land parcel #2-156.

[Sent from Yahoo Mail on Android](#)

From: Kelli Boyle <kelliboyle907@gmail.com>
Sent: Friday, February 9, 2024 1:09 PM
To: Heritage Land Bank
Subject: Parcel 2-156 Alaska Natural Burial

[EXTERNAL EMAIL]

I am in support of the development of a natural conservation cemetery on parcel 2-156 by Alaska Natural Burial.

As an aging Alaskan, I am concerned about what options are available to my family when I die. I would prefer to be buried close to home, but would also prefer a simple, natural, non-chemical burial.

Anchorage is in critical need of affordable cemetery infrastructure, and allowing Alaska Natural Burial to develop this parcel as a cemetery does not rely on taxpayer funding for development or maintenance.

The conservation burial ground model of cemetery management is a novel way for urban areas to provide needed infrastructure while preserving access to green space and wildlife habitat.

Alaskans deserve access to natural burial services; natural burial is more eco-friendly and affordable than conventional burial and flame cremation.

Sincerely,

Kelli Boyle



From: Brooks Chandler <brooksandler55@gmail.com>
Sent: Friday, February 9, 2024 11:24 AM
To: Heritage Land Bank
Subject: HLB Work Plan Comments
Attachments: 2024.02.09 Comments on HLB Work Plan.pdf

[EXTERNAL EMAIL]

Greetings:

Comments on the work plan are attached.

Brooks Chandler
Box 1129
Girdwood

Dear HLBAC Commissioners and Staff:

Please consider these comments when finalizing the draft 2024 annual and five year work plan.

p.15- HLB Parcels 6-011.

Comment: If the plan is to dispose of the referenced 72 acres this year HLB should immediately begin engaging with the Girdwood community (Land Use Committee, GBOS and Housing Committee) to seek input on elements addressing workforce housing and STR restrictions and other impacts for potential inclusion in the terms of the Development Agreement. It would be unfortunate if HLB repeated the overly secretive process employed for the Holtan Hills disposal. That process excluded the community at the front end leaving valid and substantial public concerns unaddressed in the development agreement. In turn that created conflict which required Assembly intervention to address. Conflict with disposals of this magnitude may be inevitable but HLB can and should do a better job of seeking Girdwood input addressing the significant policy issues up front. For example, simply asking GBOS and LUC- "what provisions to address STR's and workforce housing would you like to see incorporated in any Development Agreement?" would evidence an element of good faith towards community inclusion.

p. 16. Potential Projects. HLB Parcel 6-011. Consistent with the comment above I suggest adding the following "Project".

HLB Parcel 6-011 – Collaborate with the Girdwood Board of Supervisors, Girdwood Land Use Committee and Girdwood Housing Committee to seek input on provisions to include in any Development Agreement with Alyeska Holdings, LP and Seth Andersen addressing work force housing and short term rental issues.

Comment: See above. Also such a project 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".

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.

Absent from both the 2024 Work Plan and the Five Year Management Plan in the draft is any mention of working with the Girdwood Board of Supervisors as directed by the Assembly in AR 2023-040.

In AR2023-40, as amended, the Anchorage Assembly 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.

The feasibility evaluation was completed as directed and some effort at using tax policy to support development of attainable housing was begun. But the objective directed to be added to the management plan for engagement with the Girdwood Board of Supervisors for potential disposals for housing development continues to be ignored.

The Girdwood Housing and Economic Committee has identified HLB Parcels 6-076, 6-039, a 6.5 acre portion of HLB Parcel 6-016 adjacent to the Girdwood Elementary School (which CY Investments has stated will NOT be included in the Holtan Hills development deed from MOA to CY), Parcel 6-134 and Parcel 6-013 as having significant potential for development as work force housing. Working with the Girdwood Board of Supervisors on potential disposals of these 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” should be specifically referenced in the 2024 and five year work plans.

Similarly, 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.

These additions would reflect a departure from what appears to be the HLB “culture” of limited engagement with Girdwood, limited compliance with Assembly directives and “we are not in the housing business”. HLB should add working on solutions to the pressing issue of community housing to HLB management goals. That addition should be reflected in the HLB 2024 and five year work plans. Using HLB managed public land to try and solve housing issues in Anchorage would be a timely and useful pivot.

In advance, thank you for considering these comments.

Brooks Chandler

PO Box 1129

Girdwood

From: Deb Essex <deb@skigirdwood.org>
Sent: Friday, February 9, 2024 1:24 PM
To: Heritage Land Bank
Subject: 2024 HLB Work Program Comments
Attachments: Public Comment HLB2024.pdf

[EXTERNAL EMAIL]

Attached are my 2024 HLB Work Program & Draft 2025-2029 Five-Year Management Plan comments.
Thank you for your consideration.

Deb

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

Public Comment
2024 HLB Annual Work Program / 2025-2029 Five-Year Management Plan

February 9, 2024

Thank you for allowing public comment on the 2024 HLB Annual Work Program and 2025-2029 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, President of the Girdwood Nordic Ski Club (GNSC), and former owner of Alpine Air Alaska in Girdwood. I am commenting on the current 2024 HLB Work Program with reference to past area and management plans, feasibility studies, Imagine!Girdwood, HLB's past timeline dedicated to multi-use trail systems in Girdwood, and Girdwood Airport's established flight paths. Referenced plans include:

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)

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.** HLB proposed to develop approximately 17 kilometers of Nordic ski trails within the Glacier Creek/Winner Creek valleys. The trail would 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 evaluated 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."

HLB Multi-use Trail Plan Options:

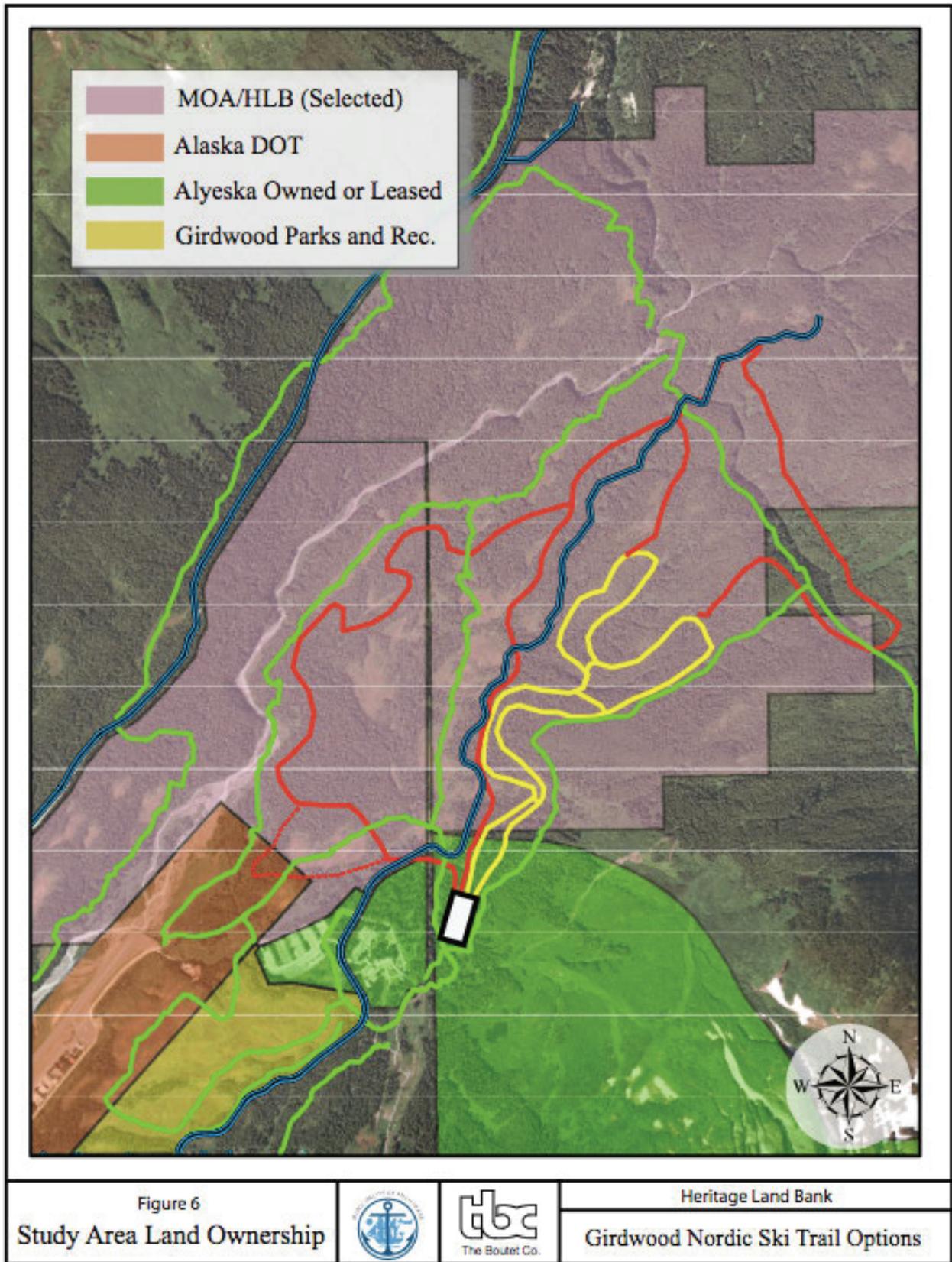
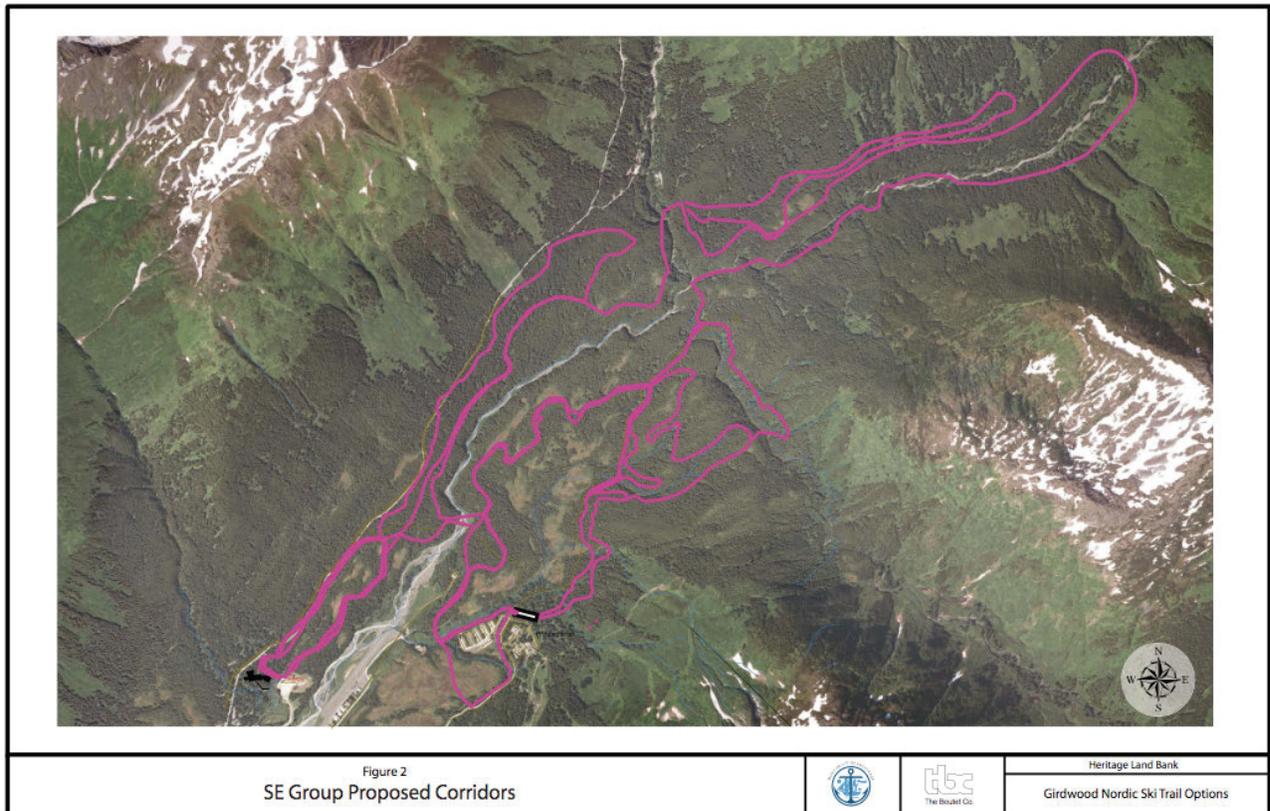


Figure 6
Study Area Land Ownership



Heritage Land Bank

Girdwood Nordic Ski Trail Options



As a whole, these past plans emphasize the importance of a year-round trail system, which HLB advocated for and donated \$50,000 to kickstart, 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 destinations through North America. The authors of these plans, even 15- 20 years ago, recognized 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 GNCS has developed the first phase of this plan, and has maintained and groomed these trails through thousands of volunteer hours. After Resolution 2017-09 was approved, GNCS contracted with HDR engineer and trail designer Bill Spencer to begin Phase 2 of the trail system, and spent seven years and approximately \$40,000 on trail design and alignment. So if Parcel 6-011 is sold to a private entity, will the Resolution 2017-09 be included in the transaction? Will a trail corridor be included to connect the south valley trails with the northern trails, in perpetuity, as shown in the Girdwood trails plan? Will a trail corridor continue to have year-round free public access? Moving forward, what insurances will non-profits have that an approved resolution for trail systems remain within HLB Work Programs?

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 toward Winner Creek within Parcel 6-251. This area, on the east side of Glacier Creek, is heavily used 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, which serves as trail access to this area, is now overflowing on a daily basis.

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, GNCS 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 (GNCS) **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 GNCS or Bikewood Resolutions were listed. In the 2023 HLB Work Program and 5 Year Plan, neither the Active Easement **2015-17** agreement, nor the Resolution **2017-09** was listed. Now in the 2024 HLB Work Program only the **2015-17 Active Easement** is listed. (Page 47 HLB Work Program)

Parcel 6-011 now has 27 acres dedicated to residential development through an RFP that is now in working progress through a Letter of Intent from Pomeroy Development. This RFP did not mention Resolution 2017-09, and is in conflict with the SE Group Proposed trail corridors shown in the HLB Winner Creek Feasibility Study.

This parcel, as mentioned in your report AR2023-40 as delivered to the Enterprise and Utility Oversight Committee, would cost over \$8M to bring in infrastructure which ranks it **low** on suitability for development. Why would it surpass other parcels for residential development?

More importantly, 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” as defined by the FAA. The FAA 14CFR 133 states external rotorcraft long-line operations are not allowed over congested areas. Development would essentially squeeze all helicopter external “sling” loads west over Glacier Creek and toward the planned Holtan Hills parcel. The aircraft noise is more significant than one realizes. This parcel is identified as the Girdwood Airport’s noise abatement corridor, to minimize aircraft noise from Girdwood’s residents. Girdwood School, Alyeska Resort, and Crow Creek Neighborhood. Currently the Girdwood Airport long-line (sling-load) flights include: sling-loading to the APU Training center on Eagle Glacier, 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.

Moreover, the safety concerns around minimum safe altitudes are listed below and should be discussed:

CHAPTER I—FEDERAL AVIATION ADMINISTRATION, DEPARTMENT OF
TRANSPORTATION SUBCHAPTER F—AIR TRAFFIC AND GENERAL OPERATING
RULES PART 91—GENERAL OPERATING AND FLIGHT RULES Subpart B—Flight Rules
General § 91.119 Minimum safe altitudes: General.

In the United States, according to the FAA, the FAR 91.119 applies:

Except when necessary for takeoff or landing, no person may operate an aircraft below the following altitudes:

(a) Anywhere – An altitude allowing, if a power unit fails, an emergency landing without undue hazard to persons or property on the surface.

(b) Over congested areas – Over any congested area of a city, town, or settlement, or over any open-air assembly of persons, an altitude of 1,000 feet above the highest obstacle within a horizontal radius of 2,000 feet of the aircraft.

(c) Over other than congested areas – An altitude of 500 feet above the surface except over open water or sparsely populated areas. In that case, the aircraft may not be operated closer than 500 feet to any person, vessel, vehicle, or structure.

(d) Helicopters – Helicopters may be operated at less than the minimums prescribed in paragraph (b) or (c) of this section if the operation is conducted without hazard to persons or property on the surface. In addition, each person operating a helicopter shall comply with routes or altitudes specifically prescribed for helicopters by the Administrator.

The key phrase here is “except when necessary for takeoff and landing”. The conflict that will be created by developing a residential “congested area” in the direct flight path of the Girdwood Area should be discussed at length prior to selling this parcel to understand the impact of disposal. (page 8, HLB Work Plan)

The current north-south (outgoing-incoming) flight path was established for safety and noise abatement, and is the 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. Does HLB really want to alter the departing helicopter flight path to cross (taxiway to Glacier Creek) in front of incoming (south-bound) fixed-wing traffic as to gain access to the Glacier Creek corridor? Has HLB discussed changing noise abatement protocols of helicopters in a holding pattern, waiting for fixed wing traffic to clear, from departure area? Within HLB Land Use Planning Policies (Page 36 HLB Work Program) has HLB addressed land use compatibility with adjacent areas?

The noise pollution from aircraft traffic, the ramifications of creating a congested area, and the safety for pilots, passengers, and uninformed pedestrians on the ground should give anyone pause to consider a residential development that affects flight paths in an uncontrolled airspace. 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 long-line operations, and daily noise complaints. Daily.

Part of HLB Land Management Objectives are creating conservation easements to protect area wetlands, and ensuring open space conservation and preservation opportunities. 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 FAR91.119, and would allow all commercial aircraft to continue helicopter 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 2024 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, or at minimum part of the disposal of Parcel 6-011 for development (Page 15 HLB Work Program)
- 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 the 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 2024 HLB Annual Work Program and 2025-2029 Five-Year Management Plan.

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: Girdwood Board of Supervisors
Sent: Friday, February 9, 2024 1:45 PM
To: Briggs, Tiffany E; Heritage Land Bank; Giboney, Emma; Jones-Vogel, Nicole K.
Cc: btcharnon@yahoo.com; Johnson, Zachary H.; Sulte, Randy; Mike Edgington (GBOS); Jennifer Wingard
Attachments: GBOS Input HLB 2024 plans.pdf

Please see attached input to the HLB 2024 Annual Work Program and 2025-29 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 and Jennifer Wingard, Co-Chairs
Mike Edgington, Amanda Sassi, Guy Wade

February 9, 2024

Attn: Tiffany Briggs, MOA Real Estate Director, tiffany.briggs@anchorageak.gov
Heritage Land Bank, hlb@anchorageak.gov
Emma Giboney, MOA Land Management Officer, emma.giboney@anchorageak.gov
Nicole Jones-Vogel, HLB Land Management Office Contractor, nicole.jones-vogel@anchorageak.gov

CC: Tim Charnon, HLBAC Girdwood Representative, btcharnon@yahoo.com
Zac Johnson, zac.johnson@anchorageak.gov
Randy Sulte, randy.sulte@anchorageak.gov

Re: Draft HLB 2024 Annual Work Program & 2025-2029 Five-Yer Management Plan

Thank you for the opportunity to comment on the 2024 work program and management plan. We especially appreciate the draft document being published in 2023 to allow adoption in early 2024, and also thank HLB for their active interest in GBOS input.

We have one general comment before providing specific comments on the draft plan. The ongoing Holtan Hills project has clearly identified a fundamental tension between the structure and purpose of the Heritage Land Bank, and the needs of the community of Girdwood. There are several ways to address this core issue in the future, for example by weighing the impact on the most affected community(s) of a project as opposed to focusing on benefits to the HLB fund. GBOS would also like to reiterate our request for more local representation in the decision-making process, including on the HLBAC board. GBOS understands that this is a matter of code and plans to make this request of the Anchorage Assembly.

One partial solution that can be pursued now is withdrawal of specific parcels from HLB and transferring management to the Girdwood Valley Service Area (GVSA) under its Housing and Economic Stability service power. This is a step that GBOS recommends for several parcels within both the 2024 work program and the five-year management plan.

GBOS has provided a set of specific comments on the draft document in the table below. Thank you for your consideration of these comments.

Ref #	Pg	Section	Comment
GBOS.01	8	Acquiring Municipal Entitlement Lands	Please clarify whether the MOA position is in agreement with DNR that a decision document issued for conveyance of land is sufficient to be considered an equitable title.
GBOS.02	n/a	In 2024 work plan, add new section "HLB Parcel 6-022"	Based on the information currently available, GBOS supports installation of 8 Electric Vehicle charging stations located on HLB parcel 6-022, as proposed by Tesla, subject to agreement that native plants will be used to provide screening of the electrical equipment at the southern end of the project.
GBOS.03	n/a	In 2024 work plan, add new section "HLB Parcel 6-013"	Add a task "perform wetland delineation" in the 2024 work program. If the wetland survey shows that the parcel is suitable for housing development, consider withdrawal from HLB and transfer to GVSA.
GBOS.04	15	HLB Parcel 6-057F	Please add "option 5" (or some equivalent mechanism) that under options 2, 3 or 4 some or all of the Industrial Park parcels could be withdrawn from HLB and management transferred to GVSA under its Housing and Economic Stability power.
GBOS.05	15	HLB Parcel 6-011, 6-016, 6-017	Work on INHT is planned in 2024. Replace the second sentence with "Work on the trails will be consistent with the Girdwood Trails Plan, which is scheduled for Assembly adoption in February."
GBOS.06	15	HLB Parcel 6-076	Replace last sentence with "Development of the site will be consistent with adopted plans."
GBOS.07	16	HLB Parcel 6-018	Pending the outcome of the 2024 Cemetery Bond, this parcel should be withdrawn from HLB and transferred to Anchorage Parks and Recreation, who have responsibility for Cemeteries.
GBOS.08	16	Portions of HLB Parcels 6-011, 6-016 and 6-017	Since replatting will occur as part of the Holtan Hills project, please add "subdivision of the 6.5 acres currently zoned GIP into a separate parcel for future uses".
GBOS.09	19	Girdwood Area Plan Update and elsewhere in document	Please correct the plan name to "Girdwood Comprehensive Plan" to avoid confusion with subsidiary neighborhood and area plans.
GBOS.10	21	HLB Parcel 6-039	Add into the 2024 annual work program for the 5-year management plan, withdrawal from HLB and transfer to GVSA for future housing development.

GBOS.11	22	HLB Parcel 6-075	Thank you for this recommendation
---------	----	------------------	-----------------------------------

Sincerely,

Jennifer Wingard

Jennifer Wingard
GBOS Co-Chair & Land Use Supervisor

Mike Edgington

Mike Edgington
Housing and Economic Development Supervisor

From: GHCC Pres <ghccpres@gmail.com>
Sent: Friday, February 9, 2024 4:55 PM
To: Heritage Land Bank
Cc: GHCC Pres
Subject: Comments re draft plan
Attachments: HLB re 4-0436D.docx

[EXTERNAL EMAIL]

Please see attached.



GOVERNMENT HILL COMMUNITY COUNCIL

c/o Community Councils Center • 1057 West Fireweed Lane, Suite 100
Anchorage, AK 99503

Jody Sola, President

Margy Hughes, Vice President

Peggy Wilcox, Secretary

Zoe Lowery, Treasurer

Bob French, FCC Representative

Belinda MacIntire, Ron Clark, Pete Murphy At-Large Board Members

February 9, 2023

Heritage Land Bank Advisory Commission
City of Anchorage Alaska
via: email: HLB@AnchorageAK.gov

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

In the spirit of cooperation, the Government Hill Community Council strongly urges the commission to enter into a lease agreement with DoD.

Since they have shown an interest in this property to maintain force protection, and as we want to maintain a collaborative and cooperative relationship with the military, we support this lease wholeheartedly.

Sincerely,

Jody Sola, President

cc: FCC/Assembly
cc: PA USAF
cc: Joy Boston

GOVERNMENT HILL COMMUNITY COUNCIL

Established 1915 • Anchorage's First and *Oldest* Neighborhood

From: Julie <snowywoods76@gmail.com>
Sent: Friday, February 9, 2024 12:13 AM
To: Heritage Land Bank
Subject: 2024 Work Plan and 2025-2029 Five year management plan comments
Attachments: JRY Feb2024 Comments on HLB Work Program.pdf

[EXTERNAL EMAIL]

Hello,

Please see my attached comments on the 2024 Work Plan and 2025-2029 Five year management plan.

Please confirm that these comments have been received.

Thank you,

Julie Raymond-Yakoubian

February 8, 2024

From: Julie Raymond-Yakoubian
PO Box 924
Girdwood, AK 99587

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

Dear HLB,

Please find below my comments on the 2024 Annual Work Program and 2025-2029 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 to this document - 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. 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 - *“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.”* 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 14: 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. I strongly recommend that HLB proceed with haste to dispose of this parcel to Alaska Natural Burial for the purpose of a Natural Burial cemetery. This is also congruent with the surrounding lands.
- Various pages: 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 Girdwood 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 16: I support use of parcel 6-018 as a Municipal cemetery. Cemetery design work has already been completed and there is community support for moving forward with this project.
- Pages 17: 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. I strongly recommend that HLB take the next steps towards developing this program as soon as possible.
- Page 19: Can you please provide more detail as to how the HLB will play a role in the development of the Girdwood Area Plan moving forward? Can HLB send staff to Imagine!Girdwood meetings and provide guidance on draft documents?

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 and would like to see those plans included in this document.
- 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 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 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 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 many 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, over the course of many years, regarding these problems and we encourage prompt responsiveness to this. HLB needs to take action on this matter and it should be added to the 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 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 would like this to be added to the 2024 work program as a project.
- 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 would like this to be added to be added to the 2024 work program and management plan.
- 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 this to be added to be added to the 2024 work program and management plan.
- 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 2024 work program as projects.
- With regard to the Girdwood Trails Plan (GTP) I would like to state that the GBOS letter that HLB previously received 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 importantly, the Plan was *not* intended to exempt trail projects on HLB lands from HLB review, input, and consideration for formal 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 ask that the HLBAC will stand by your ‘acknowledgement’ letter (May 25, 2023) 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
Resident: Girdwood, Alaska

From: cathy.gleasantcc@yahoo.com
Sent: Friday, February 9, 2024 6:27 PM
To: Heritage Land Bank
Cc: Cathy Gleason; Turnagain President
Subject: Turnagain CC Comments: Heritage Land Bank 2024/Five-Year Plan
Attachments: 2024-02-09-TCC Comments-DRAFT 2024Five-Yr Heritage Land Bank Plan .pdf

[EXTERNAL EMAIL]

Heritage Land Bank Staff,

Please accept the attached comments from Turnagain Community Council on the Draft Heritage Land Bank 2024 Anchorage Work Program and 2025-2029 Five-Year Management Plan.

I apologize for not getting our comments sent to you by 5:00 p.m. today, but hope you will still be able to provide a comment and response section associated with our council comments, and provide it and our letter in the packet that will be provided to the HLB Advisory Commission before their February 22nd public hearing. Your consideration would be much appreciated.

Please don't hesitate to contact me, if you have any question.

Sincerely,

Cathy L. Gleason
Turnagain Community Council
tccpresident@yahoo.com
cathy.gleasantcc@yahoo.com


TURNAGAIN COMMUNITY COUNCIL

Cathy L. Gleason, President tccpresident@yahoo.com

February 9, 2024

Submitted via email

Municipality of Anchorage
Real Estate Department
Heritage Land Bank Division
623 W. 6th Avenue
Anchorage, Alaska 99501

RE: Draft Heritage Land Bank 2024 Annual Work Program & 2025-2029 Five-Year Management Plan

Dear Heritage Land Bank Land Staff and Heritage Land Bank Advisory Commissioners,

As the Turnagain Community Council (TCC) does each year, we are submitting these comments on the Draft Heritage Land Bank 2024 Annual Work Program & 2025-2029 Five-Year Management Plan (Draft HLB Plan). *These comments were approved with no objections at our February 1, 2024, TCC general membership Zoom meeting.*

Acquiring Municipal Entitlement Lands:

Chapter 1. Heritage Land Bank Overview

- pg. 2 A Brief History of the Heritage Land Bank — *State Entitlements*
- pg. 7 Land Management Objectives
- pg. 8 Overview of Land Acquisition — *Acquiring Municipal Entitlement Lands*

Chapter 3. 2024 Work Program

- pg. 16 2024 Potential Acquisitions — *Municipal Entitlement Lands*

Chapter 4. Five Year Management Plan: 2025-2029

- pg. 22 Potential Acquisitions: 2025-2029

As TCC has for many years, we **support** the above references in the Draft HLB Plan regarding the **conveyance of State of Alaska-owned lands included in the 1986 Municipal Entitlement Act to the Municipality** — and once acquired, **specifically advocate for the transfer to the Municipality Parks and Recreation the following parcels in TCC/West Anchorage**, due to the important value they have as public parks/natural open spaces/recreational areas:

- Parcels #21 & #68 — where Point Woronzof Overlook/sections of the Tony Knowles Coastal Trail are located
- Parcel #77 — Little Campbell Lake Park
- Parcel #78 — land adjacent to Kincaid Park
- Parcel #113 — Delong Lake Park
- A portion of Parcel #71— northern section of Connors Bog Park
- In addition, TCC supports transfer of the:
 - Kloep Snow Disposal Site, also located within Parcel 71

Parcel 4-033B:

Chapter 3. 2024 Work Program

- pg. 16 2024 Potential Projects
- pg. 27 HLB Property Region 4 Northwest Parcels Map

The Draft HLB Plan states that the Salvation Army Clitheroe Treatment Center at the end Pt. Woronzof Dr. "will be vacated as of mid-2024. Staff will determine Municipal need, state of the structure, and propose next steps when they have been identified."

The *2040 Anchorage Land Use Plan* designates the land where Clitheroe is located as "Community Facility or Institution" — and the HLB land adjacent to it is designated "Park or Nature Area."

The Municipality of Anchorage *1983 Coastal Trail Route Study* identifies the area generally located near the Clitheroe Center area/end of Point Woronzof Dr. to the Coastal Trail route as a "potential coastal park with trail link to Point Woronzof Drive, parking facilities, shelters, restrooms, and information signage."

Currently, the only two vehicle access areas to the Tony Knowles Coastal Trail between Point Woronzof Overlook and Kincaid Park are at these two locations — leaving a length of several miles without easy public access to the Coastal Trail. While TCC is not necessarily advocating for a park with all of the amenities listed above, a small parking lot and trail connection to the Coastal Trail in this area would provide additional access to this highly-popular trail.

TCC requests that the 2024 Potential Projects section for Parcel 4 include additional language reflecting that West Anchorage community councils have an opportunity to collaborate with HLB in regard to future use of the HLB land in this area — to ensure compatibility with any proposed potential use with the high value land along the Tony Knowles Coastal Trail/Greenbelt area — as well as consider potential development of a much-needed connectivity trail link to the Coastal Trail.

Parcel 4-045:

- pg. 14 2024 Potential Disposals, Exchanges & Transfers
- pg. 18 Trespass and Encroachment Issues
- pg. 27 HLB Property Region 4 Northwest Parcels Map

This parcel is located in the Turnagain neighborhood east of Earthquake Park and west of Hood Creek. The Draft 2024 Work Program includes a directive for HLB to attempt to resolve a long-standing private shed encroachment issue on Parcel 4-045.

TCC requests that transfer of Parcel 4-045 to the Municipality of Parks and Recreation Department be added to the 2024 Potential Disposals, Exchanges & Transfer section — so that once the private shed encroachment issue is resolved, this transfer can take place at some point this year.

Parcel 4-033A-D & 4-034:

Chapter 3. 2024 Work Program

- pg. 18 Trespass and Encroachment Issues
- pg. 27 HLB Property Region 4 Northwest Parcels Map

This section states, "HLB may review an additional easement or other contract to allow the continued maintenance of the Tesoro Nikiski Pipeline."

As TCC stated last year, our council would need more information regarding the potential need for any additional Tesoro Nikiski Pipeline easements in the HLB Parcels west of Airport, in the vicinity of the Tony Knowles Coastal Trail and Natural Open Space areas. Retention and protection of the high-value wooded, natural open space conditions in this HLB land should be considered when accessing any addition vehicle easements.

TCC requests that HLB engage our council when considering any additional easements, including pipeline easements, in the HLB parcels west of the Airport.

Parcel 4-032, 4-033A-F & 4-034:

Chapter 4. Five Year Management Plan: 2025-2029

- pg. 20-21 Potential Disposals, Exchanges & Transfers: 2025-2029
- pg. 27 HLB Property Region 4 Northwest Parcels Map

TCC has a long history of ***advocating for transfer of these parcels to the Municipal Parks Department to ensure permanent protection of the Tony Knowles Coastal Trail and associated Natural Open Space Buffer within these parcels.***

At the January 26, 2024, HLB Advisory Commission meeting, staff announced that the proposed two-year lease renewal with FAA of portions of Parcels 4-033A and 4-034 will likely be the last renewal, as FAA plans to decommission the locator beacon currently located west of the Airport east-west runways.

TCC requests that transfer of these specific parcels to the Parks Department be included in the 2025-2029 HLB Management Plan, to ensure long-term protection of this important natural open space and section of the Coastal Trail.

Assembly-adopted Municipality of Anchorage Plans supporting this action include:

- 2001 Anchorage Comprehensive Plan identifies this HLB land as:
 - **“Community Preference for Natural Open Spaces”**
 - **“Important Wildlife Habitats”**
- West Anchorage District Plan classifies this HLB land as:
 - **“Parks and Natural Resource”**
- 2040 Land Use Plan designates this HLB land as:
 - **“Park or Natural Area”** TCC has a long history of advocating for ***transfer of these parcels to the Municipal Parks Department to ensure permanent protection of the Tony Knowles Coastal Trail and associated Natural Open Space Buffer within these parcels.***

Thank you for the opportunity to provide input on the Draft Heritage Land Bank 2024 Work Program and 2024-2029 Five Year Management Plan. Appropriate planning and management of our public land is vital to the long-term future of our city, and citizen/community council involvement is an important element of this endeavor. Please don't hesitate to contact me, if you have any questions or need clarification on any of the above comments or requests.

Sincerely,

Cathy L. Gleason
Turnagain Community Council President

From: Coast Pizza <coastpizzagirdwood@gmail.com>
Sent: Friday, February 9, 2024 3:41 PM
To: Heritage Land Bank
Subject: HLB Work Program and 5yr Mgmt. Plan Comments
Attachments: HLB 2025 2029 5yr Mgt Plan Comments A Tuttle 02092024.docx

[EXTERNAL EMAIL]

Please see my attached comments concerning HLB Work Program and 5 year Management Plan.

--

Amanda Tuttle
Coast Pizza, *owner*



Heritage Land Bank

2024 Annual Work Program and 2025-2029 5 yr. Management Plan

Commenter: Amanda Tuttle

Page 4: Acronyms

AO – *missing; reference on page 11*

Page 7: Management Objectives

Please edit:

- HLB’s objective is to responsibly manage the Fund in order to achieve our mission, with additional focus on increasing our asset value and fund strength “*and creating environmentally sustainable community development*”.

Please add:

- Collaboration and outreach with Girdwood, as 6,000 acres are managed by HLB in the Girdwood Valley, to include public notices on radio, newspapers, flyers, and locally held meetings.
- To reduce and mitigate environmental impacts on the existing community in the Girdwood Valley, land sales are to be evaluated at the project and watershed level. The Girdwood Valley is a temperate rainforest with extreme weather conditions and sensitive environmental concerns that need additional considerations.
- To ensure funds received from the lands sold are dedicated to the improvement and maintenance of public infrastructure to support sustainable community development.
- Proportional representation of each community on the board with lands in the HLB Fund to enhance collaboration and environmental stewardship within the communities.
- To promote environmental sustainability by encouraging low impact recreation opportunities in balance with high impact developments in the Girdwood Valley and to also align HLB’s mission with The Department of Natural Resource's mission to develop, conserve, and enhance natural resources for present and future Alaskans.

Page 12: Table 2.1

Comment: Why doesn’t Girdwood have Conservation Easements? Parcels 6-057F, 6-059, 6-063, 6-060 provide the entire drainage system, for 62 square miles of the Girdwood Valley. The highest density of full time Girdwood residents are also located adjacent to these parcels.

Page 15: HLB Parcel 6-057F

Comment: Public Notice to the Girdwood Valley should occur on developing activities for this parcel. This parcel has significant importance for the entire community with concerns of public infrastructure and public services provided by the local community.

Page 19: HLB Parcel 6-010

Comment: Why is snowmaching not permitted? Are there areas it can be allowed in the Girdwood Valley? Has consideration been given for the public lands to temporarily allow low impact recreation?

Page 17: Heritage Land Bank Umbrella Mitigation Banking instrument:

Please add: Compensatory mitigation credits must only be given within the same watershed.

Girdwood Valley Parcels:

Edit: During the development of the mitigation bank site in the Girdwood Valley, environmental and hydrological impacts on the existing housing and public infrastructure in Old Girdwood must be evaluated and mitigated.

Page 21: HLB Parcel 6-039:

Comment: Throughout the document and included in HLB's management activities are the requirements to take into consideration environmental plans and studies, however, parcels such as 6-039 have not had a completed environmental review and is recommended for replat into residential lots. This parcel is a very active floodplain.

Page 22: HLB Parcel 6-075:

Comment: Has this parcel been transferred already? If not, it is not labeled on Region 6 map.

Maps:

Maps are difficult to read and review. Boundaries are not definitive, major landmarks should be referenced, including rivers, highways, etc. Girdwood should also be separated into several maps or a much larger map that can accurately reflect the 6,000 acres HLB manages.

Page 31: Overview, paragraph 1

Edit: Please edit the statement of "future citizens of Anchorage" to include the Girdwood Valley specifically since over 50% of the land resides in the Girdwood Valley.

Page 31: Heritage Land Bank Advisory Commission

Edit: Proportionate representation from the Girdwood Valley must be included on the seven member HLB Advisory Commission.

Page 32: Public Notices

Edit: Public notices for the Girdwood Valley must be done on the local KEUL radio station, the local Turnagain News, and local community bulletin boards. Public notices must

include clear and concise maps. All documents should also be able to be downloaded, enlarged, and printable. Maps must be detailed to be able to tell parcel boundaries, landmarks, etc.

Page 32: Land Exchanges:

Edit: as determined by fair market value appraisal by a certified real estate appraiser “*and environmental review and consultation*”.

Appendix B

Edit: Please define the process for concerns to be reported, investigated, and managed within HLB by a public citizen.

Page 34 Land Management Policies

Edit: Include in the objective “*and the development of environmentally sustainable communities*”.

Page 35: A#6

Edit: Compensatory mitigation credits must only be given within the same watershed.

Page 36: B. Land Use Policies

Comment: Where are the Site Specific Land Use Studies published? When was the last one created for Girdwood? What is the process for concerns to be raised on a Site-Specific Land Use Study?

Page 37 C.#2

Comment: What is the process for raising concerns about the written findings in a land disposal determination?

Page 38 #9

Edit: Compensatory mitigation credits must only be given within the same watershed.

Page 39. E(1)

Edit: 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 *and associated public infrastructure*”.

Overall:

The organization of the plan is difficult to reference. If Information was presented by region it would allow better understanding of the separation of landscapes and areas.

HLB's land management objective is not being met. Environmental plans and studies from the 1980s and 1990s are being used under HLB current land development plans in the Girdwood Valley. It is utter negligence to risk property and lives by selling and promoting development in these areas. The document falls short addressing the importance of completing environmental reviews and how compliance of environmental reviews are mandated.

The plan inadequately addresses the importance of environmental reviews and planning of large-scale developments and impacts to existing communities.

I would like to see further discussion on how it is ensured the public infrastructure in the impacted communities are being improved and maintained to meet the demands of the developments and how funds received from the HLB sales supports public infrastructure.

I would like to see data and further discussion on the finances of HLB and how percentages of profits are spent and where they come from.

From: Mary & Tony Jordan <tjmkjordan@yahoo.com>
Sent: Saturday, February 10, 2024 11:40 AM
To: Heritage Land Bank
Subject: Re: Support letter for: Alaska Natural Burial - Parcel 2-156

[EXTERNAL EMAIL]

Dear Heritage Land Bank Manager:

I am writing in support of the Alaska Natural Burial, Parcel 2-156 land which Rachel Bernhardt is working on for her Natural Burial site in the Municipality of Anchorage. I support this idea because we Alaskans need a more environmentally friendly alternative when dealing with the lucrative business of "death": i.e. cremation, expensive caskets, embalming, and grave markers.

Sincerely,

Mary K Jordan




MUNICIPALITY OF ANCHORAGE

REAL ESTATE DEPARTMENT



HERITAGE LAND BANK

2024 ANNUAL WORK PROGRAM &
2025-2029 FIVE-YEAR MANAGEMENT PLAN

PUBLIC REVIEW DRAFT (12/8/2023)

(indicates an item or statistic that will be audited/updated prior to Assembly approval)*

Municipality of Anchorage

Dave Bronson, Mayor

Real Estate Department

Tiffany Briggs, Director

Heritage Land Bank Division

Emma Giboney, Land Management Officer

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

Real Estate Services Division

John Bruns, Foreclosure Specialist

HLB Advisory Commission

Dean Marshall, Chair

Brian Flynn, Vice Chair

Tammy Oswald

Ryan Hansen

Tim Charnon

LaQuita Chmielowski

Front Cover Photo: View of the potential Potter Marsh Watershed Park, which would include 100 acres of HLB land (Parcels 2-127 through 2-136), and 200 acres donated by Great Land Trust. Photo by Carl Johnson.



Heritage Land Bank

Office Location: 2nd Floor, 4700 Elmore Road, Anchorage, AK 99507

Mailing Address: PO Box 196650, Anchorage, AK 99519

Phone: (907) 343-7533

Email: hlb@anchorageak.gov

Website: www.muni.org/HLB

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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
CSP – Chugach State Park
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
GLT – Great Land Trust
HDP – Hillside District Plan (AO 2010-22)
HLB – Heritage Land Bank
HLBAC – Heritage Land Bank Advisory Commission
INHT – Iditarod National Historic Trail
MOA – Municipality of Anchorage
NALA – North Anchorage Land Agreement
OECD – Office of Economic & Community Development
P&R – Parks and Recreation Department
PM&E – Project Management & Engineering
PVLUA – Potter Valley Land Use Analysis (AO 99-144)
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

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 wetland 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. See Appendix D for a complete list.

Municipal properties deemed surplus to current and future needs are generally disposed of through a competitive process, 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. See Appendix A for regional maps and a QR code to our interactive mapping application.

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 Midtown 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
- Disposal of Girdwood Industrial Park Phase I Lots.

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.

Table 1.1: HLB Inventory by Area *

Acreage (Estimate)	Anchorage Bowl	Chugiak/ Eagle River	Turnagain Arm	HLB Total Acreage:
HLB Wetlands (A & B)	1,076	44	560	1,679
HLB Uplands	1,769	1,136	8,145	11,051
Estimated Total HLB Acreage:	2,881	1,182	8,715	12,779

Table 1.2: Development Limitations *

Limiting Factor	Quantity
Wetlands - Class A&B	1,679 acres
Easements	490 acres
4 Avalanche Zone - Very High Hazard	431 acres
Special Flood Hazard Area	1,083 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

Overview of Land Disposals

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.

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 patents. 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.

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 measures. 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.



Northern Hawk Owl on HLB Parcel 5-001. Photo taken by Nicole Jones-Vogel.

Chapter 2. 2023 Progress Report

The HLB completed several projects in 2023 including the disposal of the first phase of the Girdwood Industrial Park lots, disposal of the parcel where the USFS Glacier Ranger District Facilities are located, additional Laurel Acres acquisitions, and an 8.5-acre donation of Mountain Air Drive in Bear Valley. HLB Staff also completed a land use analysis report for the Anchorage Assembly to help guide development decisions in Girdwood.

Disposals, Exchanges & Transfers

HLB Parcel 6-057B, C, E – The sale of the three remaining parcels in Phase I Girdwood Industrial Park were executed in November (AO 2022-23(S); HLBAC Res 2021-12).

HLB Parcel 6-011, 6-016, 6-017 – The Assembly postponed the proposed Holtan Hills disposal indefinitely at the regular Assembly meeting on February 7, 2023 (AO 2022-103(S-2); HLBAC Res. 2022-09(S)). The preliminary Holtan Hills Tract 1 - 5 Plat was approved by the Platting Board on November 2, 2022, and adopted on January 4, 2023 (Resolution No. 2022-007).

HLB Parcels 6-048 (ptn), 6-049, 6-050 – A 5-year extension of the Alascom Inc. dba AT&T Alaska ground lease providing telecommunication facilities (HLBAC Res. 2023-05).

HLB 6-043 – Sale to USFS closed September 2023 (AO 2022-16; HLBAC Res. 2021-11).

Acquisitions

Laurel Acres - In 2023 there were efforts to acquire parcels in Laurel Acres, which received HLBAC approval finalizing land transactions are expected in 2024. A total of eight parcels were acquired through purchases and donations and became part of the HLB inventory as 5-041 (AO 2023-049; AO 2023-86).

Mountain Air Estates #2 Subdivision Tract B-1B - This approximate 8.5 acre parcel was donated to HLB, with a deed restriction stating “that the property be used as a green space for conservation or recreational use” at the end of August and the tract became HLB Parcel 2-159. The parcel is mostly wetlands and not suitable for development. It is surrounded on all sides by other municipally owned parcels, including HLB parcel 2-126 to the east.

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 was vacated with mitigation for this portion of the Solid Waste Services Central Transfer Site (CTS) project is now provided within a portion of HLB Parcel 3-037 (Reflection Lake Creek).

HLB CE Parcel 3-079 – Eighteen residential lots (formerly 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 was modified and recorded in 2023. This is now known as Best Bog, Plat 2022-58; CE Recording Document 2023-021392-0.

Table 2.1: Conservation Easements Managed by HLB *

HLB 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	40.0 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 3-079; Worst/Best Bog Subdivision	2019/2023	4.0 acres
CE 3-037 Reflection Lake Creek	2020-2021	2.3 acres
		Total: 160.0 acres

Other Projects

HLB Parcels 6-057F (Girdwood Industrial Park Subdivision) – Phase II & III evaluation of improvements have been ongoing, and staff have been working on a feasibility study for the remaining phases of the Industrial Park. 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.

AR2023-40 – An *Inventory of Potentially Developable HLB Parcels* in Girdwood report was drafted and delivered to the Assembly Enterprise and Utilities Oversight Committee and the HLBAC.

Girdwood Trails Plan – On May 25, 2023, HLBAC unanimously passed a Letter of Acknowledgement of the draft Girdwood Trails Plan understanding that there are several proposed trails that would be located on HLB parcels that may come before the Commission for action at a later date.

Table 2.2: 2023 HLBAC Resolutions

Resolution	Subject	Date	Action
2023-01	The acquisition of real properties, legally described Lot 41 Block 10 (Parcel ID 012-493-42-000), and Lot 42 Block 10 (Parcel ID 012-493-43-000) of the Laurel Acres subdivision (Plat 71-44).	2/23/2023	Approved
2023-02	The 2023 HLB Annual Work Program and 2023-2028 Five-Year Management Plan.	6/22/2023	Approved
2023-03	The appointment of Tiffany Briggs as Heritage Land Bank and Real Estate Department Executive Director.	7/27/2023	Approved
2023-04, As Amended	The disposal of a portion of HLB Parcel 4-010 (PID 001-053-05-000), legally described as Block 84 Lot 9A of the Original Townsite (Plat 1967-30) by perpetual, non-exclusive telecommunication and electrical easement to Chugach Electric Association, Inc., and amend the 2023 HLB Annual Work Program.	11/16/2023	Approved
2023-05, As Amended	The disposal by lease, exercising the second five-year option, to Alascom, Inc. dba AT&T Alaska for HLB parcels 6-050, 6-049, and a portion within 6-048, legally described as Lots 12, 13, and 14, Block 2, USS 1177, Original Townsite of Girdwood, and amend the 2023 HLB Annual Work Program.	11/16/2023	Approved

Chapter 3. 2024 Work Program

Numerous initiatives within the Municipality are set to impact the Heritage Land Bank in the upcoming year. The Real Estate Department has been assigned the responsibility of supporting various development projects associated with these efforts. Additionally, the Heritage Land Bank has several ongoing multi-year projects. It is anticipated that the Heritage Land Bank Advisory Committee (HLBAC) will address action items in nearly every regularly scheduled meeting.

2024 Potential Disposals, Exchanges & Transfers

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 2-127 - 2-136 – Potential transfer of management authority to Parks and Recreation Department (P&R) as part of the Potter Valley Watershed Park Project. This proposed project was presented to HLBAC at the November 2023 meeting, and it is anticipated the transfer of these 10 parcels (approximately 100 acres) will be before the Commission for action in 2024. This project is in collaboration with local non-profit Great Land Trust (GLT), who would be donating the adjacent 200 acres to P&R for the creation of the new Potter Marsh Watershed Park totaling approximately 300 acres. This project will implement elements of the adopted Potter Valley Land Use Analysis (PVLUA) and Hillside District Plan (HDP), which indicate that these areas are best suited for open space.

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

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. Trail easement for a Northeast Connector Trail to be completed for Parks & Recreation. Intergovernmental Permit for old Army access road used as a utility access road.

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 located in downtown.

HLB Parcels 3-078A-D – HLBAC and Assembly have approved disposal to Cyber and Beyond, LLC (formerly Contour RE, LLC) and the transaction is expected to be completed in 2024.

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.

Portions of HLB Parcel 6-011 – Disposal of approximately 72 acres, (27 of which is for mixed-use development, the remainder for recreation and access) to facilitate the development of Glacier Creek Village through a purchase and development agreement with Alyeska Holdings, LP, and Seth Andersen for the development of a mixed-use project consistent with the Request for Proposals (RFP) completed in 2021.

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

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; or
2. Disposal with platting of reconfigured lots (not requiring improvements or limited improvements); or
3. Disposal with platting of Phase II only and improvements completed by the MOA; or
4. Disposal with platting of Phases II and III with improvements completed by the MOA.

HLB Parcels 6-074A, 6-074B – HLBAC has recommended, and Assembly has approved (AO 2022-047), a disposal by non-exclusive lease. It is anticipated that this lease will be executed in 2024.

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. A Letter of Intent was executed to allow due diligence to move forward. 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 Parcel 6-011, 6-016, 6-017 – The improvements to the Iditarod National Historic Trail (INHT) began in 2020 led by Girdwood Parks & Recreation and the USFS. 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 improvements to the INHT have been placed on hold. A new trail easement may be required to develop the INHT north of Alyeska Highway through the properties identified as Holtan Hills and up valley.

Utility Easements Generally – HLB may coordinate with utility providers within the MOA to provide easements that benefit residents or the MOA in general.

2024 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.

2024 Potential Projects

HLB Parcel 1-111 – Work with Eagle River-Chugiak Parks & Recreation to identify funding and complete disposal to them at fair market value or for the purposes of developing the parcel as a cemetery site, if approved through the planning process. A Preliminary Site Selection Study was completed in July of 2021. The conceptual site plans were circulated among the Chugiak-Eagle River Cemetery Committee and the Community Councils of: Chugiak, Birchwood, Eagle River, and Eagle River Valley. It was the general consensus of these groups that HLB Parcel 1-111 has the best development potential for a community cemetery based on the established selection criteria. HLB Staff will continue to work with the Chugiak-Eagle River Cemetery Committee, and Chugiak-Eagle River Parks & Recreation, and the Planning Department as they work towards next steps. It is anticipated that the project will be evaluated through a rezone and conditional use permit and not through a site selection study.

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

HLB Parcel 4-033B – Clitheroe Building will be vacant as of mid-2024. Staff will determine Municipal need, state of the structure, and propose next steps when they have been identified.

Portions of HLB Parcels 6-011, 6-016 and 6-017 – Continue to coordinate with the Anchorage Assembly for the disposal of portions of these parcels, known as Holtan Hills, by public-private partnership development agreement with CY Investments, LLC, including completing the platting action in support of mixed density residential development in Girdwood.

HLB Parcel 6-018 – Continued collaboration with Girdwood Board of Supervisors and the Cemetery Committee will occur in 2024 as they formulate a cemetery design.

Girdwood Trails Plan Implementation – 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 disposal by easement(s). HLB is aware of several proposed trails in Girdwood that are located on or go through HLB properties. At the time of this work plan, the Girdwood Trails Plan was nearing the completion of public review with a recommendation from the Planning & Zoning Commission for approval by the Assembly.

Heritage Land Bank Umbrella Mitigation Banking Instrument – HLB staff still finds that developing a program that will allow the sale of compensatory mitigation credits for the preservation of wetlands and streams is in the best interest of the Municipality of Anchorage. 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 mitigation 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.

2024 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 a 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.



Arlberg Conservation Easement (HLB Parcel 6-251). Photo taken by Simon Wigren of HDR Inc. while conducting annual monitoring.

Trespass and Encroachment Issues

Illegal uses of vacant municipal land are increasingly recognized as an ongoing problem for HLB and other landholding agencies. Addressing illegal activities with remediation and taking enforcement measures where appropriate 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 1-084 – Lack of legal access to an adjacent parcel has caused a potential encroachment. There appear to be improvements on HLB land, as well. An easement through HLB parcel may be a solution for legal access to the adjacent parcel.

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. Active use of the site is recommended. HLB will coordinate with agencies, neighborhood groups, and the approved master plan for potential site activation suggestions as appropriate.

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

HLB Parcel 6-010 – This parcel has become a playground for prohibited snowmachining. Staff placed signs at popular entrance points in 2023 and will continue to coordinate with Girdwood staff and Whittier Police Department to educate snowmachiners.

HLB Parcels 6-010, 6-029, 6-248, 6-038, 6-040 and 6-036 – Multiple adjoining owners have created extensions of their yards onto HLB property (gardens, greenhouses, gathering areas, parking, tree clearing, etc.).

Plans, Studies & Surveys

Girdwood Area Plan Update – In April 2021 the Anchorage Assembly formally authorized Imagine! Girdwood, a non-profit organization, to develop an update of the Girdwood Area Plan (GAP), an element of the Municipality of Anchorage's Comprehensive Plan. HLB is a large land holder in the Girdwood valley and will continue to be involved in the GAP update process.

Chapter 4. Five Year Management Plan: 2025 - 2029

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. 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.

Potential Disposals, Exchanges & Transfers: 2025 - 2029

HLB Parcels 1-081 & 1-082 – Staff may explore feasibility of residential development for an eventual disposal for that purpose with access to Chugach State Park is applicable.

HLB Parcels 2-116 through 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 2-139 – Access needs to be established through a private parcel.

HLB Parcels 2-144A - D – Per the *PVLUA*, these parcels are designated for residential and open space recreational use. 2-144C was rezoned to R-6 in 2018 (AO 2017-163) and may be considered for disposal in a future work plan.

HLB Parcel 2-146 – Although the *PVLUA* recommends a rezone for this parcel from PLI to R6-SL, the *HDP* suggests that due to slopes in the area, R-10 may be more appropriate in this general area. Staff may consult with the Planning Department to assess appropriate zoning for this parcel.

HLB Parcel 2-147 – Evaluate for potential competitive bid disposal.

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

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

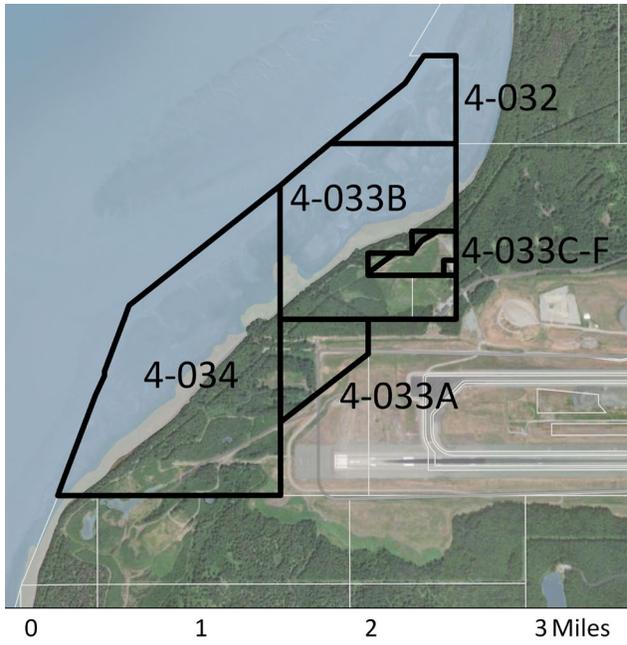


Figure 1: HLB Parcels 4-032, 4-033A-F & 4-034

approved planning document. TSAIA has a Right-of-Way easement and a Land Use Permit in the area, which would be taken into account in any future actions.

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).

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

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 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 6-003B – This parcel, located near the Indian Valley Bible Chalet, may be considered for disposal. The site is also located near utility lines and may be requested for expanded utility facilities.

HLB Parcel 6-003C – The Turnagain Arm Community Council has expressed interest in locating 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.

HLB Parcel 6-039 – Evaluate this parcel for potential replat into residential lots for disposal.

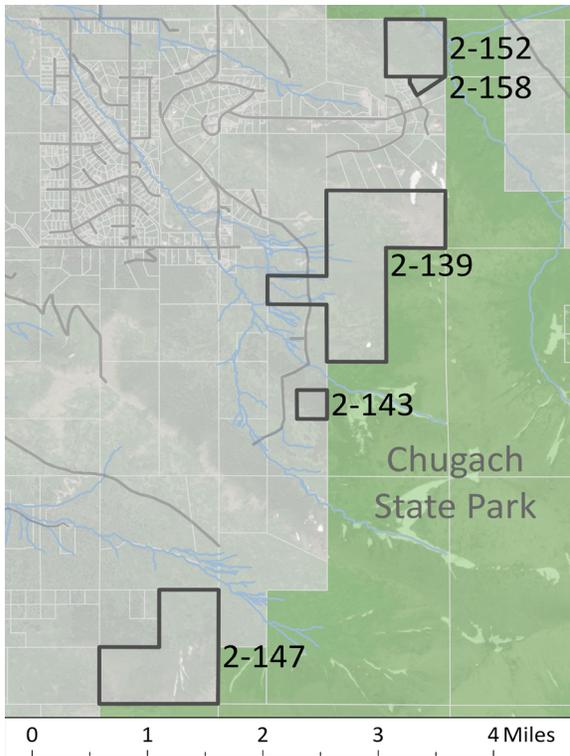


Figure 2: HLB Parcels adjacent to Chugach State Park

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

HLB Parcels 6-075 – Withdraw from HLB inventory and transfer to Girdwood Parks and Recreation.

Potential Acquisitions: 2025 - 2029

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: 2025 - 2029

Revolving HLB Fund – HLB staff will draft a revolving fund account policy and procedure instrument, for review and

approval by the HLBAAC, to allow proactive acquisition of key parcels to achieve the mission of the HLB.

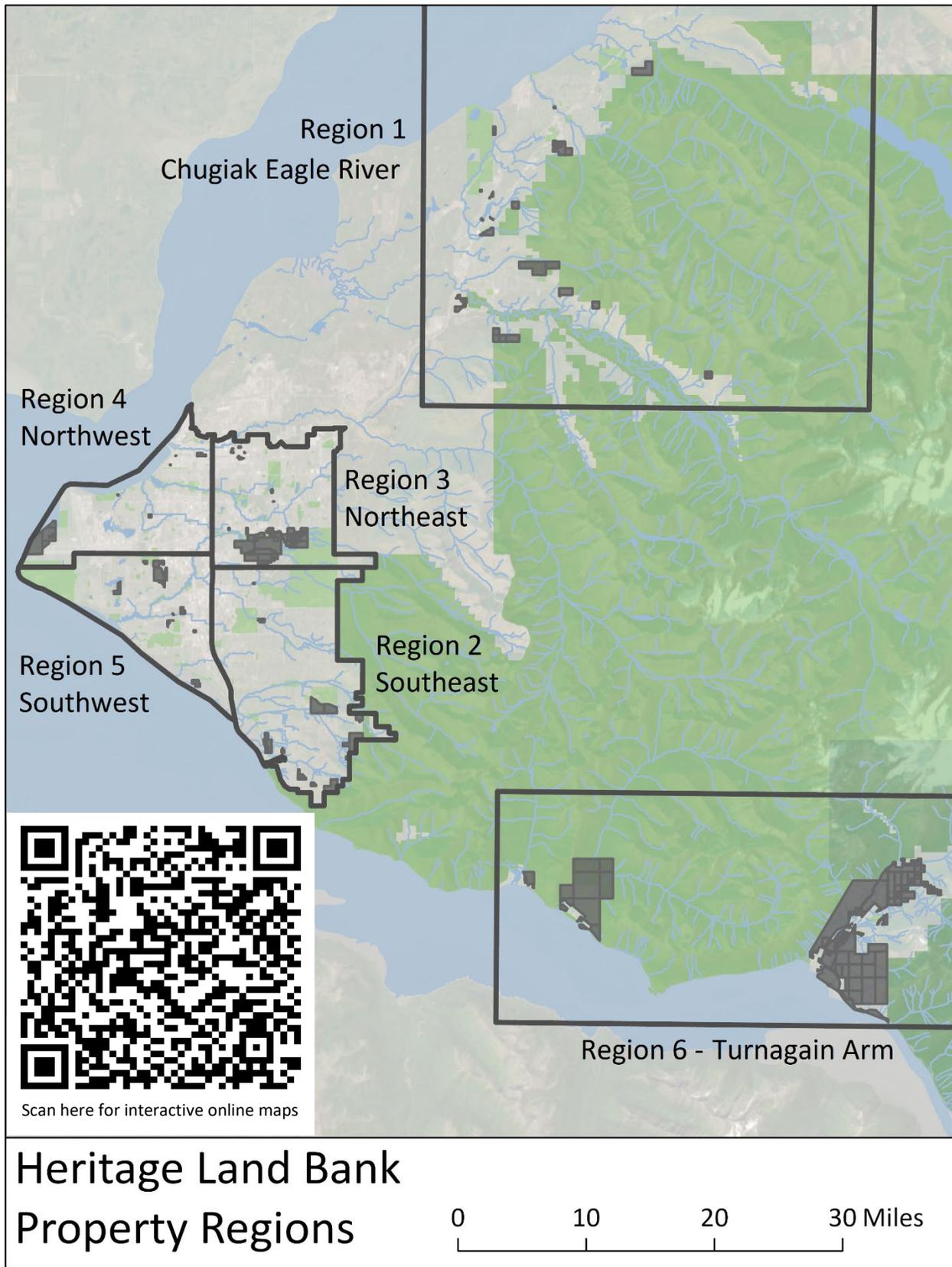
Chugach State Park Access – In order to improve access to Chugach State Park (CSP) as the *Anchorage 2020 Comprehensive Plan (2001)* encourages, HLB will continue exploring the feasibility of exchanging parcels or allowing development of access to CSP from certain HLB parcels, such as HLB Parcels 2-139 and 2-152 in upper Bear Valley. CSP 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 CSP access (Figure 2).

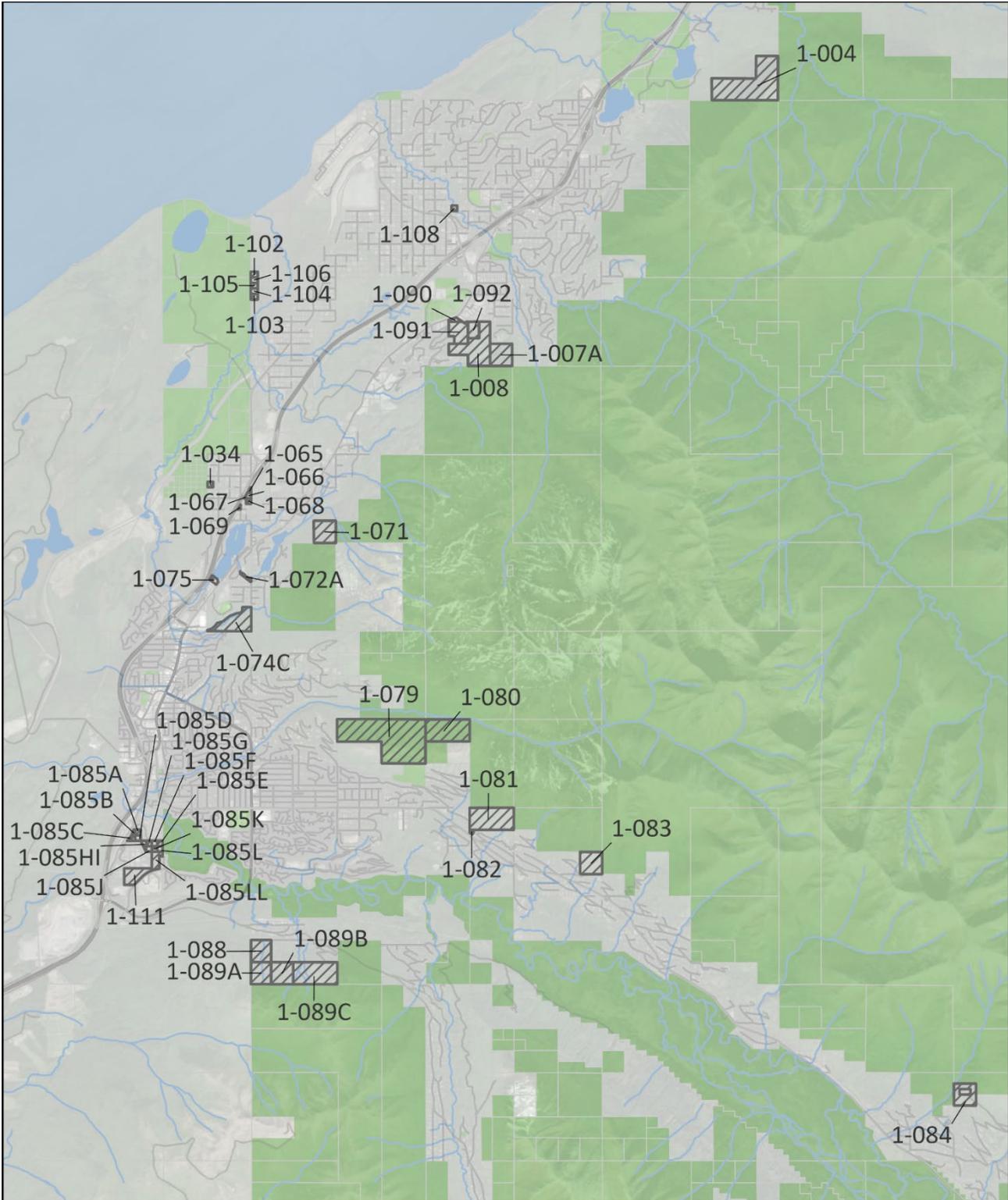
HLB Parcels 6-251, 6-295 & 6-296 – A survey of the approximately 1,200 acres comprising the study area will be required prior to final conveyance of the land by the State to the Municipality. The BLM needs to issue a final patent to the State prior to conveyance to the MOA. *Glacier-Winner Creek Access 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.

Potential Plans, Studies & Surveys: 2025 - 2029

Girdwood South Townsite Master Plan – potential update after the GAP is complete.

Appendix A

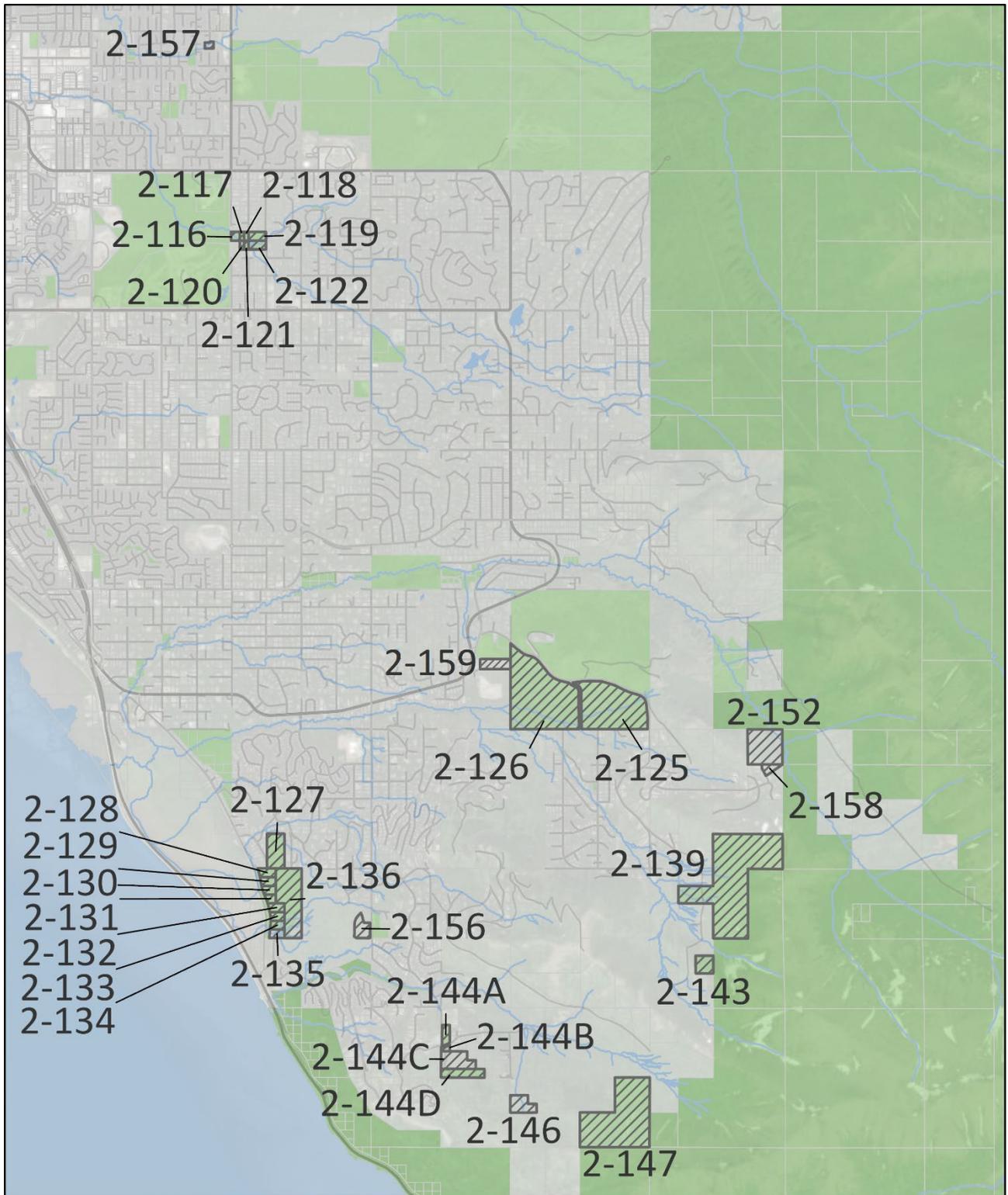




HLB Property Region 1

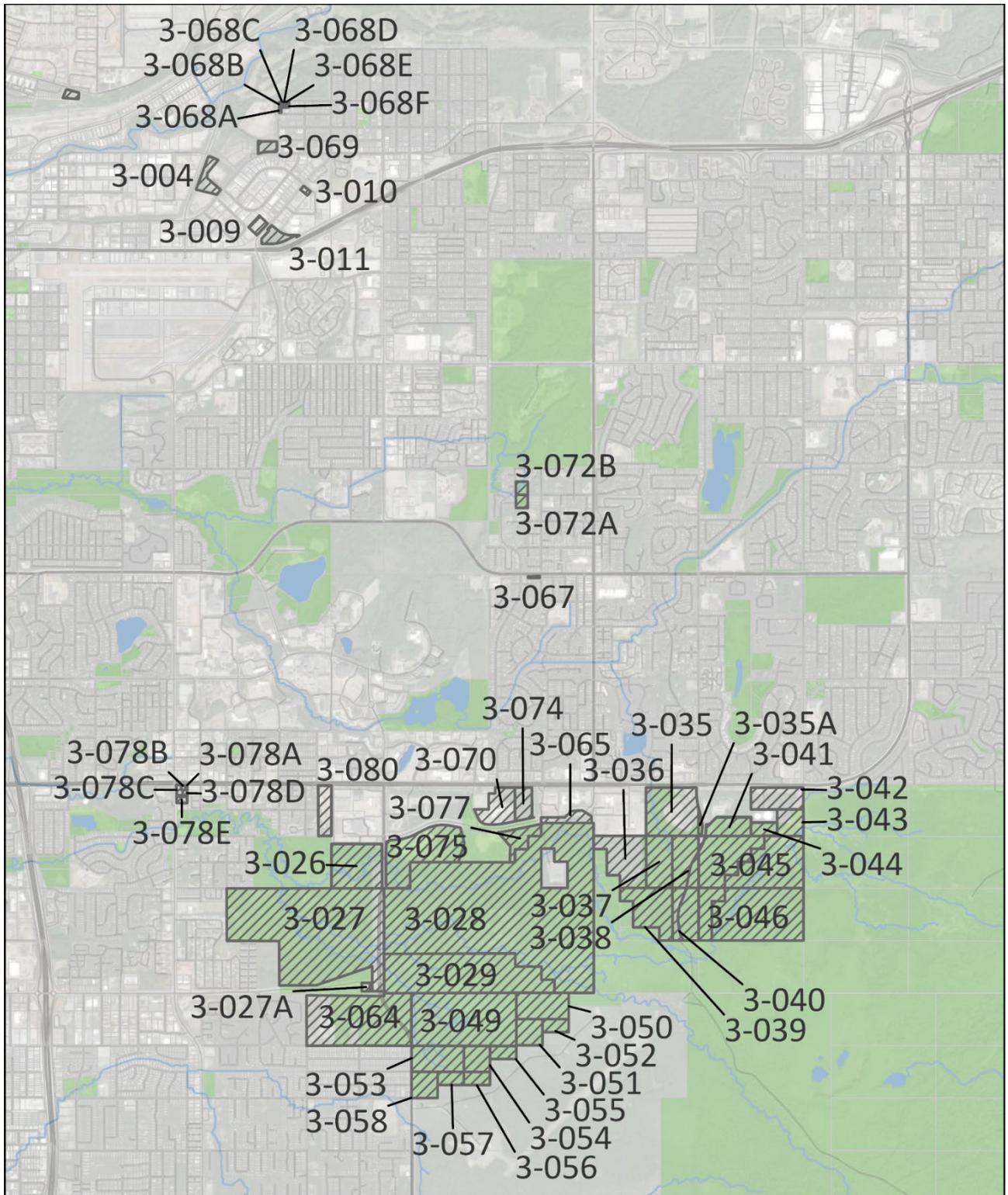
Chugiak Eagle River Parcels

0 2 4 6 Miles

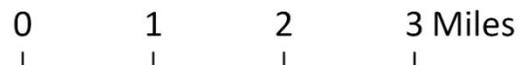


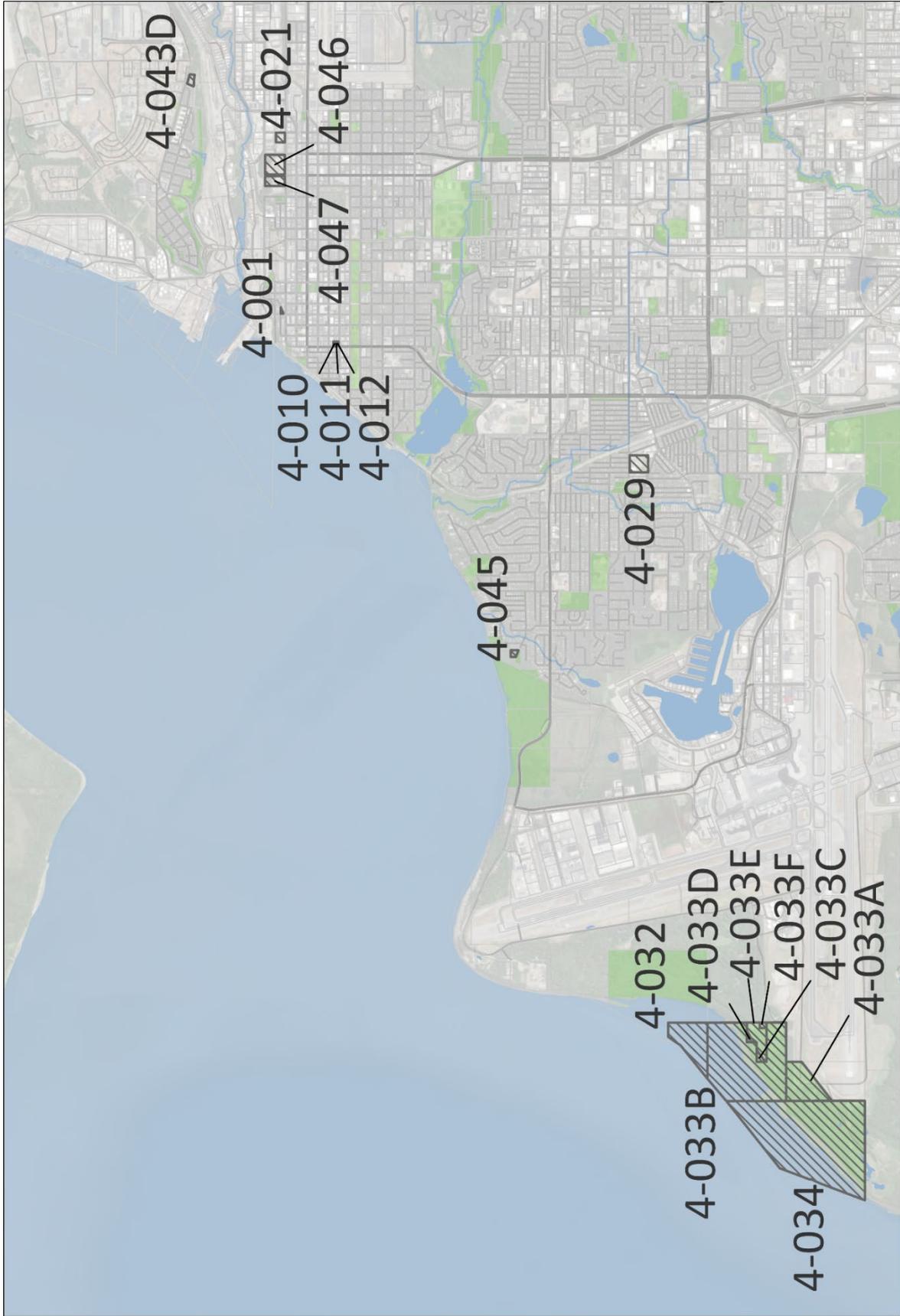
HLB Property Region 2 Southeast Parcels



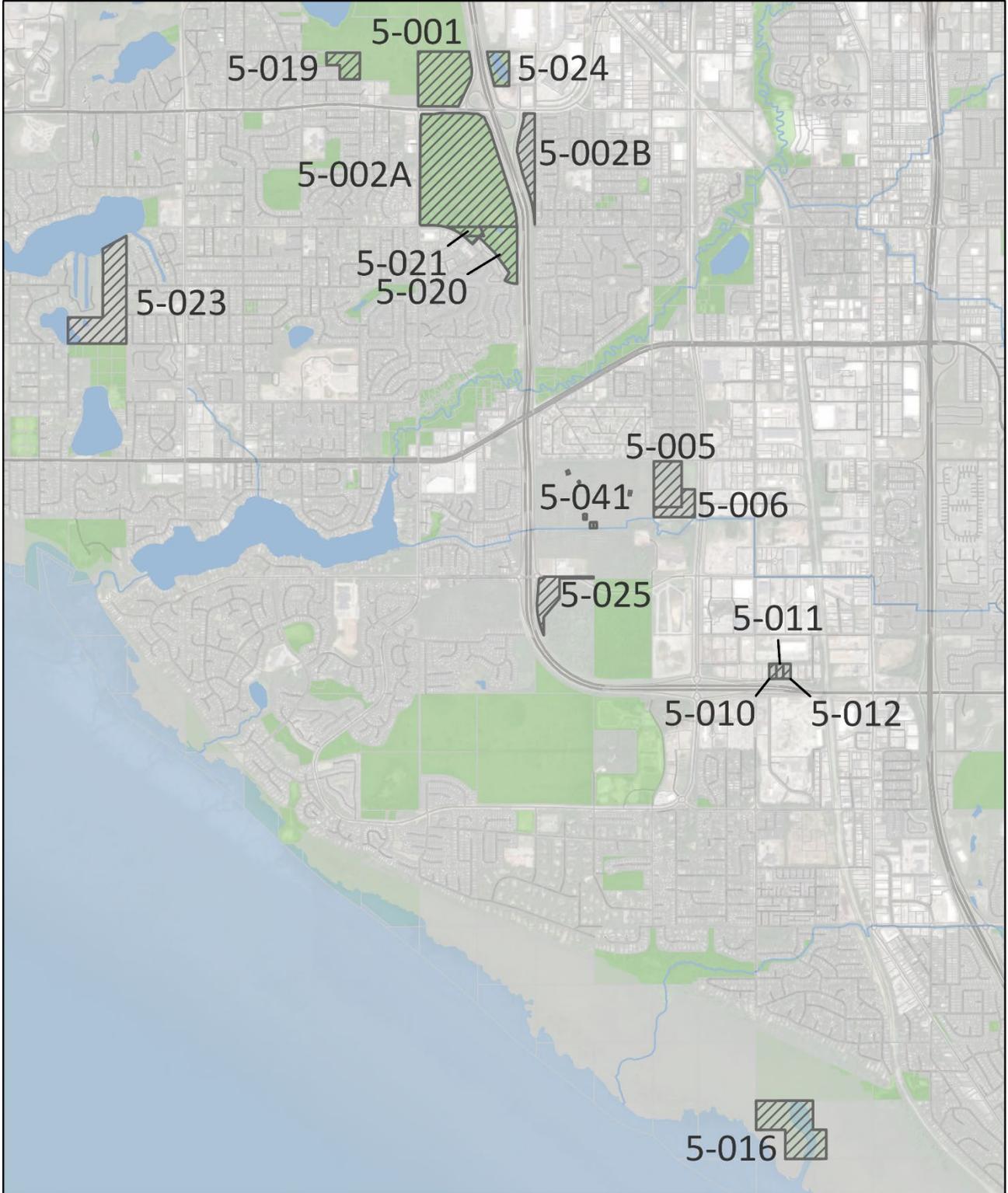


HLB Property Region 3 Northeast Parcels



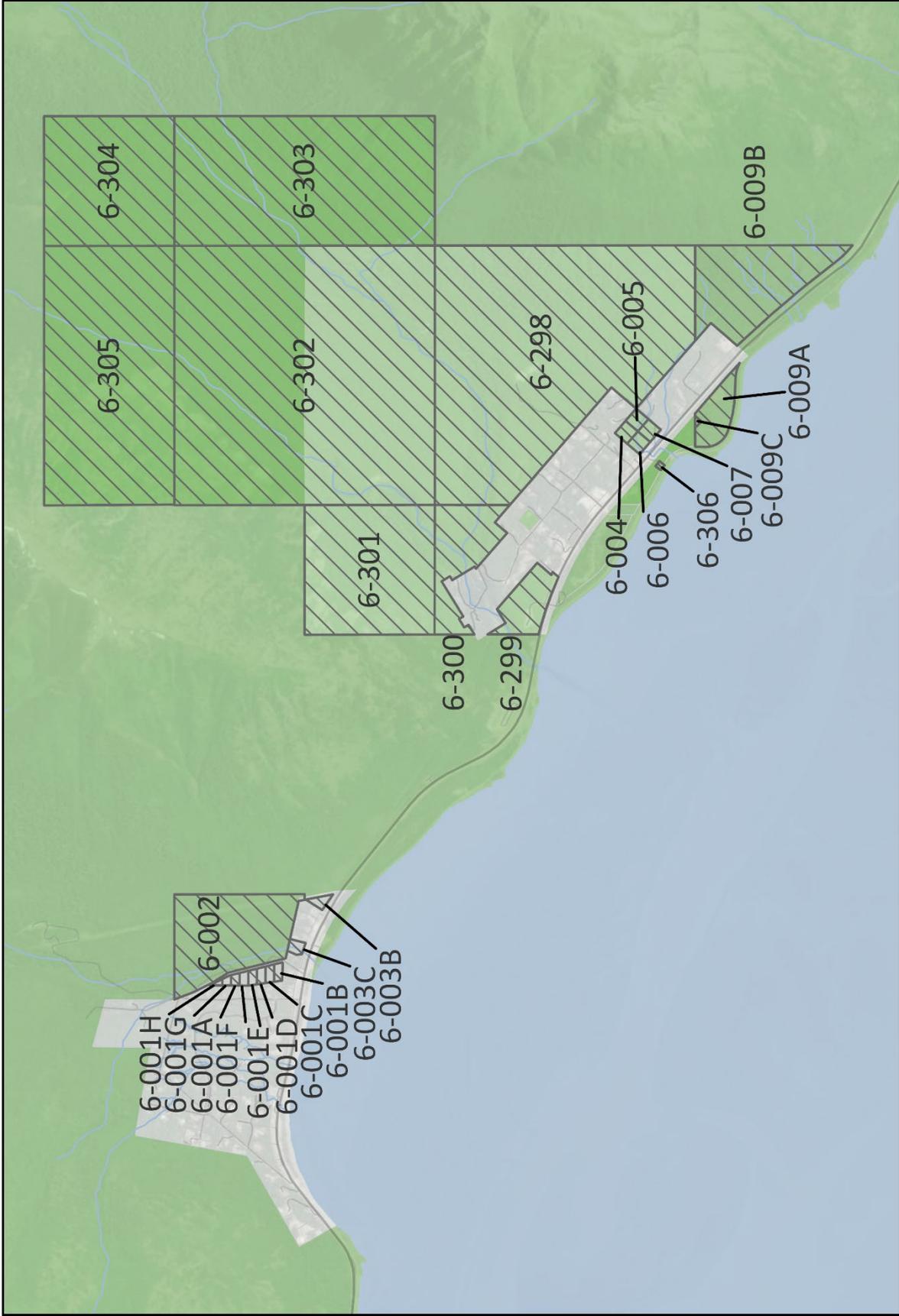


**HLB Property Region 4
Northwest Parcels**

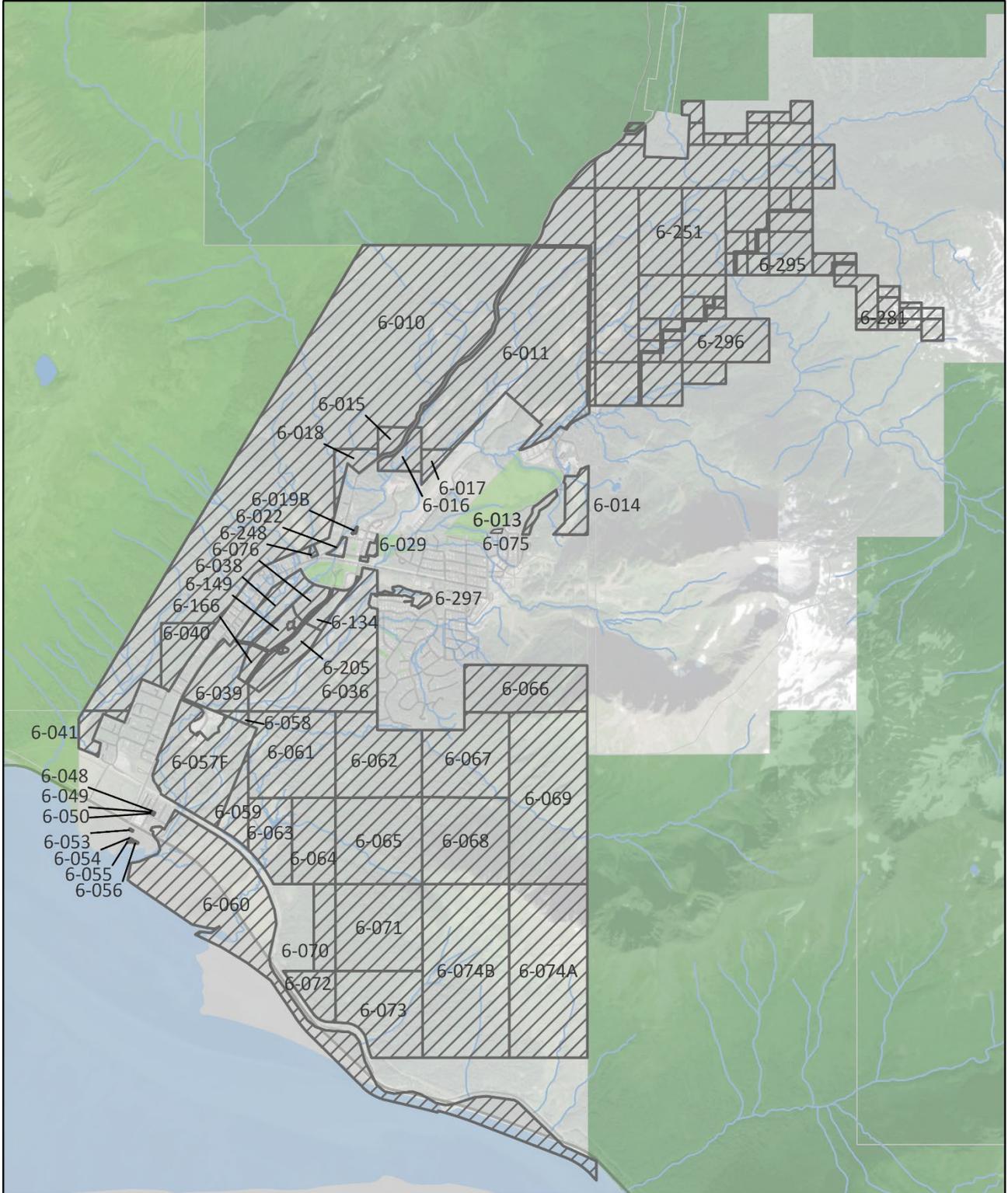


HLB Property Region 5 Southwest Parcels

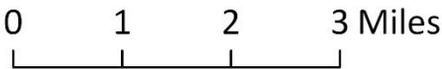




HLB Property Region 6 Turnagain Arm Parcels



HLB Property Region 6 Girdwood Parcels



Appendix B



MUNICIPALITY OF ANCHORAGE

REAL ESTATE DEPARTMENT

HERITAGE LAND BANK

OVERVIEW & 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 Executive Director of the Office of Economic and 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. mailing notices 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. emailing notification to the Community Council where the affected HLB land is located, and the HLB distribution list, per AMC § 25.40.030; and
- d. posting the agendas on the HLB web page at <http://www.muni.org/HLB>, as well as the Municipal Boards and Commissions and Public Hearing Notices websites.

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. HLB may take advantage of unforeseen opportunities or urgent need not identified in the work program or five-year management plan. If a proposed disposal is included, HLB staff may initiate the disposal process. An unforeseen situation may prompt an amendment to the Work Plan and is brought to the Commission and Assembly in tandem with the action item resolution.
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 Estimate
Special Event Permit (race, tournament, etc.)	\$500/day
Land Use Permit	10% of Assessed Value per year, or minimum of \$750/week for up to four weeks; \$250/week for remaining 48 weeks.
Land Use Permit (user fee)	Fee based on number of users. Minimum \$2 per user adjusted based on anticipated impact.
Intra-Governmental Authorization/Permit	\$500 or 10% of the Assessed Value, whichever is greater

All permit fees are reviewed and approved by the Director.

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.

Appendix C *



MUNICIPALITY OF ANCHORAGE
REAL ESTATE DEPARTMENT
HERITAGE LAND BANK

MAJOR FUND ACTIVITIES BY YEAR

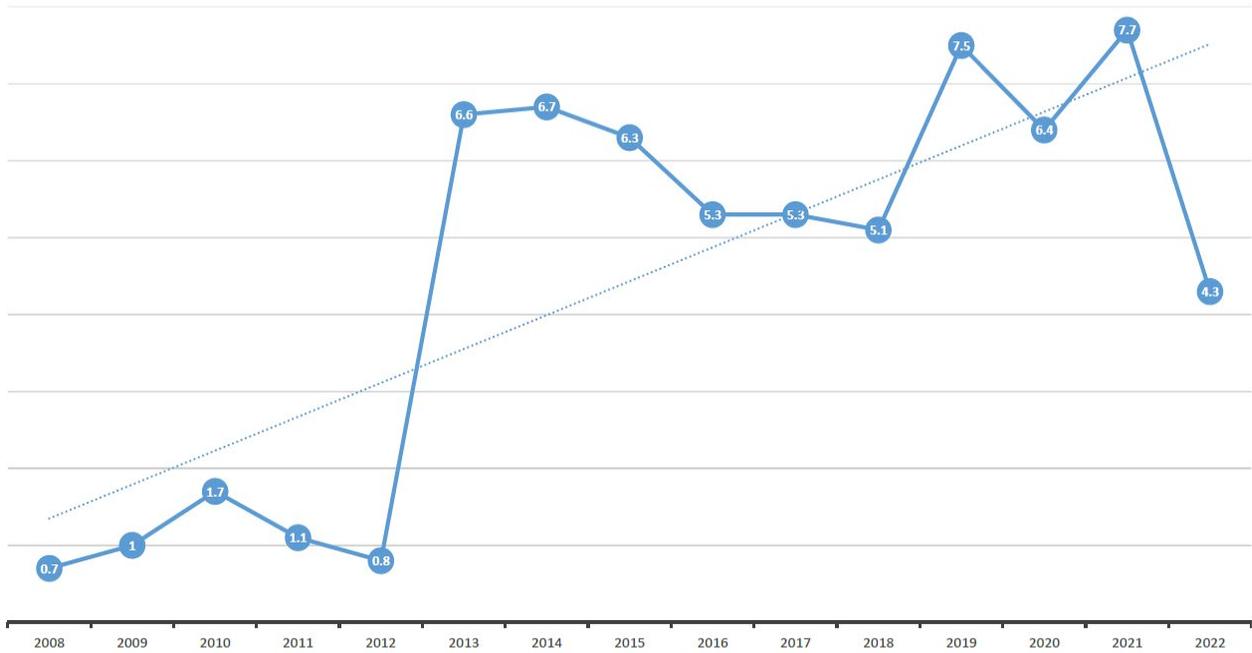
1983:	1/83 Balance	\$62,172			
	Revenue	2,630,922		1990:	1/90 Balance
	Expenses	-901,551			Revenue
	Op. Transfers	<u>795,170</u>			Expenses
	12/83 Balance	\$2,586,713			Op. Transfer
					<u>-67,550</u>
					12/90 Balance
					\$3,624,931
1984:	1/84 Balance	\$2,586,713		1991:	1/91 Balance
	Revenue	3,566,449			Revenue
	Expenses	-2,602,775			Expenses
	Op. Transfer	-13,267			<u>-1,186,389</u>
	Note Proceeds	<u>1,000,000</u>			12/91 Balance
	12/84 Balance	\$4,537,120			\$3,700,673
				1992:	1/92 Balance
					Revenue
1985:	1/85 Balance	\$4,537,120			Expenses
	Revenue	2,587,762			<u>-1,470,189</u>
	Expenses	-2,545,766			12/92 Balance
	Op. Transfer.	<u>-270,146</u>			\$3,966,486
	12/85 Balance	\$4,308,970		1993:	1/93 Balance
					Revenue
1986:	1/86 Balance	\$4,308,970			Expenses
	Revenue	2,771,864			<u>-3,254,525</u>
	Expenses	-3,378,305			12/93 Balance
	Debt services	-583,928			\$2,406,449
	Op. Transf.	<u>-113,330</u>		1994:	1/94 Balance
	12/86 Balance	\$3,005,271			Revenue
					Expenses
1987:	1/87 Balance	\$3,005,271			<u>-1,663,360</u>
	Revenue	2,996,102			12/94 Balance
	Expenses	-631,297			\$2,962,852
	Op. Transfers	<u>-3,566,901</u>		1995:	1/95 Balance
	12/87 Balance	\$1,803,175			Revenue
					Expenses
1988:	1/88 Balance	\$1,803,175			<u>-1,764,292</u>
	Revenue	1,451,700			12/95 Balance
	Expenses	<u>- 660,174</u>			\$3,546,394
	12/88 Balance	\$2,594,701		1996:	1/96 Balance
					Revenue
1989:	1/89 Balance	\$2,594,701			Expenses
	Revenue	1,422,523			<u>-1,150,073</u>
	Expenses	-683,699			12/96 Balance
	Op. Transfer	<u>- 40,000</u>			\$4,138,399
	12/89 Balance	\$3,293,525		1997:	1/97 Balance
					Revenue
					Expenses
					<u>-1,692,036</u>
					12/97 Balance
					\$3,228,745

1998:	1/98 Balance	\$3,228,745	2007	1/07 Balance	\$2,265,044
	Revenue	2,075,660		Revenue	1,137,911
	Expenses	<u>-1,086,888</u>		Expenses	<u>-1,872,697</u>
	12/98 Balance	\$4,217,517		12/07 Balance	\$1,530,258
1999:	1/99 Balance	\$4,217,517	2008	1/08 Balance	\$1,530,258
	Revenue	1,607,489		Revenue	1,457,051
	Expenses	<u>-1,639,613</u>		Expenses	-2,273,604
	12/99 Balance	\$4,185,393		Receivables	<u>808,000</u>
				12/08 Balance	\$1,521,705
2000:	1/00 Balance	\$4,185,393	2009	1/09 Balance	\$ 713,705
	Revenue	728,502		Revenue	1,329,658
	Expenses	<u>-1,679,370</u>		Expenses	-1,037,915
	12/00 Balance	\$3,234,525		Receivables	<u>808,000</u>
				12/09 Balance	\$1,005,448
2001:	1/01 Balance	\$3,234,525	2010	1/10 Balance	\$1,005,448
	Revenue	1,004,831		Revenue	2,173,273
	Expenses	<u>-1,314,938</u>		Expenses	-1,478,872
	12/01 Balance	\$2,924,418		Receivables	<u>619,368</u>
				12/10 Balance	\$1,699,849
2002:	1/02 Balance	\$2,939,753	2011	1/11 Balance	\$1,699,849
	Revenue	1,769,255		Revenue	2,093,850
	Expenses	<u>-783,522</u>		Expenses	<u>-2,659,502</u>
	12/02 Balance	\$3,925,486		12/11 Balance	\$1,134,197
2003:	1/03 Balance	\$3,925,486	2012	1/12 Balance	\$1,134,197
	Revenue	2,452,397		Revenue	966,265
	Expenses	<u>-396,242</u>		Expenses	<u>-1,215,467</u>
	12/03 Balance	\$5,981,641		12/12 Balance	\$ 884,995
2004	1/04 Balance	\$5,981,641	2013	1/13 Balance	\$884,995
	Revenue	2,084,506		Revenue	7,556,534
	Expenses	<u>-3,776,373</u>		Expenses	-1,771,356
	12/04 Balance	\$4,289,774		Receivables	<u>1,615,000</u>
				12/13 Balance	\$6,670,173
2005	1/05 Balance	\$4,289,774	2014	1/14 Balance	\$6,670,173
	Revenue	1,152,290		Revenue	949,376
	Expenses	<u>-2,470,664</u>		Expenses	-827,381
	12/05 Balance	\$2,971,400		Receivables	<u>1,530,000</u>
				12/14 Balance	\$6,792,168
2006	1/06 Balance	\$2,971,400			
	Revenue	2,082,353			
	Expenses	<u>-2,788,709</u>			
	12/06 Balance	\$2,265,044			

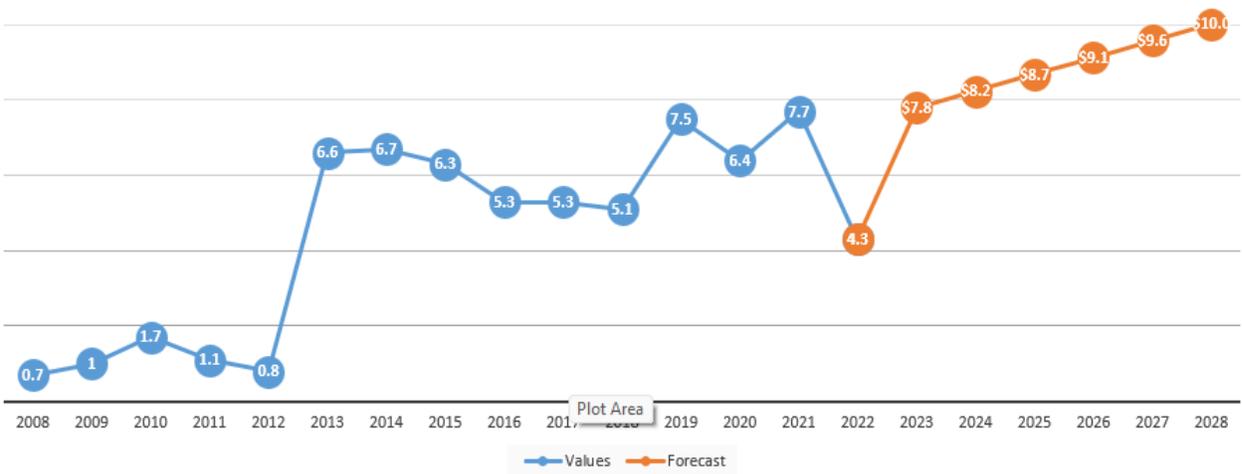
2015	1/15 Balance	\$6,792,168	2019	1/19 Balance	\$5,163,857
	Revenue	970,600		Revenue	2,427,234
	Expenses	-1,434,725		Expenses	1,175,725
	Receivables	<u>2,115,400</u>		Receivables	<u>1,105,000</u>
	12/15 Balance	\$6,328,043		10/19 Balance	\$7,520,366
2016	1/16 Balance	\$6,328,043	2020	1/20 Balance	\$5,338,725
	Revenue	1,228,906		Revenue	4,677,392
	Expenses	2,168,689		Expenses	955,754
	Receivables	<u>1,646,199</u>		Receivables	<u>1,297,909</u>
	12/16 Balance	\$5,388,261		12/20 Balance	\$ 6,415,365
2017	1/17 Balance	\$5,388,261	2021	1/21 Balance	\$6,254,161
	Revenue	1,210,968		Revenue	3,813,856
	Expenses	1,206,972		Expenses	947,841
	Receivables	<u>1,275,000</u>		Receivables	<u>1,294,346</u>
	12/17 Balance	\$5,392,257		12/21 Balance	\$7,662,584
2018	1/18 Balance	\$5,392,257	2022	1/22 Balance	\$3,388,146*
	Revenue	775,747		Revenue	1,034,930*
	Expenses	1,004,147		Expenses	2,417,628*
	Receivables	<u>1,190,000</u>		Receivables	<u>1,294,346*</u>
	12/18 Balance	\$5,163,857		12/22 Balance	\$4,277,734*
			2023	1/23 Balance	\$
				Revenue	*
				Expenses	*
				Receivables	*
				12/23 Balance	*

*2022 and 2023 financials will be audited prior to Assembly Approval

HLB Fund Balance (year-end in millions) *



Five-year Projection to 2029 based on trends from 2008 *



*2022 and 2023 financials will be audited prior to Assembly Approval

Appendix D *



MUNICIPALITY OF ANCHORAGE

REAL ESTATE DEPARTMENT

HERITAGE LAND BANK

LEASE AND PERMIT LIST (AS OF DECEMBER 2023)

Contract Number	Permittee / Lessee	HLB Parcel Number	Permitted Use	Contract End Date
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 Operations	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 Alaska	6-048 (portion); 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; 45; 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
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

Contract Number	Permittee / Lessee	HLB Parcel Number	Permitted Use	Contract End Date
2012-07	Chugach Electric Association Telecom	6-009C	Telecommunication facility lease	2032-01-31
2014-02	Backroads	6-011, 6-251	Hiking/tourism	2023-09-30
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 Management Agreement	2025-05-31
2015-17	Girdwood Nordic Ski Club	6-251, 6-296	Nordic 5k ski loop	2029-07-29
2016-17	Tesoro Alaska Pipeline Co.	4-033A-E (portion), 4-034 (portion)	Nikiski pipeline	2031-01-29
2016-21	Silverton Mountain Guides	6-011; 64; 66; 67; 68; 69; 70; 73; 74E; 251; 295; 281; 296	Heli-skiing	2024-06-30
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	2023-05-31
2018-01	ADOT&PF/TSAIA	4-034	Access permit	2023-11-30
2018-10	Chugach Adventure Guides, LLC dba Chugach Powder Guides	6-281	Shelter access	2024-08-31
2018-13	Alaska Guide Collective, LLC	6-011; 66; 67; 68; 69; 251; 295; 281; 296	Recreation	2024-06-30
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	2024-05-04
2021-18	Ridgetop Builders	6-057F (portion)	Wood mill	2024-08-01

Contract Number	Permittee / Lessee	HLB Parcel Number	Permitted Use	Contract End Date
2021-19	Alaskan Sled Dog and Racing Association	3-080	Sled dog racing	2023-10-13
2022-01	Sundog Ski Guides LLC	6-011; 66; 67; 68; 69; 74A; 74B; 251; 295; 281; 296	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; 62; 36; 67; 34; 11 (portion)	Ceremonies	2024-01-31
2023-02	Girdwood Community Land Trust	6-076	Land and site planning, surveying etc.	2024-04-06
2023-03	AWWU	6-011 & 6-029 (portions)	Investigative geotechnical	2024-07-15
2023-04	SOA DOT&PF	6-003B&C; 6-306; 6-009A,B&C; 6-004,5,6&7	Wetland delineation	2023-09-30
2023-05	Alyeska Development Holdings, LP and Seth Andersen	6-011 (portion)	Land and site planning, surveying etc.	2023-09-15
2023-06	Spawn Ideas, Inc.	6-251 (portion)	Filming	2023-09-16
2023-07	3 Barons Renaissance Fair, Inc.	3-080 (portion)	Storage	2024-05-31

**MUNICIPALITY OF ANCHORAGE
HERITAGE LAND BANK ADVISORY COMMISSION**

HLBAC Resolution 2024-04

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF THE 2024 HLB ANNUAL WORK PROGRAM AND 2025-2029 FIVE-YEAR MANAGEMENT PLAN.

WHEREAS, pursuant to AMC § 25.40.010, the Heritage Land Bank (HLB), a division of the Municipality of Anchorage's Real Estate Department, 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 December 22, 2023, the Public Review Draft of the 2024 HLB Annual Work Program and 2025-2029 Five-Year Management Plan (Work 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 December 22, 2023, the notice for the February 22, 2024, HLBAC public hearing on the Work 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 February 22, 2024, the HLBAC held a public hearing on the Work Plan; and

WHEREAS, the Draft 2024 HLB Annual Work Program and 2025-2029 Five-Year Management Plan document complies with the provisions as set forth in AMC § 25.40.020A-C; now, therefore,

BE IT RESOLVED, THE HLBAC APPROVES THE DRAFT 2024 HLB ANNUAL WORK PROGRAM AND 2025-2029 FIVE-YEAR MANAGEMENT PLAN WITH ANY AND ALL ADOPTED AMENDMENTS.

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

PASSED and APPROVED on this, the 22 day of February 2024.

Approved:

Attest:

L. Dean Marshall, MPA, Chair
Heritage Land Bank Advisory Commission

Tiffany Briggs, Director
Real Estate Department