

Heritage Land Bank Advisory Commission Meeting

Thursday, November 21, 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: 987366530#

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. November 21, 2024, Agenda
 - b. October 24, 2024, Minutes
- IV. **Director's Report**
- V. **Work Session:** Draft 2025 HLB Work Plan *(There is no public hearing on the Work Plan at this time. The public comment period and public hearing will be at a later date.)*
- VI. **Persons or Items Not on the Agenda** *(THREE minutes per individual, each person may only speak once, commissioners and staff will not answer questions but may have questions for you after your testimony.)*
- VII. **Commissioner Comments**
- VIII. **Next Regularly Scheduled Meeting Date:** Thursday, January 23, 2024, at 1:30pm in the Permit & Development Center (4700 Elmore Road 99507) or via Microsoft Teams and telephone.
- IX. **Adjournment**

Heritage Land Bank Advisory Commission Meeting

Thursday, October 24, 2024 at 1:30PM

Permit & Development Center
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

Present: Chair Marshall, Vice Chair Flynn, Commissioners Oswald, and Chmielowski

Excused: Commissioners Hansen and Charnon

Staff Present: Director Tiffany Briggs, Land Management Officer Emma Giboney, and Contractor Nicole Jones-Vogel

III. Approval of Agenda and Minutes

- a. October 24, 2024 Agenda, Commissioner Chmielowski moved to approve the agenda as presented, Chair Marshall seconded, and the agenda passed unanimously.
- b. August 22, 2024 Minutes, Commissioner Oswald moved to approve the minutes, Commissioner Chmielowski seconded, and the minutes passed unanimous

IV. Director's Report

Director Briggs provided an update on the following items:

- Provided a clarification of the agenda, which items are for public hearing and an overview of work sessions.
- Holtan Hills subdivision update
- Levee concerns on HLB Parcel 6-060, understanding stakeholders involved, information on the memo being drafted by staff, and general takeaways.
- Update on the 2025 HLB Work Plan Draft and expected timeframe
- Proposed to change the regular November meeting to 11/21/2024

V. Proposed Action Items and Public Hearings

- a. **Resolution 2024-07: A Resolution of the Heritage Land Bank Advisory Commission recommending approval of the disposal by competitive bid of HLB Parcels 5-010, 5-011, and 5-012, legally described as Lots 3, 4, and 5, Tract 3, Maui Industrial Park Subdivision (Plat 77- 133), in Anchorage.**

Staff provided the background information on the properties proposed in the disposal action including adjacent land use, environmental considerations, and the appraisal report. There is no municipal need for the properties. HLB Staff held a sealed competitive bid and there were no bids received.

Public Hearing was opened.

Robert Hagood

Mr. Hagood asked questions regarding the disposal and expressed interest in purchasing the three properties.

Public Hearing is closed.

A motion by Commissioner Chmielowski. Chair Marshall seconded, none opposed, and the resolution passed unanimously.

VI. Work Session: Girdwood Industrial Park

Staff provided an overview of the process and detailed the three options that an appraisal was obtained for. Discussion occurred and the consensus of the Commission was in favor of option 2 creating a permanent cul-de-sac and four tracted parcels; however, they were interested in feedback from GBOS and would continue the conversation at the November Work Plan work session.

VII. Persons or Items Not on the Agenda

Amanda Tuttle, Girdwood Resident

Ms. Tuttle cited code regarding land use studies that are required. Ms. Tuttle also asserted that HLB is violating federal laws.

Robert Wolfe, Girdwood Resident

Stated that he has a letter that he will be sharing with the GBOS regarding his permit in the Girdwood Industrial Park.

VIII. Commissioner Comments

No commissioner comments.

IX. Next Regularly Scheduled Meeting Date

Thursday, November 21, 2024 at 1:30pm in the Permit & Development Center (4700 Elmore Road 99507) or via Microsoft Teams and telephone.

X. Adjournment: Meeting adjourned at 2:31 pm.



MUNICIPALITY OF ANCHORAGE

REAL ESTATE DEPARTMENT

HERITAGE LAND BANK

2025 ANNUAL WORK PROGRAM & 2026-2030 FIVE-YEAR MANAGEMENT PLAN

HLBAC WORK SESSION DRAFT (11/21/2024)

Municipality of Anchorage

Suzanne La France, 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: ***TBD



Heritage Land Bank

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Guide to Abbreviations and Acronyms

ACDA	–	Anchorage Community Development Authority
ADEC	–	Alaska Department of Environmental Conservation
AMC	–	Anchorage Municipal Code
AO	–	Assembly Ordinance
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
GCP	–	Girdwood Comprehensive Plan (formerly known as 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
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.

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.

Table 1.1: HLB Inventory by Area (**to be updated prior to Assembly action)

Acreage (Estimate)	Anchorage Bowl	Chugiak/ Eagle River	Turnagain Arm	HLB Total Acreage:
HLB Wetlands (A & B)	1,085	44	560	1,688
HLB Uplands	1,771	1,137	8,141	11,048
Estimated Total HLB Acreage:	2,892	1,182	8,710	12,784

Table 1.2: Development Limitations (**to be updated prior to Assembly action)

Limiting Factor	Quantity
Wetlands - Class A&B	1,688 acres
Easements	488 acres
4 Avalanche Zone - Very High Hazard	431 acres
Special Flood Hazard Area	1,081 acres
Patent restrictions prohibiting disposal	846 acres
Leases and Permits	1,653 acres
Managed by State Parks	2,240 acres
Active ADEC Contaminated Sites	5 sites
Parcels under other MOA Agency Management	40

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.

Overview of the 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.

Overview of the 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.

Chapter 2. 2024 Progress Report

HLB made progress on several projects in 2024, including the tract plat and disposal of the first two tracts of Holtan Hills, as well as the transfer of ten HLB parcels to Parks and Recreation to help facilitate the Potter Marsh Watershed Park Project. Additionally, HLB Staff made significant strides on evaluating and presenting the feasibility of several options for the Girdwood Industrial Park. HLB also released a Request for Proposals for a Cemetery on parcel 2-156, and a proposal was successfully selected.

Disposals, Exchanges & Transfers

HLB Parcel 2-127 - 2-136 – The withdrawal from HLB Inventory and transfer of these 10 parcels (approximately 100 acres) to the Parks and Recreation Department (P&R) was recommended by HLBAC in February and approved by the Assembly in May (HLBAC 2024-03; AO 2024-48). This action was completed as part of the Potter Marsh Watershed Project. See the below *projects* section for further updates on this project.

Portions of HLB Parcels 6-011, 6-016, 6-017 – The Anchorage Assembly approved the proposed Holtan Hills disposal of approximately 60 acres in January (HLBAC 2022-09(S); AO 2023-137, As Amended). Phases 1 and 2 were conveyed to the developer in May (Recorded Document 2024-011453-0). See the below *projects* section for further updates on this project. See the *2025 Work Program* Chapter for more details on future steps.

Acquisitions

Laurel Acres (HLB Parcels 5-041) – In 2024 there were efforts to acquire parcels in Laurel Acres through donations and purchases. There are two pending donations, and two lots approved by HLBAC and the Assembly for purchase expected to close in the coming months (HLBAC 2023-01; AO 2023-113).

Projects

Potter Marsh Watershed Park (HLB Parcels 2-127 - 2-136) – The withdrawal from HLB Inventory and transfer of these 10 parcels (approximately 100 acres) to the Parks and Recreation Department (P&R) was recommended by HLBAC in February and approved by the Assembly in May (HLBAC 2024-03; AO 2024-48). The conservation value of these parcels was used for in-kind grant matches for grants acquired by RED and local non-profit partner Great Land Trust (GLT). This grant funding is being used to acquire the neighboring 200-acres, with management authority to P&R to create the 300-acre Potter Marsh Watershed Park (AO 2024-49). The park will be under a conservation easement held by GLT (AO 2024-47). ***Expected to close before the end of the year, text will need to be amended to reflect progress.

Girdwood Industrial Park (HLB Parcel 6-057F) – Evaluation of possible improvements has been ongoing, HLB staff presented four options to HLBAC in April, received an appraisal on the scenarios, and presented the findings to HLBAC in October. Discussions with HLBAC, GBOS, and the community are ongoing. See the *2025 Work Program* Chapter for more details on future steps.

Holtan Hills – The Anchorage Assembly approved the proposed Holtan Hills disposal in January (HLBAC 2022-09(S); AO 2023-137, As Amended). HLB Parcels 6-011, 6-016 and 6-017 were replatted into five tracts as the Holtan Hills Subdivision, recorded as Plat 2024-18. Tracts 1 and 2 were conveyed to the developer in May (Recorded Document 2024-011453-0). Tracts 3, 4, and 5 remain in HLB Inventory as HLB Parcels 6-011A, B, and C. However, the Assembly approval also included the disposal of Tract 3 (6-011A) at a later date. See the *2025 Work Program* Chapter for more details on future steps.

Cemetery RFP (HLB Parcel 2-156) – In June HLB released an RFP for the development of this 9.5-acre parcel for cemetery purposes. HLB received one submission from Alaska Natural Burial, which was reviewed by a selection committee and found to meet or exceed the criteria of the RFP. A land use permit was issued to Alaska Natural Burial for the purposes of performing Due Diligence work. See the *2025 Work Program* Chapter for more details on future steps.

Girdwood Trails Plan – In February the Assembly passed an Ordinance adopting the Girdwood Trails Plan as an element of the Comprehensive Plan (AO 2024-21). In May of 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. See the *2025 Work Program* and *Five Year Management Plan* Chapters for more details on future steps.

Land Management

HLB Parcel 6-013 – HLB Staff conducted a site visit to evaluate the likely presence of wetlands, which were previously identified as Class A in the 2014 Wetlands Management Plan. The site appeared to have more than fifty percent wetland characteristics. This site would be better suited for future wetland mitigation credits rather than development.

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 Parcel 3-078E – HLB continued to conduct environmental testing and monitoring as required by ADEC. New monitoring wells were installed in July to work towards delineating the potential contamination plume.

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. No new Conservation Easements we established in 2024.

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; Best Bog Subdivision	2019/2023	4.0 acres
CE 3-037; Reflection Lake Creek	2022/2024	2.3 acres
		Total: 160.0 acres

Table 2.2: 2024 HLBAC Resolutions

Resolution	Subject	Date	Action
2024-01	Recommending approval to extend the lease of HLB Parcel 4-013, legally described as Lot 7A Block 118 Original Townsite of Anchorage (Plat 75-129), to Rupinder Alaska, Inc., dba Ramada Anchorage Downtown, for fair market value, and to amend the 2023 HLB Annual Work Program.	1/25/2024	Postponed Indefinitely
2024-02 (AO 2024-41)	Disposal by lease, at fair market value, to the United States Department of Transportation, Federal Aviation Administration of portions within HLB Parcels 4-033A and 4-034, legally described as Tract A Airport Subdivision (Plat 95-5) and E2 Sec 31 T13N R4W and to amend the 2023 HLB Annual Work Program.	1/25/2024	Approved
2024-03 (AO 2024-48)	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.	2/22/2024	Approved
2024-04 (AR 2024-92, As Amended)	Approval of the 2024 HLB Annual Work Program and 2025-2029 Five-Year Management Plan.	2/22/2024	Approved
2024-05 (pending Assembly action)	The withdrawal from HLB inventory and transfer of management authority of HLB Parcel 6-075, legally described as Alyeska - Prince Addition Tract F, to the Girdwood Parks and Recreation Department.	8/22/2024	Approved
2024-06, As Amended (pending Assembly action)	The disposal by a relocatable public use easement to Girdwood Mountain Bike Alliance of portions within HLB Parcel 6-251 and 6-296, legally described as portions within Sec 3 and 10 T10N R2E, in Girdwood, for twenty (20) years at no cost and to amend the 2024 HLB Work Plan.	8/22/2024	Approved
2024-07 (pending Assembly action)	The disposal by competitive bid of HLB Parcels 5-010, 5-011, and 5-012, legally described as Lots 3, 4, and 5, Tract 3, Maui Industrial Park Subdivision (Plat 77-133), in Anchorage.	10/24/2024	Approved

Chapter 3. 2025 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 2-156 – A proposal submitted by Alaska Natural Burial, a local non-profit, was selected through the RFP process for the development of this 9.5-acre parcel for cemetery purposes. HLB intends to dispose of this property to Alaska Natural Burial at less than fair market value, with conditions and restrictions.

HLB Parcel 3-027A – Dispose of property to Chugach Electric Association. This disposal was recommended by HLBAC in 2022 (*HLBAC Res 2022-03*).

HLB Parcels 3-078A-D – The disposal of these lots, which includes an ADEC contaminated site, was approved by HLBAC and the Assembly (*HLBAC Res 2021-01; AO 2022-05*). The transaction is expected to be completed once environmental documents have been resolved with ADEC. *****this is expected to close in the coming months and may need to be amended to reflect any progress**

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

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

HLB Parcels 5-010, 5-011, 5-012 – HLBAC recommended the disposal by competitive bid of these parcels in October 2024 following increased public interest (*HLBAC Res 2024-07*). After an initial bidding period that resulted in no bids, HLB Staff is considering the contingencies as laid out in AMC § 25.40.025D. This would not require further HLBAC action. This disposal will be taken to the Assembly for approval after having perspective purchaser(s) and set sale prices for the lots.

HLB Parcel 6-011A, 6-011B – The improvements to the Iditarod National Historic Trail (INHT) began in 2020 led by Girdwood Parks & Recreation and the USFS. Work on the trail is consistent with the *Girdwood Trails Plan* (2024). A trail easement will be required to develop the INHT north of Hightower Road along the privately-owned Holtan Hills properties and up valley to Crow Creek and Winner Creek Trails.

Portion of HLB Parcel 6-011B – 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. A disposal recommendation will not be brought to HLBAC until after the Assembly adoption of the *Girdwood Comprehensive Plan* and will be consistent with that plan, the *Girdwood Trails Plan* (2024), and any other applicable plans. ***May need amending depending on the pending approval of the *Girdwood Comprehensive Plan*

Portion of HLB Parcel 6-011B – 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.

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

HLB Parcels 6-039, 6-061, and 6-057F – Girdwood Parks and Recreation has requested a trail easement for the Joe Danich Trail which is on the east side of Glacier Creek from the Railroad Right of Way to Alyeska Highway. This is consistent with the *Girdwood Trails Plan* (2024).

HLB Parcels 6-039 and 6-062 – Girdwood Parks and Recreation has requested a trail easement for the Lower Virgin Creek Trail which runs between the Joe Danich Trail and Virgin Creek Road. This is consistent with the *Girdwood Trails Plan* (2024).

~~*HLB Parcel 6-057F* – Staff to evaluate options and present feasibility of the following options to the HLBAC and Girdwood Board of Supervisors 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.~~

***Draft language for this parcel will be provided at the November 21 work session based on Commissioner feedback and input from GBOS.

HLB Parcels 6-074A, 6-074B – HLBAC has recommended, and Assembly has approved (AO 2022-47), a disposal to the Alaska Railroad Corp. by non-exclusive lease for the purposes of avalanche mitigation infrastructure. It is anticipated that this lease will be executed prior to construction.

HLB Parcel 6-076 – Girdwood Community Land Trust submitted an application for a long-term ground lease. A Letter of Intent and Land Use Permit were executed to allow due diligence to move forward. GCLT released a Request for Information to determine to best use of the land. 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.

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

HLB Parcel 4-033B – The Clitheroe Center became vacant in April 2024. Staff is working with other departments to determine Municipal need, state of the structure, and propose next steps.

HLB Parcel 4-046 and 4-047 – Until such 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 work with the Planning Department to incorporate the Master Plan as an element of the comprehensive plan. HLB will continue to engage with local stakeholders.

Holtan Hills Tracts 1 & 2, HLB Parcel 6-011A (formerly portions of HLB Parcels 6-011, 6-016 and 6-017) – HLB Staff will continue to collaborate with the developer and implement the Development Agreement and AO 2023-137, As Amended. HLB Staff will continue 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 in the area. The Assembly authorized HLB to convey Tract 3 (HLB 6-011A) at a later date, upon other conditions being met (AO 2023-137, As Amended).

HLB Parcel 6-011C – A separate tract containing the land that is zoned “Girdwood Institutions and Parks” will be included in the subdivision platting process of Holtan Hills Tracts 1 and 2. This new tract will be available for current and future municipal or local community needs.

2024 Land Management

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.

Spatial Analysis of HLB Parcels – With the help of the MOA Geographic Data and Information Center (GDIC), HLB completed an inventory of potentially developable HLB Parcels in Girdwood in 2023. HLB Staff will continue to with GDIC Staff to expand the spatial analysis to all HLB Parcels.

Trespass and Encroachment Issues – HLB Staff will continue to identify, track, and resolve trespass and encroachment issues. HLB will consult with appropriate agencies as necessary, including Code Enforcement, Legal Department, and Anchorage and Whittier Police Departments. We ask that the public report any Public Lands (Title 25) code violations on HLB parcels (including prohibited motor vehicle use) to HLB Staff at HLB@anchorageak.gov.

Plans, Studies & Surveys

Girdwood Comprehensive Plan Update – In April 2021 the Anchorage Assembly formally authorized Imagine! Girdwood, a non-profit organization, to develop an update of the Girdwood Comprehensive Plan (formerly known as the Girdwood Area Plan) as an element of the Municipality of Anchorage's Comprehensive Plan. The GCP is pending Assembly action and will be used to guide management of HLB land in Girdwood for the planning horizon. ***May need amending depending on the pending approval of the Girdwood Comprehensive Plan

Chapter 4. Five Year Management Plan: 2026 – 2030

The HLB will review several of its holdings for disposal during this five-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 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: 2026 – 2030

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 2-125 – 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 2-139 – 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 – HLB received an application for the competitive bid disposal of this lot. HLB Staff will evaluate the development potential of this remote tract and perform an Agency Review to determine the public purpose need and feasibility of development.

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 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 Parcels 3-078E – Continue to evaluate environmental contamination and market this parcel for sale or lease.

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

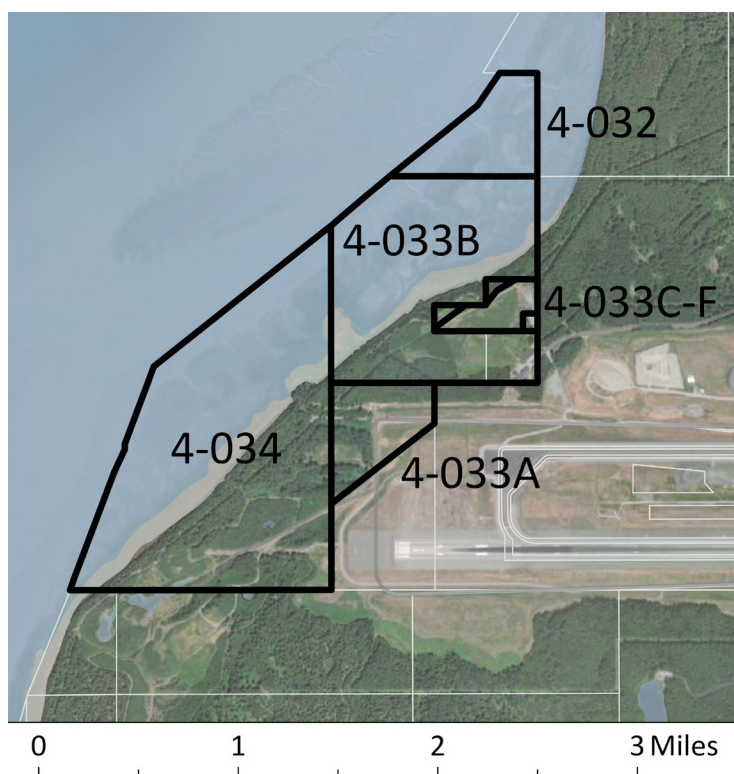


Figure 1: HLB Parcels 4-032, 4-033A-F & 4-034

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 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.

HLB Parcels 6-053, 6-054, 6-055 and 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.

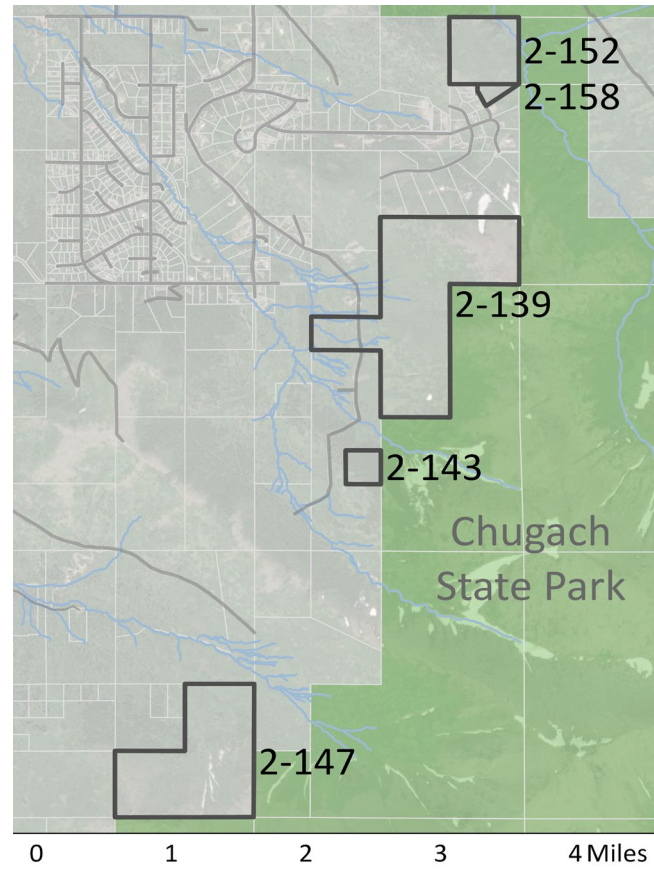


Figure 2: HLB Parcels adjacent to Chugach State Park

Potential Acquisitions: 2026 – 2030

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: 2026 – 2030

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

Chugach State Park Access – In order to improve access to Chugach State Park (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 Parcel 1-111 – In February 2024, the Anchorage Assembly voted to add a bond to the general election to fund cemeteries in Eagle River and Girdwood. However, the bond did not pass. 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.

HLB Parcels 4-046 and 4-047 – The 3rd & Ingra Former Alaska Native Service Hospital Master Plan 2019 will be implemented. Uses that incorporate elements of the Master Plan will be prioritized. HLB will commence action and by 2029 complete the Near-Term Implementation (Pre-Development) Actions listed in Section 8.7 of the Master Plan. HLB will also explore means to incorporate the Master Plan as an element of the comprehensive plan, whether alone or as part of a neighborhood, district or small-area plan.

HLB Parcel 6-018 – In February 2024, the Anchorage Assembly voted to add a bond to the general election to fund cemeteries in Eagle River and Girdwood. However, the bond did not pass. HLB Staff will continue to work with the Girdwood Board of Supervisors and the Cemetery Committee as they work towards next steps.

HLB Parcels 6-251, 6-295 and 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.

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 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.

Land Management: 2026 – 2030

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.

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.

Potential Plans, Studies & Surveys: 2025 - 2029

Girdwood South Townsite Master Plan – potential update after the GCP is adopted.

Girdwood Trails Plan Implementation – The Girdwood Trails Plan was approved by the Assembly in February 2024 (AO 2024-21). When located on HLB land, HLB's involvement in the establishment of new trails generally begins in the conceptual phase (proposals require the support of HLBAC and the Assembly) and continues beyond approval with permitting and disposal by easement(s). HLB is aware of several proposed trails in Girdwood, both by non-profits and Girdwood Parks and Recreation, that are located on or go through HLB properties.