

Heritage Land Bank Advisory Commission Meeting

Thursday, March 27, 2025 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. March 27, 2025, Agenda
 - b. February 27, 2025, Minutes
- IV. **Director's Report**
- V. **Officer Elections:** Chair and Vice Chair
- VI. **Action Items**
 - a. **Resolution 2025-03:** A resolution supporting the Anchorage Fire Department's Campbell Airstrip Road Shaded Fuels Break Project affecting HLB Parcels 3-035A, 3-041, 3-038, 3-045, 3-039, and 3-040.
- VII. **Presentation:** Anchorage Community Development Authority will present their proposal for HLB Parcels 4-046 and 4-047 to be developed into an RV Resort.
- VIII. **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.*)
- IX. **Commissioner Comments**
- X. **Next Regularly Scheduled Meeting Date:** Thursday, April 24, 2025, at 1:30pm in the Permit & Development Center (4700 Elmore Road) or via Microsoft Teams and telephone.
- XI. **Adjournment**

Heritage Land Bank Advisory Commission Meeting

Thursday, February 27, 2025 at 1:30PM

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

And 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, Commissioners Oswald, Charnon, Chmielowski, Hanson

Staff Present: Director Tiffany Briggs, Land Management Officers Emma Giboney and Ryan Yelle, and contractor Nicole Jones-Vogel

III. Approval of Agenda and Minutes

- a. February 27, 2025, Agenda: Commissioner Oswald moved to approve the agenda as presented, Commissioner Hansen seconded, and the agenda was passed with no objection.
- b. January 23, 2025, Minutes: Commissioner Oswald moved to approve the agenda as presented, Commissioner Hansen seconded, and the agenda was passed with no objection.

IV. Director's Report

Director Briggs provided the Director's Report. She introduced Ryan Yelle as a new Land Management Officer for HLB, thanked Brian Flynn for his service on the HLBAC, thanked the staff and public for their contribution on the 2025 Work Plan and briefly spoke on the Draft Girdwood Comprehensive Plan.

V. Proposed Action Items and Public Hearings

- a. **Resolution 2025-02:** A resolution of the Heritage Land Bank Advisory Commission recommending Assembly approval of the 2025 HLB Annual Work Program and 2026-2030 Five Year Management Plan.

Staff provided an overview on the process spanning from October to today including the HLBAC Work Session and the public comment period. They also provided a high-level

overview of the proposed amendments based on public comments. There was interest in the commissioners to further discuss comment and response number 84.

The Public Hearing was opened:

Deb Essex, Girdwood Nordic Ski Club President & Girdwood Resident

Ms. Essex provided an overview and history relating 6-011B on the various adopted plans and stated that none of those plans included residential development in that area. She asked what prompted HLB to put the RFP out for development in this area. This development is directly next to the Girdwood airport and feels that there is impact to the airport and the FAA should have been consulted on potential impacts. Between Holtan Hills, the Pomeroy development, and the airport hotel there will be congestion that will impact the airport.

Brian Burnett, GBOS Trails Committee & Girdwood Resident

Mr. Burnett spoke on the S-version of the Assembly Ordinance for the Girdwood Comprehensive Plan and spoke in support of amendments 1A and B and not amendment 2 and 3. Mr. Burnett discussed the vegetative buffer amendment in the GCP. Spoke on the conflict between the trails that are approved by the HLBAC and the conflict with the residential development. He supports attainable long-term housing for people in Girdwood. Mr. Burnett stated that 6-011B is the second most expensive HLB property to develop and Alyeska is not designing a development that will be attainable housing. He stated that the developer has no intention of building trails.

Cordell Hendrickson, Eagle River Resident

1-008 borders land that Mr. Hendrickson owns property next to HLB 1-008. He wishes to complete a survey and potentially purchase a portion of 1-008. The HLB property is irregularly shaped, and he would like to purchase a portion for the development of a driveway. Mr. Hendrickson submitted an application to staff.

Jennifer Wingard, GBOS

Ms. Wingard spoke on the Girdwood Industrial Park, regarding Tract A and appreciated the collaboration with HLB staff and HLBAC on this topic. She spoke on comment 84 of the draft work plan and stated that the proposed change dismisses all the community work that has occurred. She stated that the proposed project is opposed by the entire community and is not consistent with any adopted community plans.

Brendan Raymond-Yakoubian, Girdwood Resident

Mr. Raymond-Yakoubian reiterated his previously submitted comments. Work towards getting easements for trails near Virgin Creek is a highly valued community trail and provides many functions wildlife, natural areas, and draw to Girdwood and is congruent with existing plans. Secondly, strong support of land management objectives regarding conservation.

One potential application of that would be the pursuit of conservation around Virgin Creek, preserving old growth forest. Thanked HLB staff.

Julie Raymond-Yakoubian, Girdwood Resident

Ms. Raymond-Yakoubian referred to comments submitted and wanted to reiterate trail easement around the vicinity of Virgin Creek. Noted that she has a permit from HLB for this area and visits this area daily. Protecting these trails is really important. Support management objection regarding conservation on page 7 for Virgin Creek and other areas of the Girdwood Valley.

Karen Button, President of Friends of Fish Creek

Ms. Button provided information on the goals of daylighting Fish Creek that are included in several plans for the area. They are working on a study to be completed in late summer. Working towards these goals with MOA Departments and the Anchorage Assembly encouraging the MOA to prioritize this project. They are working with the Brownfields Grant. Her request is to add the purchase of Fish Creek adjacent lands to the HLB Work Plan. Specifically, the Dryer property near Captain Cook Estates and 1700 Tudor Road. These two families are willing to sell the properties.

Amanda Tuttle, Girdwood Resident

Ms. Tuttle provided public testimony regarding the staff responses to her previously submitted comments. She stated that she found the responses wrong and insulting. She stated that HLB is in non-compliant with ADLs and MOA codes, and that HLB will be held accountable.

Public Hearing was closed.

Resolution 2025-02 was moved by Commissioner Oswald and seconded by Commissioner Charnon.

Commissioners discussed comment 84 regarding the Girdwood Comprehensive Plan and HLB Parcel 6-011B.

Commissioner Oswald moved to utilize the current language as is in the draft Work Plan and disregard the suggested amendment in comment 84. The motion was seconded by Commissioner Charnon. There was no objection, and the motion passed unanimously.

Commissioner Charnon discussed comments regarding addressing the need for a Watershed Management Plan in the Girdwood Valley.

Commissioner Charnon moved to add the following text to the Five-Year Management Plan: “HLB recognizes the need for a watershed plan and would participate as a stakeholder on any future planning effort.” Commissioner Chmielowski seconded the motion. There was no objection, and the motion passed unanimously.

No further discussion on the Work Plan.

A roll call vote was conducted and Resolution 2025-02 passed unanimously.

VI. Persons or Items Not on the Agenda

No one present wished to speak.

VII. Commissioner Comments

No commissioners wished to speak.

VIII. Next Regularly Scheduled Meeting Date

Thursday, March 27, 2025, at 1:30pm in the Permit & Development Center (4700 Elmore Road) or via Microsoft Teams and telephone.

IX. Adjournment

A motion to adjourn was moved by Commissioner Chmielowski and seconded by Commissioner Oswald. There was no objection, and the meeting adjourned at 2:48pm.



MUNICIPALITY OF ANCHORAGE
REAL ESTATE DEPARTMENT
HERITAGE LAND BANK

LAND MANAGEMENT REPORT

March 21, 2025

Pending Disposals

- *3-027A – Dowling Substation (HLBAC 2022-03)*
HLBAC recommended this disposal in 2022. This disposal will be taken to the Assembly for authorization after working with PM&E to ensure all necessary easements are in place and receiving an updated appraisal.

Pending Transfers

- *6-075 – Girdwood Park Transfer (HLBAC 2024-05)*
HLBAC recommended this parcel be withdrawn from HLB inventory and transferred to Real Estate general inventory, with management authority assigned to Girdwood Parks and Recreation. This transaction will be going before the Assembly for authorization in the coming weeks.

Pending Acquisitions

- *5-041 – Laurel Acres*
There are several parcels in the Laurel Acres Subdivision that are currently in different phases of being acquired by HLB for future wetland mitigation. In 2023 the Assembly approved the acquisition of Lots 41 & 42 of Block 10 (*HLBAC Res 2023-01; AO 2023-113*), but the closing of this transaction is pending current owner action. HLBAC recommended the acquisition of Block 2, Lots 31 and 32 in January which will be going before the Assembly after the current owners sign a Purchase and Sale Agreement (*HLBAC Res 2025-01*). Additionally, Real Estate Services is seeking authorization from the Assembly to retain two tax foreclosed parcels in the Laurel Acres Subdivision for public purpose. HLB Staff has also been in contact with two other owners that may be interested in selling or donating their properties.

Current & Continuing Projects

- *2-156 – Natural Burial Cemetery Project*
HLB Staff continues to work with Alaska Natural Burial on next steps for the Cemetery Project. HLB issued a permit to ANB for due diligence work to be completed on the site. HLB will continue to collaborate with the non-profit to ensure the success of this project as it moves through the different necessary processes. It is anticipated that Alaska Natural Burial will present to HLBAC in the summer of 2025, with a resolution for recommendation at a subsequent meeting.

- *4-046 and 4-047 – Former Native Hospital Site*

There has been renewed interest in activating the Former Native Hospital Site. ACDA has expressed interest in developing an RV park at the site and HLB issued them a permit to perform due diligence work. This proposal will be presented to the HLBAC in March, with a resolution for recommendation at a subsequent meeting.

- *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.

- *6-011B portion – Glacier Creek Village*

HLB, Alyeska Development Holdings LP, and Seth Andersen entered into a Letter of Intent in September of 2023. Alyeska and Andersen have begun preliminary land and site planning, surveying, and environmental investigation. Alyeska Development Holdings submitted an Area Master Plan Modification & Development Master Plan to the Planning and Zoning Commission, which was adopted with conditions on June 10, 2024 (Case 2024-0061). This Plan includes a portion of HLB 6-011B but does not commit HLBAC to any action. As this project progresses HLB Staff will keep HLBAC updated.

- *Holtan Hills Tracts 1 & 2 (formerly HLB 6-011/6/7)*

HLB Staff continues to collaborate with the developer and implement the Development Agreement and AO 2023-137, As Amended. HLB Staff is coordinating with other municipal agencies for the off-site infrastructure to support the Holtan Hills project. HLB continues to work with the State Department of Natural Resource's to vacate the Section Line Easement. As this project progresses HLB Staff will keep HLBAC updated.

- *6-057F – Girdwood Industrial Park*

Staff evaluated four options for the future of the Girdwood Industrial Park and presented them to the HLBAC and Girdwood Board of Supervisors in October 2024. The work has continued to illustrate the complexity of the Girdwood Industrial Park. HLB Staff received a letter from GBOS in February supporting the four-tract plat option that was presented to HLBAC. HLB Staff is working with PM&E on next steps. As this project progresses HLB Staff will keep HLBAC updated.

- *6-076 – Girdwood South Townsite*

HLB Staff received an application from Girdwood Community Land Trust to explore a potential long-term ground lease and development of HLB Parcel 6-076. At this time, GCLT has a permit to perform due diligence work on the site and released a Request for Information (RFI) to the development community. We anticipate after reviewing the information GCLT will be before the HLBAC to present a project update.

Administrative and Land Management

- *HLBAC*
There are currently two vacant seats on HLBAC. HLB Staff will continue to work with the Mayor's office to fill these vacancies. More information on how to apply can be found on our website.
- *2025 Work Plan*
The draft 2025 Work Plan went before HLBAC on February 27th for public hearing and action. HLBAC passed Resolution 2025-02 recommending approval of the amended work plan. The draft 2025 Work Plan will likely be introduced to the Assembly on April 8th, with a public hearing and action at a subsequent meeting. HLB Staff will keep the commission and our mailing list updated once the dates are finalized.
- *Contaminated Site Monitoring*
HLB continues to work with contractors and the Alaska Department of Environmental Conservation to monitor the contamination at HLB Parcel 3-078E. Two new monitoring wells were installed over the summer to further delineate the contamination plume.
- *Wetland Monitoring*
Routine wetland monitoring occurred in September in the conservation easement areas that are used for wetland mitigation credits. These areas include the two easements in Laurel Acres in southwest Anchorage. The Arlberg CE is scheduled to move to long-term monitoring, pending USACE approval.
- *GIS Mapping*
HLB staff works with the MOA Geographic Data & Information Center (GDIC) to routinely update public and internal HLB maps. HLB Staff is working with the ROW/Survey division to update the easement layer for many HLB parcels and conservation easements. The new 2024 aerial imagery layer has been added to the HLB maps.

Land Use Permits

Contract Number	Permittee	Use	Contract End
2024-01	ACDA	Due Diligence	2025-04-15
2023-02	Girdwood Community Land Trust	Due Diligence	2025-04-30
2017-29	Chugach Powder Guides	Guided Heli-skiing	2025-05-31
2018-10	Chugach Powder Guides	Access to Notch Hut	2025-05-31
2024-07	Ridgetop Builders	Wood Lot	2025-05-31
2024-08	Sundog Mountain Guides	Guided Heli-skiing	2025-05-31
2016-21	Silverton Mountain Guides	Guided Heli-skiing	2025-06-30
2021-18	Ridgetop Builders	Wood Mill	2025-07-31
2020-10	Straight to the Plate	Storage	2025-08-20
2023-05	Alyeska Development Holdings, LP and Seth Andersen	Due Diligence	2025-09-15
2024-06	Alaska Natural Burial	Due Diligence	2025-10-27
2007-08	Girdwood Parks & Recreation	Frisbee Golf Course	2025-12-31
2009-13	Girdwood Valley Service Area	Equipment and Materials Storage	2025-12-31
2017-10	Alaska Railroad Corporation	Avalanche Mitigation	2025-12-31
2019-08	GVSA Street Maintenance	Park & Ride	2025-12-31
2011-15	Snow Free Snowplowing	Equipment and Materials Storage	2025-12-31
2023-01	Ritual Bough	Ceremonies	2026-01-31
2021-07	Turnagain Tree Care	Wood Lot	2026-02-10
2022-04	Girdwood Community Land Trust	Storage	2026-02-10
2018-01	ADOT&PF/TSAIA	Access	2026-03-30

List of Permits that were issued or active in 2025. Permits are organized by term expiration.



MUNICIPALITY OF ANCHORAGE
REAL ESTATE DEPARTMENT
HERITAGE LAND BANK

STAFF REPORT

HLBAC Resolution: 2025-03

Action: Anchorage Fire Department - Campbell Airstrip Road Shaded Fuels Break Project

Hearing Date: March 27, 2025

Subject Property: HLB Parcels 3-035, 3-035A, 3-041, 3-038, 3-045, 3-039, and 3-040 (see Appendix B)

Prepared By: Ryan Yelle, Land Management Officer

SUMMARY

Proposal Summary: The Anchorage Fire Department is requesting the Commission's review of the Campbell Airstrip Road Shaded Fuels Break project, scheduled to commence during the summer of 2025.

Applicable Regulations & Standards: AMC § 25.40.010C authorizes HLB staff to manage the land inventory in a manner which will protect and enhance its economic and other municipal values, consistent with the comprehensive plan.

2025 Work Plan: This action has been listed in previous workplans and is included in the current draft 2025 Annual Work Program & 2026-2030 Five-Year Management Plan; *"Fire Fuels Reduction – HLB will work with the Anchorage Fire Department to address high priority HLB parcels at the wildland-urban interface."*

Summary Recommendation: Staff recommends support for the proposed project (see Appendix A).

BACKGROUND INFORMATION

Project Location(s): This project will involve strategic clearing and thinning of vegetation along a 3.1 mile long stretch of Campbell Airstrip Road beginning at Fire Station 14 and ending at the Basher Drive Trailhead in Anchorage. The width of the break will be approximately 300 feet centered along the roadway. The project will affect HLB Parcels 3-035, 3-035A, 3-041, 3-038, 3-045, 3-039, and 3-040 along Campbell Airstrip Road, located south of the intersection of Tudor Rd and Campbell Airstrip Road (see Appendix B).

Zoning: All affected parcels are zoned PLI – Public Lands & Institutions

Existing Condition and Land Use of the parcel and surrounding area: The current land uses of within the affected parcels are mostly recreational (Far North Bicentennial Park), with one community use (Alaska Botanical Gardens), and one industrial use (Snow Disposal Site) established in the project area.

Adopted Land Use Plan: The affected parcels are classified as “Park or Natural Area” within the *Anchorage 2040 Land Use Plan*.

PROJECT DESCRIPTION

The proposed *Campbell Airstrip Road Shaded Fuels Break Project* which will create a 3.1 mile long, 300-foot-wide shaded fuel break centered along Campbell Airstrip Road by removing dead and downed trees, as well as thinning spruce and hardwood stands in accordance with best forestry practices. All plant debris will be chipped or mulched in place, any salvageable firewood will be made available for public collection. The shaded fuel break will begin at Fire Station 14 and will end at the Basher Drive Trailhead. HLB parcels 3-035, 3-035A, 3-041, 3-038, 3-045, 3-039, and 3-040 are within the project area and will be affected by the vegetation clearing.

The Anchorage Fire Department has identified Campbell Airstrip Road as a critical egress route for residents of the Stuckagain Neighborhood, trail users of Far North Bicentennial Park and Chugach State Park, and serves as a single access route for firefighters to respond to a wildland fire in the upper Campbell Creek area. The width of clearing is necessary to maintain access viability in the event of fire on both sides of the roadway.

The project is planned to be completed in 2025.

ANALYSIS AND CONCLUSION

The project will help implement an on-going task within the HLB workplan and will mitigate wildland fire risk to several HLB properties. All vegetation clearing will be conducted using best forestry practices, and all salvageable firewood will be made available for public collection. This is a responsible land management activity that will provide a public benefit in a manner consistent with the intent and purpose of the Heritage Land Bank.

RECOMMENDATION

Staff recommends support for the proposed project.

Appendices:

A – Resolution 2025-03 (Draft)

B – Vicinity Map

Appendix A

HERITAGE LAND BANK ADVISORY COMMISSION
HLBAC Resolution 2025-03

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION SUPPORTING THE ANCHORAGE FIRE DEPARTMENT'S CAMPBELL AIRSTRIP ROAD SHADED FUELS BREAK PROJECT AFFECTING HLB PARCELS 3-035, 3-035A, 3-041, 3-038, 3-045, 3-039, and 3-040.

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, fire fuel reduction activities have been a long-standing and on-going task within the HLB workplan; and

WHEREAS, on March 27th, the Commission received a presentation by the Anchorage Fire Department about the proposed *Campbell Airstrip Road Shaded Fuels Break Project* which will create a 3.1 mile long and 300-foot-wide shaded fuel break centered along Campbell Airstrip Road by removing dead and downed trees, as well as thinning spruce and hardwood stands in accordance with best forestry practices; and

WHEREAS, this project will begin at Fire Station 14 and will end at the Basher Drive Trailhead. This extent will involve clearing of vegetation within HLB parcels 3-035, 3-035A, 3-041, 3-038, 3-045, 3-039, and 3-040; and

WHEREAS, the Anchorage Fire Department has identified Campbell Airstrip Road as a critical egress route for residents of the Stuckagain Neighborhood, trail users of Far North Bicentennial Park and Chugach State Park, and is a single access route for firefighters to respond to a wildland fire in the upper Campbell Creek area. The width of clearing is necessary to maintain access viability in the event of fire on both sides of the roadway; and

WHEREAS, all plant debris will be chipped or mulched in place, any salvageable firewood will be made available for public collection and use; and

WHEREAS, the project is planned to be completed in 2025. If the project extends into 2026 or beyond, the Commission requests a project update from the Anchorage Fire Department; now therefore,

BE IT RESOLVED THAT THE HLBAC SUPPORTS THE ANCHORAGE FIRE DEPARTMENT'S CAMPBELL AIRSTRIP ROAD SHADED FUELS BREAK PROJECT AFFECTING HLB PARCELS 3-035, 3-035A, 3-041, 3-038, 3-045, 3-039, and 3-040.

PASSED and APPROVED on this, the 27th day of March, 2025.

Approved:

Attest:

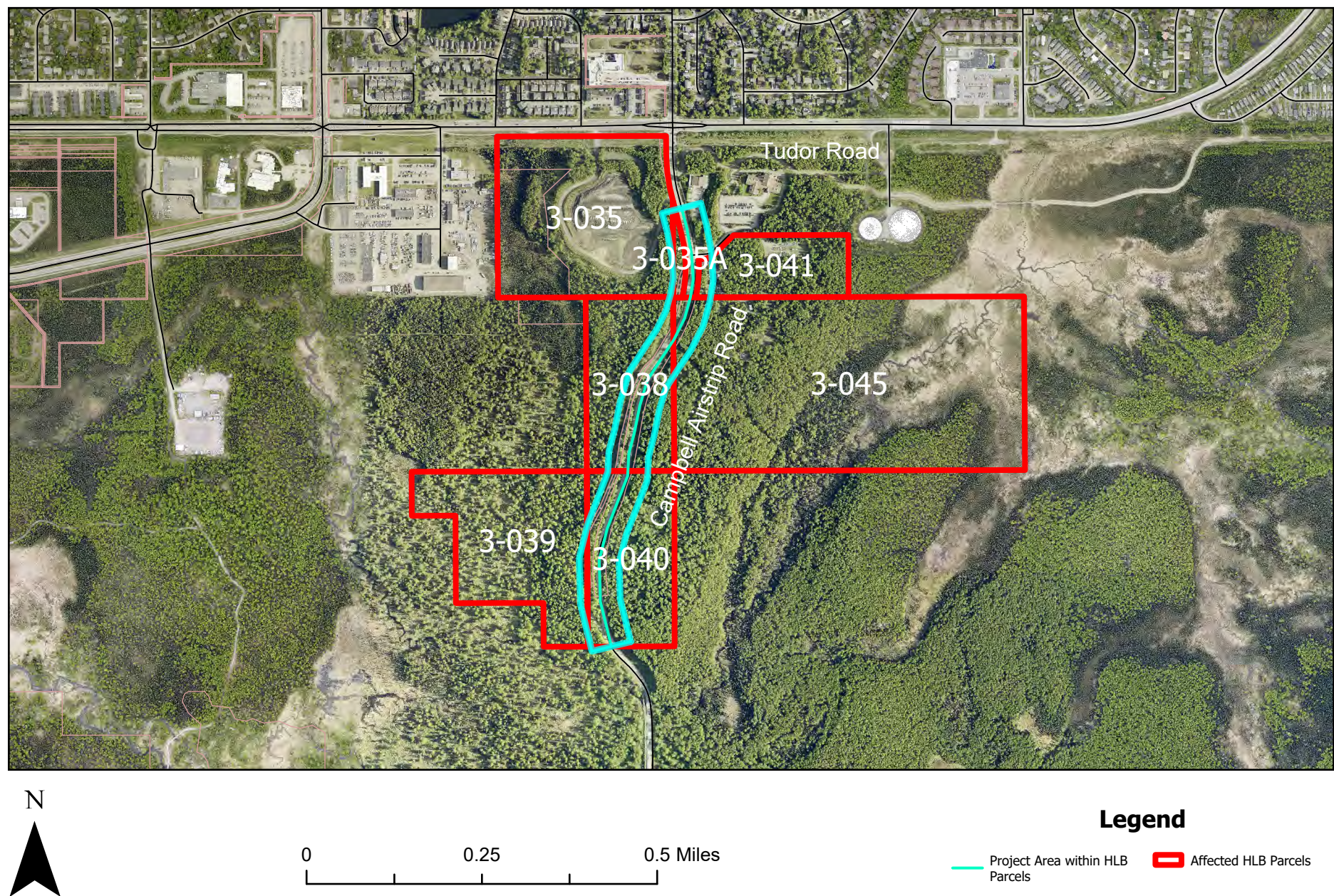
L. Dean Marshall, MPA, Chair
Heritage Land Bank Advisory Commission

Tiffany Briggs, Director
Real Estate Department

Appendix B

Campbell Airstrip Road Shaded Fuel Break Project

-Affected HLB Parcels-



Campbell Airstrip Community Message

The Campbell Airstrip Road Shaded Fuels Break Project aims to reduce wildfire risk and enhance public safety along a 3.1-mile stretch from Fire Station 14 to the Basher Drive Trailhead. Campbell Airstrip Road serves as a single access route for firefighters and a critical egress route for the public, making hazardous fuel reduction essential for safe evacuation during a wildfire. The project will create a 300-foot-wide shaded fuel break by removing dead and downed trees, thinning spruce and hardwood stands and reducing ladder fuels. Special care will be taken in sensitive areas to minimize environmental impact. All debris will be mulched or chipped on-site, with usable firewood made available for public collection.

The Anchorage Fire Department Wildfire Division is committed to proactive wildfire mitigation efforts that enhance public safety while promoting a healthy and resilient forest landscape.

Anchorage Fire Department

Scope of Work Solicitation

Project Title: Campbell Airstrip Road Shaded Fuels Break

Location:

The project area encompasses Campbell Airstrip Road, extending from the Basher Drive Trailhead to Fire Station 14 (approximately 3.1 miles). Specific areas requiring sensitive treatment include:

- The Botanical Gardens' fence line
- Creek intersections within the project area
- Bike path-adjacent sections

Objective:

Create a 150-foot-wide shaded fuels break on both sides paralleling Campbell Airstrip Road for approximately 3.1 miles from Basher Drive Trailhead to Fire Station 14, totaling 300 feet, to mitigate wildfire risks while maintaining ecological integrity and public safety.

Scope of Work:

1. General Treatments:

- Remove all standing dead and downed trees within the 300-foot prescription area.
- Remove low-level fuels up to 8 feet from ground level.

2. Mixed Spruce and Hardwood Stands (M-2):

- Remove all spruce trees under 20 inches diameter at breast height (DBH).
- Thin remaining hardwood trees to achieve 10-foot crown spacing.
- Limb ladder fuels to a height of 8 feet.
- Remove low-level fuel (below 8 feet).
- Retain hardwood trees to create a shaded fuel break and minimize the spread of bluejoint grass (*Calamagrostis*), a known fire carrier in spring conditions.

3. Slash and Debris Management:

- All slash generated during the project must be mulched or chipped on-site.
- Mulch and chip depth will not exceed 4 inches and will be uniformly dispersed.
- Any usable firewood will be prepared for public collection (see specifications below).

4. Usable Firewood Preparation:

- Spruce and birch trees with a diameter at breast height (DBH) of 10 inches or larger will be:
 - Limbed, topped, and cut into 10–14-foot lengths.
 - Stacked in designated areas for public collection.
- Ensure log stacks are safely positioned relative to road traffic.
- Contractor will make every attempt to maximize public firewood availability by efficiently processing suitable trees.

5. Sensitive Areas:

- Adjust prescription depth and treatment practices in areas adjacent to:

- Botanical Gardens' fence line
- Creek crossings
- Bike path
- Take care to limit environmental impact and maintain safety for nearby infrastructure and public use.
- Work must take place during the Migratory Bird Treaty Act window of May 1st through July 15th, use best practices to locate and avoid nesting bird areas.

Contractor Responsibilities:

- Provide all necessary equipment, personnel, and materials to complete the project.
- Ensure the following minimum equipment, or approved equal, is available and detailed on the equipment sheet:
 - Three 200hp (or greater) purpose-built masticators
 - Log forwarder
 - Chipper
 - Equipment capable of maintaining debris clearance from roadways
- Comply with local, state, and federal environmental and safety regulations.
- Coordinate with the Anchorage Fire Department to:
 - Designate safe log collection sites for the public.
 - Ensure proper debris management practices are followed.
- Land Use Permit: Vendor will be required to sign and comply with the terms of the Land Use Permit, which is included as Attachment D, or a substantially similar version of this document. Please review this document carefully for additional terms and conditions including the required insurance certificate.

Deliverables:

- Complete a shaded fuels break meeting the specifications outlined above.
- Prepare a final report summarizing work completed, including sensitive area management and public firewood availability logistics.

Timeline:

The project must be completed within a 6-month timeframe that accounts for seasonal weather conditions and accessibility. Contractors shall propose an estimated timeline based on anticipated weather impacts.

Inspection:

- Any time after the bid opening, and prior to any Contract award, the Municipality of Anchorage, may, at its discretion, inspect the proposed equipment of any bidder. The Contractor will, immediately, upon request, present his equipment the Municipality of Anchorage. The primary purpose of such an inspection will be to determine the ability of the Contractor to furnish the required equipment.

- The Contractor must be able to demonstrate, beyond any reasonable doubt, that the equipment meets the required specifications, is in good working order and is suitable for the purpose intended. The Contractor shall be given a reasonable time, not-to-exceed forty-eight (48) hours, to correct any minor discrepancy, as determined by the Municipality of Anchorage.
- The Contractor, at his own expense, shall keep all equipment supplied by him in good repair throughout the entire Contract. The Contractor shall make his equipment available for inspection at any time during the life of the Contract by the Municipality of Anchorage within twenty-four (24) hours of notification. The equipment may, at any time, be inspected under operating conditions to ensure that it is satisfactory for the intended purpose and is in good repair.

Proposal Requirements:

Contractors must submit:

1. A detailed bid including all costs associated with labor, equipment, and materials will be made on the Bid Proposal. See example below.
2. For future project estimates, include a cost-per-acre on the projection sheet, Attachment B.
3. A description of prior experience with shaded fuel break projects relative to this size and scope or similar wildfire mitigation work, Attachment C.
4. A description of Equipment to be used on the project, Attachment A.
5. An in-person Site Visit is “Mandatory” before bidding. Not attending the mandatory site visit meeting with the AFD Wildfire Manager will make a potential bid “non-responsive” and eliminated from consideration.
6. Also see BIDDER’S CHECK LIST, II REQUIRED DOCUMENTS FOR BID SUBMISSION

Project Costs - example

Total Project

Labor	Equipment	Materials	Total
\$ 480,000.00	\$ 60,000.00	\$ 9,500.00	\$ 549,500.00

ANCHORAGE CWPP UPDATE PROJECT

KICKOFF MEETING

OCTOBER 30, 2024

ATTENDEES (LISTED IN ORDER OF INTRODUCTIONS)

Doug Schrage, AFD Fire Chief	Amanda Loach, OEM, Director
Jon Glover, AFD Wildfire Manager	Mike Braniff, MOA Parks & Rec, Director
Stephanie Dufek, AFD WUI Project Manager	Mark Lamoreaux, Native Village of Eklutna, Land & Environment Co-Director
Jeff Ennenga, Alaska Venture Fund, Wildfire Resilience Program Director	Jared Kemp, DOF, Mat-Su AFMO
Nick Davis, AFD, Senior Captain	Scott Moore, Bintel, Wildfire Mitigation Specialist
Abe Davis, USFS, Hazard Fuels Manager	Julie Hasquet, Chugach Electric Association, Sr. Manager of Corporate Communications
Steve Nickel- DOF, MatSu/Southwest Area Forester	Brian Carver, DOF, Mat-Su/Southwest Area FMO
Leah Mitchell, DOF, Statewide CWPP Coordinator	Ben Russell, OEM, Mitigation Program Manager
Sarah Saarloos, DOF, Statewide Fire Staff Officer	Phil Blydenburgh, DOF, Coastal Region FMO
Jared Hammatt, BLM, Statewide Prevention Lead	Michelle Weston, Girdwood Fire & Rescue, Fire Chief
Chris Smith, MOA, Lead GIS Analyst	Devin Wagner, Bintel, Project Manager
Brian Dean, AFD, Fire Marshall	Jen Schmidt, UAA ISER, Professor
Brian Partch, AFD, Deputy Chief	Graham Downey, Office of the Mayor, Special Assistant on Housing & Transportation
Scott Fisher, Chugiak Volunteer Fire & Rescue, Fire Chief	Thomas Marsh, Bintel, Chief Technology Officer
Tom Marsh, Bintel, CEO	
Andy Lambert, JBER, Assistant Fire Chief	
Lexi Trainer, AFD, PIO	

AFD FIRE CHIEF DOUG SCHRAGE

- 3 years ago, the urgent need was identified for this project; the last CWPP update was in 2008
- Congressional appropriation from Senator Murkowski managed by Abe Davis with the USFS paved the way for us to do this work
- This CWPP will provide a roadmap to guide the next few years of mitigation work
- Assembly members in support of this project include Johnson, Sulte, and Brawley
- This project is a marriage of Jen Schmidt's research and data recommendations with an actionable plan

AFD WILDFIRE MANAGER JON GLOVER

- Thank you for your engagement; everyone on the team contributes significant value and plays a critical role in this project
- CWPP Objectives: Identify wildfire risk; establish clear priorities in reducing our hazards; and strengthen our emergency preparedness
- CWPP Aim: Develop a comprehensive, actionable plan that protects lives, property and our natural resources.

AFD WUI PROJECT MANAGER STEPHANIE DUFEK

- Multifaceted role during this project: coordinating/facilitating meetings; communicating project needs and updates; establishing workgroups; acting as a liaison between the team, Bintel, and the community to promote collaboration and transparency; and taking measures to ensure a quality end-product
- This project is an opportunity for this team to build and strengthen working relationships that will last well beyond this project. The CWPP is step one in the larger objective of protecting our community
- Working on establishing a community committee and seeking team member's recommendations

TEAM INTRODUCTIONS

(see attendee list above and biography document sent ahead of meeting)

BINTEL PRESENTATION (TOM MARSH, CEO)

Notes arranged in order of topic for ease of following

BINTEL'S BACKGROUND: Primary products are CWPPs. Originated 5 years ago as an extension of a 15-year-old AI business that focused on geospatial representatives of intelligence. Performed work for large organizations such as NASA. Began specializing in CWPP writing approximately 1.5 years ago. Bintel team makeup (see biography document for details). In final steps of writing CWPPs for the Denali Borough and kicking off a project for Fairbanks.

INITIAL IMPRESSIONS OF THE ANCHORAGE PROJECT: the project team is robust and full of SMEs; the role of Bintel will be to collect all the team members' experience and wisdom into a meaningful CWPP.

KICKOFF SURVEY: Completion will allow them to learn about team members and their interests and ensure Bintel addresses any issues early in the project to eliminate the need for last-minute rewrites. The Anchorage project is considered a big project for Bintel due to its complexities (topography, vegetation, weather) and amount of data available.

METHODOLOGY HIGHLIGHTS: Overlapping process of analyzing technical data with field assessments by experienced individuals. Heavy reliance on geospatial data and thankful for the expertise Jen Schmidt offers. Will modify the typical methodology to address the project start in relation to winter: technical assessment first, interview stakeholders, perform modeling based on the information obtained and then truth their work with a field assessment in the spring. Planning on working 1:1 with each team member. Data sets will include imagery, historical weather and fire incidents, and any hazard ratings analyses.

ANALYTICS: a 3-layered approach – Athena (an AI, analytics-based platform using data from the sky/geospatial data sets), USFS information, local information. Both Athena and the USFS utilize LANDFIRE. All analytics will be available on the SharePoint site (*currently accessible by Jon & Stephanie*); not all will be placed in the CWPP for brevity's sake.

HAZARD RATINGS: an example from Healy was used. Work with the project team to identify the community- Bintel is anticipating approximately 50 communities to be named within Anchorage; evaluate the community with the technological tools and on the ground assessment; take that information to establish an ICHR (Interface/Intermix Community Hazard Rating).

MITIGATION RECOMMENDATIONS: Headings include the goals, responsibility, and priority level. Each recommendation will offer geospatial data information to identify the area/location, who is responsible for the project, who owns the land and who needs to sign off on the project. Depicted both in maps within the CWPP and a table in one of the appendices. This information is crafted to be used for grant applications.

PROJECT SCHEDULE: 6-10 large “regions” will be established by the project team and Bintel; Bintel will work region by region to lay the groundwork for analytics and begin penciling in anticipated mitigation needs; in May, perform the field assessment to evaluate all work performed this winter; will provide the plan region by region as the project progresses and then provide drafts that aggregate all the previous months’ work.

PLAN COMPONENTS: slide referenced and read (largely reiteration of above information)

Q&A

These questions were asked during and at the conclusion of Bintel’s presentation

Q. Will there be a treatment history layer on the map?

A. Yes. Bintel has access to a BLM file for treatments throughout Alaska. Information provided by the project team will also be solicited/used.

Q. What is the difference between AOI and ASI (with follow up clarification questions/discussion)?

A. AOI – Area of Interest – this is the entire MOA

Communities – Established from a fire behavior point of view. A group of people who live on the edge of the WUI. Map image in PowerPoint of the Basher/Stuckagain Heights neighborhood referenced. These areas are to be established collaboratively between the project team and Bintel. The plan is to establish these very early in the project.

ASI – Area of Special Interest – these are sub areas that do not have the same risk factors as communities but are significant in some way. Examples: Native allotments, infrastructure that is important but does not have residences nearby, areas of cultural significance, parks. These are subjective and a point of flexibility within the planning process. Bintel will gladly write plans/discuss ASIs established by the project team.

Q. Will project recommendations be available publicly/to other jurisdictions?

A. Yes. We place map imagery in the plan but offer a table format as an appendix for shareability to grantors, between agencies, and with the public.

Q. Is the municipality as a whole being considered as one homogenous area or are service areas being considered as different jurisdictions? For example, what may be ranked as a [project] priority to a small community that has a smaller population may not be considered as the same ranking compared to an area with a larger population. Will everything be considered independently? In other words, is the plan to create one large CWPP or several smaller, community-based CWPPs each with their own defined priorities? Every community has merit when it comes to the CWPP. *Highlights of the question and ensuing discussion are included in this document, with agreement that a future team discussion and/or 1:1 discussions are required.*

A. Bintel establishes project priority levels based on the risk posed and timeliness.

Timeliness considerations: what projects should be completed soonest due to the greatest risk? What projects may require significant planning/interagency efforts? Balancing these two factors.

Risk considerations: fire does not care about political boundaries; it cares about fuels, rate of spread potentials, ember cast, etc. Bintel will perform the analysis and make recommendations; the project team will ultimately determine which projects will be prioritized.

Q. What defines the rank structure for threat values established by Bintel; is it based on property values? Probability? Known ignition points?

A. Bintel will provide enough data and the framework for the project team to make decisions. As a part of that, Bintel will make recommendations based on fire risk.

Q. What data is used to establish fire risk?

A. Bintel has a list of factors and will provide this information on a later date.

Q. Regarding recommendations: We know that there will be a lot of recommendations for fuels treatments. Will you provide specifications that delineate the size of the area to be treated, the type of treatment to be performed (example: shaded fuel break) in a prescriptive manner? Your maps appear to have features where you identify areas to be treated, but are there detailed specifications associated with each of these features?

A. This [PowerPoint] presentation provides snippets of these detailed recommendations. *A screen share was provided, displaying some Denali Borough maps.* The default setting on all maps is for a public read-only view, which can be modified as the team requests. The PDF of the CWPP will contain hyperlinks to the associated map(s) for each project recommendation. Table/data sets containing specifications will be provided for each project recommendation. *Screen share displayed an example of a specification table associated with one of the Denali Borough treatment recommendations.*

Q. How are you integrating fuel mortality (associated with beetle kill, for example) to fire behavior analytics and the plan as a whole?

A. This is a part of our assessment process. We are using data from various applications, including the 2023 LANDFIRE map. **Statement made by Sara Saarloos:** the state is working on regulations that will require a CWPP to be reviewed every 3 years; updated every 5 years; and expire every 10 years to address this concern and maintain CWPP relevance.

Q. Do you think we should include representatives responsible for the Forest Health Protection Program as an SME to participate in this project?

A. Provided by Sara Saarloos & Leah Mitchell. There will be several SMEs including this group who will be part of the team who will review the CWPP prior to the State signing an approval of the CWPP.

Q. Can you expand on the sustainability of your CWPP project; describe to the team the pitch you provided in your proposal that your product will not be a stagnant product?

A. Bintel offers services to keep the CWPP current, relative to geospatial information. We use the term “living document.” The data in the map platform is general to the GIS platform. There are several options: you do not want to see us again and do not care to see us again; access to Bintel map platform is turned off. \$50/mo. to have access to the maps and keep them on the platform. \$250/mo. for the ability for the MOA to supply someone to maintain the maps on the Bintel platform. \$xxx (dollar amount inaudible in recording) a team of MOA representatives have access and the capability to maintain the maps on the Bintel platform.

Q. Follow-up clarification statement: The data, though, is owned by the MOA and can be placed into our arc-GIS program and subsequently/concurrently FieldMaps.

A. Affirmative.

Q. In the questionnaire, we were asked how much time we can give to this project. How much time is typically required from project team members?

A. Bintel is accustomed to smaller project groups; with the size of this group, the amount of time required is anticipated to be different and undefined compared to projects Bintel has completed in the past. **Response from Jon Glover:** we anticipate that this will fluctuate depending on working groups, your engagement and what you are able to provide.

NEXT STEPS:

Meeting minutes and a copy of the presentation slides will be emailed to everyone in attendance

We will work on establishing workgroups based upon need, interest, and expertise. If you have not completed the project kickoff survey, please do.

Provide any community member contact information for individuals you think should be a part of the community committees.

Bintel plans to reach out to each project team member individually to obtain further information

**THANK YOU FOR ATTENDING THIS MEETING AND FOR YOUR COMMITMENT TO ENSURING WE
DEVELOP A COMPREHENSIVE, ACTIONABLE PLAN THAT PROTECTS LIVES, PROPERTY AND
OUR NATURAL RESOURCES.**

ANCHORAGE CWPP PROJECT TEAM

MEETING # 2

JANUARY 14, 2025

ATTENDEES (LISTED IN ORDER OF INTRODUCTIONS)

Nick Davis, AFD, Senior Captain
Lisa Shield, Alaska Venture Fund, Wildfire Resilience Coordinator & Workforce Development
Sarah Saarloos, DOF, Fire Staff Officer
Leah Mitchell, DOF, Statewide CWPP Coordinator
Christopher Smith, MOA, Lead GIS Analyst
Marc McDonald, Bintel, Fire Behavior & Mitigation
Stephanie Dufek, AFD Wildfire Division, Project Manager
Jon Glover, AFD Wildfire Division, Division Chief
Scott Fisher, Chugiak Volunteer & Fire Rescue, Chief
Sean Honemann, Chugach Electric, Manager of Field Operations & Support Services
Tim Prior, Chugach Electric, Operations, Vegetation Management Program
Jen Schmidt, UAA, Professor Wildfire Hazard & Risk Assessment
Mike Braniff, Muni Parks & Recreation, Director
Russell Kennedy, Bintel, Fairbanks CWPP Contributor
Cayley Elsig, JBER, Natural Resource Manager
Ander Lamberts, JBER Fire, Assistant Chief

Brian Quimby, US Fish & Wildlife, Alaska FMO for the Airforce/Space force
Ethan Ely, US Fish & Wildlife, Airforce Wildland Branch
Jeff Axman, AWWU, Treatment Director
Joy Boston, JBER, Community Partnerships
Michelle Weston, Girdwood Fire & Rescue, Chief
Alaska IMT member
Manch Garhart, Girdwood Fire & Rescue, Deputy Chief
John Wellborn, AWWU, Ship Creek Foreman for Plan Operations
Thomas Marsh, Bintel, Developer & Data/GIS expert
Ben Russell, OEM, Mitigation Programs Manager
Alex Prosak, AWWU, Civil Engineer in Planning Division
Joseph Polowy (JP) AWWU, Superintendent Ship Creek Water Plant Distribution & Operations
Marc Lamareaux, Native Village of Eklutna, Director
Jared Hammatt, BLM, Anchorage District Fuels Lead
Devin Marsh, Bintel, Project Manager
Brian Braus, AWWU, Operations & Maintenance Division Director

BINTEL CONTACT INFORMATION:

Tom Marsh, CEO tom.marsh@bintel.io
Marc McDonald, Fire Behavior & Mitigation marc.mcdonald@bintel.io
Thomas Marsh, Developer & GIS thomas.marsh@bintel.io
Devin Marsh, Project Manager thomas.marsh@bintel.io

AFD WILDFIRE DIVISION CHIEF JON GLOVER

The LA tragedies are a good reminder as to why we are doing what we are doing. Thank you everyone for your continued support and participation in this project.

BINTEL PRESENTATION (TOM MARSH, CEO)

The first few months are focused on data collection. This meeting is less about deliverables and more about a status report as we continue to work through all the information we have received so far.

Introduction of Marc McDonald as part of the Bintel team: he has been writing CWPPs for 20 years, has written 120 CWPPs and is a fire cooperater in Colorado.

ANCHORAGE CWPP TERMINOLOGY:

Potential Operational Delineations (PODs): Groupings based on Community Council boundaries

Suppression Planning Units (SPUs): within PODS, established by residential density, building structure type, distance between structures, fuels, etc. that would make the fire behave differently. Groupings of residences within the WUI for which hazard ratings will be associated.

Areas of Special Interest (ASIs): non-residential areas that are of interest. Examples: JBER, Campbell Creek greenbelt & Chester Creek greenbelt

PROJECT UPDATE: a broad overview of project tasks

High Level status update, as this project spans for more than a year

- We have been collecting data, building maps, and creating infrastructure/framework for the CWPP
- We have interacted with Jen & muni GIS as we worked on creating maps
- Denali borough CWPP is complete; this is a sample of what a plan created by Bintel looks like; is available online: [Link to Denali Borough CWPP](#)

Appendices highlights:

- A. Details on communities and Community Hazard Ratings (Community = SPUs for anchorage)
- C. Methodology for scoring risk ratings which help guide prioritization of projects
- D. Home ignition Zone Recommendations
- E. Mitigation recommendations – may be broad or associated with SPUs or ASIs

Fire History & Assessment Phase: will visit in June to visit every neighborhood in the WUI; truth the data received over winter

Fire Behavior Modeling: will occur May through July

Home hardening Recommendations: will be tailored to Alaska conditions

Draft Feedback: the entire project team will have the opportunity to view the CWPP draft products and some will be signers (Q4 of 2025)

Tasks During this Visit:

Stephanie & Devin are keeping track of and updating the schedule

Our team will be meeting with the Fire Chiefs this week and touring some of the area due to spring-like weather/visibility of some fuels that are present in the area

Completed Tasks:

Some maps have been drafted. They will be used within the CWPP to demonstrate what/where they're talking about [Link to Bintel's Maps](#)

(Thomas Marsh provided on-screen examples of fire modeling and some of the maps created for Anchorage)

Chief Glover: this project has begun highlighting what we have/don't have and what we need. Example: only 50% of the fuels work data is readily accessible. Additionally, a large portion of suppression, fire history, incident acreage data are completely inaccurate. We are finding significant deficiencies in recording data over the last decades.

Upcoming Tasks:

Preparing for the June community assessment

Jon & Marc will work on establishing SPU boundaries

Q&A

Q. Do you only involve the public at the end of the project?

A. AFD is taking over that portion of the project. It's different for each project as to who the public will listen to. (AFD response) We will not only discuss the CWPP but also introduce the wildfire division. Plans include sending out surveys; hosting at least one town hall and have Bintel present virtually; continued attendance of community council meetings.

Q. Does the CWPP have sections related to response capacity and responder qualifications?

A. Yes. Ahead of this meeting, we sent surveys to the fire chiefs to determine what resources and capacity they have. This does not include external agency data, because we wanted to focus on what the local fire departments can handle.

Q. Will the data collected go to the national stage, as our info is currently inaccurate per the US government?

- Sarah Saarloos: we are working with Bintel, and getting Dan Labarre's eyes on the information
- Chief Glover: we will be coordinating with the DOF on this. We are working on getting everything on field maps to help document real time information
- Leah Mitchell: we all recognize that there's a massive data gap and DOF is holding ongoing conversations

Q. Will field maps be department centric or interoperable?

A. Chief Glover: we are working on those details with muni GIS & AFD Data Systems

Q. What challenges did you run into while doing the Denali project and are there efforts we can take to help you on the Anchorage project?

A. Every project is a learning experience for us. The good thing about our CWPPs is that they become living documents that can be updated as necessary

Q. Will you update & manage the CWPP after it has been finalized?

A. We charge a fee. Anchorage plans to house and update everything once the project is complete.

Q. Regarding the fire modeling what input are you using for vegetation?

A. The modeling will be performed by our own NWCG FBAN (Rod Moraga) using Canadian modeling. We do not plan to create a custom modeling system. The CWPP is a planning tool and not an operational tool.

Q. Is there any intention for POD/SPU data to be used by suppression agencies?

A. Chief Glover: While this is a planning tool, the CWPP will also be used as a suppression response tool

Q. I have several modeling questions. Who can I speak to?

A. Rod Moraga, our FBAN: moraga.fban@gmail.com

Q. Another modeling question: are we going to demonstrate both normal summer conditions and drought conditions?

A. Chief Glover: from an operational standpoint, we plan to do this. This may not be part of the CWPP

Marc McDonald: how we look at it is, if all of the conditions are the same, what is a fire going to do to those locations. This is a larger discussion for Rod. The mitigation recommendations will be the same regardless of normal vs drought conditions.

THANK YOU FOR ATTENDING THIS MEETING AND FOR YOUR COMMITMENT TO ENSURING WE
DEVELOP A COMPREHENSIVE, ACTIONABLE PLAN THAT PROTECTS LIVES, PROPERTY AND
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RESOLUTION 2024-03
BASHER COMMUNITY COUNCIL
Anchorage, Alaska

A Resolution Approving a Shaded Fire Break Project Along Campbell Airstrip Road

WHEREAS the members of the Basher Community Council reside in the Stuckagain neighborhood of the Anchorage hillside and face one of the highest risks of wildfire in the Municipality of Anchorage, which poses grave risks to human life, property, and the safety of firefighters; and

WHEREAS Campbell Airstrip Road is the only egress road out of the Stuckagain neighborhood in the event of a wildfire and will likely remain the only egress because, despite many years of BCC advocacy for a second egress road, there are no realistic prospects of such a road being developed in the foreseeable future; and

WHEREAS maintaining the viability of Campbell Airstrip Road for egress in the event an evacuation of the neighborhood becomes necessary is vital to ensuring the safety of neighborhood residents seeking to escape; and

WHEREAS reducing the combustible fuel along Campbell Airstrip Road (between Fire Station 14 and the Basher Trailhead) will help ensure that the road remains passable during a fire, provide a fire break for deterring the advancement of the fire, provide greater access for fire-fighting equipment to access the fire, and allow greater visibility within the forest for animals (road hazards) and camps (fire sources) close to the road; and

WHEREAS the Anchorage Fire Department and the Anchorage Parks and Recreation Department are recommending that a shaded fire break be created for 150 feet on each side of Campbell Airstrip Road by (1) cutting and removing all standing dead and downed trees, (2) removing all spruce under 20 inches diameter at the base, (3) thinning remaining hardwoods to 10-foot spacing at the base, and (4) limbing trees to eight feet and removing low-level fuels below eight feet; and

WHEREAS the funding and resources exist at this time to implement the project, and municipal officials would like to start work as soon as possible to maximize the benefit for next spring's wildfire season, make progress before the snow becomes too deep to work efficiently, and complete as much of the project as possible before May 1, 2025, when work in the park is restricted for ten weeks because of migratory bird activity within the park; and

WHEREAS professional tree service contractors will perform the work according to instructions and best practices from the Anchorage Fire Department, and every effort will be made to preserve the aesthetics of the affected forest and avoid unnecessary disruptions to the natural ground cover, which can lead to the introduction of invasive plant species; and

WHEREAS the potential to create a fire break along Campbell Airstrip Road has been brought to BCC's attention in the past with a generally positive response, and the BCC Fire Resiliency Committee has been working closely with AFD and other hillside resilience efforts to advance the proposal, given the increasing wildfire danger and the importance of ensuring a safe and secure evacuation route should a fire occur; and

WHEREAS the BCC Fire Resiliency Committee and the Land Use and Transportation Committee support the plan to create the proposed fire break along Campbell Airstrip Road and urge BCC members to endorse this resolution of support, which the Anchorage Fire Department and Anchorage Parks and Recreation Department are seeking prior to commencing the project; and

WHEREAS further details of the project's scope, justification, expected impacts, and implementation strategy will be communicated to BCC members through direct emails, messages to the Stuckagain Google Group, and flyers at the mailboxes, and questions about the project can be addressed to the BCC Fire Resiliency Committee (Troy Weiss: troydweiss@gmail.com), Anchorage Fire Department (Jon Glover: Jonathan.Glover@anchorageak.gov) or Anchorage Parks and Recreation Department (Michael Braniff: michael.braniff@anchorageak.gov), and a working group on the project will be established by AFD and other municipal officials that includes representatives of Basher Community Council's Fire Resiliency Committee; and

WHEREAS the Municipality of Anchorage has agreed that the shaded fire break should initially commence towards Basher Trailhead at the parking lot of the Campbell Tract at Mile 1 of Campbell Airstrip Road, not Fire Station 14;

THEREFORE, BE IT RESOLVED that the Basher Community Council supports the proposed creation of a 150-foot shaded fire break along each side of Campbell Airstrip Road as described above and endorses the plan to begin work as soon as possible in preparation for the 2025 wildfire season.

ADOPTED unanimously this 28th day of October 2024, with 51 BCC members present and one abstention.



Recoverable Signature

X

Dirk Sisson

Dirk Sisson

President

Signed by: trust_f0fde44a-c774-48fe-80cd-23d9297e2fa1

**Municipality of Anchorage
Anchorage Fire Department
Memorandum**

DATE: February 11, 2025

TO: Parks and Recreation Commission

FROM: Jonathan Glover, AFD Wildfire Division Chief

SUBJECT: Campbell Airstrip Road Fuels Reduction Project

The **Campbell Airstrip Road Shaded Fuel Break Project** aims to create a 150-foot-wide fuel break on both sides of the road, spanning approximately 3.1 miles from the Basher Drive Trailhead to Fire Station 14. The project will reduce wildfire risk while ensuring safe egress for residents and access for firefighters by removing standing dead trees, thinning spruce and hardwood stands and eliminating low-level fuels. These efforts will enhance wildfire resilience while preserving the area's ecological integrity. Sensitive areas, including the Botanical Gardens' fence line, creek crossings, and bike paths, will receive tailored treatments to minimize environmental impact. All slash will be mulched or chipped on-site and usable firewood will be made available for public collection. The work will comply with environmental regulations, follow best practices for wildlife protection, and be completed within a six-month timeframe. Contractors will provide necessary equipment, coordinate with the Anchorage Fire Department, and may propose phased implementation based on funding availability.

To date, AFD has received a resolution of support from the Basher Community Council and has notified the Federation of Community Councils, Scenic Foothills Community Council, and the Far North Bicentennial User Group about the project. We have also collaborated with the Bureau of Land Management at Campbell Tract and the MOA Planning Department to secure approval and support. Additionally, we have submitted an Invitation to Bid (ITB) to MOA Purchasing, which is currently under review.

As the next step, we are seeking a resolution of support from the Parks and Recreation Commission and will provide a presentation at their meeting on Thursday, February 13th.

If you have any questions or need additional information, please contact Jonathan Glover at 907 306-5637

RESOLUTION 2024-03
BASHER COMMUNITY COUNCIL
Anchorage, Alaska

A Resolution Approving a Shaded Fire Break Project Along Campbell Airstrip Road

WHEREAS the members of the Basher Community Council reside in the Stuckagain neighborhood of the Anchorage hillside and face one of the highest risks of wildfire in the Municipality of Anchorage, which poses grave risks to human life, property, and the safety of firefighters; and

WHEREAS Campbell Airstrip Road is the only egress road out of the Stuckagain neighborhood in the event of a wildfire and will likely remain the only egress because, despite many years of BCC advocacy for a second egress road, there are no realistic prospects of such a road being developed in the foreseeable future; and

WHEREAS maintaining the viability of Campbell Airstrip Road for egress in the event an evacuation of the neighborhood becomes necessary is vital to ensuring the safety of neighborhood residents seeking to escape; and

WHEREAS reducing the combustible fuel along Campbell Airstrip Road (between Fire Station 14 and the Basher Trailhead) will help ensure that the road remains passable during a fire, provide a fire break for deterring the advancement of the fire, provide greater access for fire-fighting equipment to access the fire, and allow greater visibility within the forest for animals (road hazards) and camps (fire sources) close to the road; and

WHEREAS the Anchorage Fire Department and the Anchorage Parks and Recreation Department are recommending that a shaded fire break be created for 150 feet on each side of Campbell Airstrip Road by (1) cutting and removing all standing dead and downed trees, (2) removing all spruce under 20 inches diameter at the base, (3) thinning remaining hardwoods to 10-foot spacing at the base, and (4) limbing trees to eight feet and removing low-level fuels below eight feet; and

WHEREAS the funding and resources exist at this time to implement the project, and municipal officials would like to start work as soon as possible to maximize the benefit for next spring's wildfire season, make progress before the snow becomes too deep to work efficiently, and complete as much of the project as possible before May 1, 2025, when work in the park is restricted for ten weeks because of migratory bird activity within the park; and

WHEREAS professional tree service contractors will perform the work according to instructions and best practices from the Anchorage Fire Department, and every effort will be made to preserve the aesthetics of the affected forest and avoid unnecessary disruptions to the natural ground cover, which can lead to the introduction of invasive plant species; and

WHEREAS the potential to create a fire break along Campbell Airstrip Road has been brought to BCC's attention in the past with a generally positive response, and the BCC Fire Resiliency Committee has been working closely with AFD and other hillside resilience efforts to advance the proposal, given the increasing wildfire danger and the importance of ensuring a safe and secure evacuation route should a fire occur; and

WHEREAS the BCC Fire Resiliency Committee and the Land Use and Transportation Committee support the plan to create the proposed fire break along Campbell Airstrip Road and urge BCC members to endorse this resolution of support, which the Anchorage Fire Department and Anchorage Parks and Recreation Department are seeking prior to commencing the project; and

WHEREAS further details of the project's scope, justification, expected impacts, and implementation strategy will be communicated to BCC members through direct emails, messages to the Stuckagain Google Group, and flyers at the mailboxes, and questions about the project can be addressed to the BCC Fire Resiliency Committee (Troy Weiss: troydweiss@gmail.com), Anchorage Fire Department (Jon Glover: Jonathan.Glover@anchorageak.gov) or Anchorage Parks and Recreation Department (Michael Braniff: michael.braniff@anchorageak.gov), and a working group on the project will be established by AFD and other municipal officials that includes representatives of Basher Community Council's Fire Resiliency Committee; and

WHEREAS the Municipality of Anchorage has agreed that the shaded fire break should initially commence towards Basher Trailhead at the parking lot of the Campbell Tract at Mile 1 of Campbell Airstrip Road, not Fire Station 14;

THEREFORE, BE IT RESOLVED that the Basher Community Council supports the proposed creation of a 150-foot shaded fire break along each side of Campbell Airstrip Road as described above and endorses the plan to begin work as soon as possible in preparation for the 2025 wildfire season.

ADOPTED unanimously this 28th day of October 2024, with 51 BCC members present and one abstention.



Recoverable Signature

X

Dirk Sisson

Dirk Sisson

President

Signed by: trust_f0fde44a-c774-48fe-80cd-23d9297e2fa1



**Municipality of Anchorage, Alaska
Parks & Recreation Commission**

632 W. 6th Avenue, Suite 630
P.O. Box 196650
Anchorage, AK 99519
Tel 907-343-4355
URL www.muni.org/departments/parks



**PRC RESOLUTION NO. 2025-02
Campbell Airstrip Road Shaded Fuel Break Project**

WHEREAS, the Stuckagain Heights community has only one route of egress from their neighborhood in the event of a wildfire emergency, making safe evacuation and emergency access critical; and

WHEREAS, Campbell Airstrip Road serves as the sole ingress and egress route for the Stuckagain Heights community, and ensuring its accessibility during a wildfire event is vital for both public safety and emergency response; and

WHEREAS, the chances of successfully fighting future wildfires in Far North Bicentennial Park increase as defensible space is created, reducing the risk to surrounding neighborhoods and infrastructure; and

WHEREAS, ground fire is more predictable in its behavior and easier to contain and extinguish than vertical crown fire; and

WHEREAS, removal of ground fuels and ladder fuels greatly reduces the probability of ground fire becoming crown fire, thereby improving firefighter effectiveness and community safety; and

WHEREAS, the Far North Bicentennial Park area has been identified by the National Science Foundation's Arctic Urban Risks and Adaptations (AURA) project as containing areas of moderate to extreme levels of wildfire risk; and

WHEREAS, the proposed shaded fuel break along Campbell Airstrip Road will enhance evacuation safety by reducing fire intensity and maintaining critical access for emergency responders; and

WHEREAS, the local community will be able to harvest and make use of the wood from removed trees, providing additional benefit from the project;

NOW, THEREFORE, BE IT RESOLVED that the Anchorage Parks and Recreation Commission approves and supports the proposed Shaded Fuel Break fuels reduction project on the municipal parkland on both sides of Campbell Airstrip Road, 150' from the centerline of the road, from Tudor Road to the eastern boundary of the park property

PASSED AND APPROVED by the Anchorage Parks and Recreation Commission this 13th day of February 2025.

Chair
Parks and Recreation Commission

ATTEST:

Director
Parks & Recreation Department



Municipality of Anchorage

Real Estate Department – Heritage Land Bank

APPLICATION

Office use

Received by: _____

Received date: _____

Fee: _____

\$ _____

This is a request for:

☐ Purchase ☒ Lease ☐ Trade ☐ Easement ☐ Land Use Permit

☐ Other (specify): _____

Term requested: From: 3/27/2025 To: 3/27/2045 with 10-year renewal

Location Description:

☐ Eagle River ☒ Anchorage ☐ Girdwood ☐ Other: _____

HLB Parcel(s): _____ PID(s): 00208204000; 00208201000

Legal Description: East Addition Block 36, Lot 2; East Addition Block 35 Hospital

Section: 18; N/A Township: 13N; N/A Range: 3W; N/A Zoning: B2C; B2C

Applicant Information:

Contact name: Mike Robbins

Name of company or organization (if applicable): ACDA

Address: 245 W. Fith Ave, Suite 122, Anchorage, AK 99501

Phone number: (907) 297-4401

E-mail address: mrobbins@acda.net

Applicant is a (check one): ☐ Proprietorship ☐ Partnership ☐ Private Individual

☒ Govt agency ☐ Corporation ☐ Non-profit ☐ Other _____

Application Questionnaire:

1. Size of area requested (identify minimum area necessary in number of acres or square footage, include site plan):

two parcels totaling: 652,191 square feet
(parcel 1: 216,591; parcel 2: 435,600)

2. Intended and permitted uses of land. Give narrative explanation, noting date(s) of proposed use, construction schedule (if applicable), proposed improvements, etc.:

(See attached: Denali View RV Resort Narrative; Denali View Resort Pro Forma)

3. If seeking a disposal, explain why the Heritage Land Bank Advisory Commission should recommend Assembly approval of this request:

Recommending Assembly approval of this request would fulfill the HLB's mandate to manage land responsibly while contributing to the long-term economic, social, and environmental well-being of the community. The disposal is a prudent and strategic decision that balances public interest, municipal priorities, and sustainable development goals. The parcel in question is not currently fulfilling its highest and best use. Disposal would unlock its potential, improving utility, economic value, or accessibility for the community. The proposed disposal aligns with the Heritage Land Bank's mission to manage land and resources to benefit the community. See attached Narrative.

4. How is this request consistent with the current HLB Annual Work Program?

Proposed RV Resort plan is consistent with the 2024 and draft 2025 HLB Annual Work Program as it returns the vacant lots into municipal use. See attached Narrative for details that include alignment with Master Plan.

5. How is this request consistent with the affected region's comprehensive plan, district, or neighborhood plan and with any other adopted plans or policies?

(See attached: HLB Application question 5)

Response to Question 2:

Denali View RV Resort: A Vision for Anchorage's Downtown

Introduction

Nestled in the heart of Anchorage, the Denali View RV Resort is set to transform a historically significant site into a thriving destination for travelers and the local community alike. Located at 3rd Avenue between Eagle and Ingra Street, this project repurposes the former Alaska Native Service Hospital site into a dynamic interim-use RV resort. The vision for Denali View RV Resort blends modern amenities with cultural and historical reverence, offering an unparalleled experience for visitors while revitalizing the Downtown neighborhood.

Project Overview

The Denali View RV Resort is designed to accommodate 136 RV sites, complemented by commercial spaces and public amenities. With an estimated development cost of \$6.2 million, the resort includes key infrastructure components such as water and sewer services, roadways, and site preparation for RV guests. Additionally, the project incorporates a memorial dedicated to honoring the Alaska Native people who once experienced this site as a hospital, ensuring a respectful acknowledgment of its past.

The project will be developed in two phases with the first phase being the construction of the RV Resort and associated amenities. The second phases of development will introduce commercial buildings with studio apartments above them, aligning with the 2019 Former Alaska Native Medical Center Master Plan's vision of a vibrant, mixed-use extension of Downtown Anchorage while helping to alleviate Anchorage's housing shortage.

Cultural and Ecological Enhancements

A unique feature of Denali View RV Resort is its dedication to cultural and environmental sustainability. Visitors will have the opportunity to explore an Elder's community garden and an indigenous plant nursery, displaying native flora and emphasizing the importance of Alaska's diverse ecosystems. Through a partnership with Alaska Village initiatives, this unique program will help alleviate food insecurity amongst our Alaska native elders. Moreover, the inclusion of replica Alaska Native structures will provide educational and cultural enrichment, allowing guests to gain a deeper appreciation for the traditions and history of our region's Indigenous peoples. The plan for recreation and greenbelt spaces aligns with the site's overall goal of incorporating parks, pathways, and natural areas.

Economic Viability

The project's economic feasibility is supported by the strong demand for RV accommodations in Anchorage, particularly given the limited availability of urban RV sites. Initial financial modeling

suggests a potential return on cost ranging from 7.4% to 9.4%, with an estimated gross annual revenue of \$1.5 million. The resort's occupancy is projected at 70% during the 150-day peak season (May through September), ensuring a steady influx of visitors to the area. The vision to include an outdoor amphitheater and winter activation will further enhance the community and tourism capabilities of the project.

Community and Financial Benefits

Beyond direct economic returns, the Denali View RV Resort brings substantial benefits to Anchorage:

- **Property Tax Revenue:** The project is expected to generate up to \$75,000 annually in property taxes.
- **MESA Contributions:** Additional municipal revenue from MESA payments could range from \$1,000 to \$35,000 annually.
- **Ground Lease Revenue:** Negotiations for a land lease agreement with ACDA could provide substantial financial support to the city, further fostering site development.
- **Urban Revitalization:** Activation of the long-vacant site will deter negative activities, contributing to the ongoing transformation of East Downtown into a vibrant and welcoming community hub.

Additionally, multi-use trails will wind through and connect the site with nearby destinations such as the Ship Creek and Coastal trails, improving accessibility and ensuring that the site is well-integrated into Anchorage's pedestrian and recreational infrastructure.

Path Forward

To move forward, the Anchorage Community Development Authority (ACDA) will seek a \$1 a year 20-year land use permit from the Heritage Land Bank, with 10-year renewal cycles. Following permit approval, ACDA will engage with a development and operations partner to refine the business model, ensure financial sustainability, and optimize visitor experiences. Final design considerations, including the layout of the Native Heritage Memorial, will be incorporated into the comprehensive plan before full implementation. ACDA will issue an RFP to secure a developer/concessionaire and also will support the project both monetarily and operationally. HLB will receive 25% of net operating income after recouping total investment, plus interest.

Milestones

- Begin grant work: March-December 2025
- Present to the ACDA Development Committee: March 20
- HBLAC presentation: March 27, 2025
- Present to ACDA board April 2025
- Begin permit process: April 2025
- Memorial steering committee selection process: late March

- Receive Assembly Approval of lease: April 2025
- Issue RFP for developer/concessionaire: May 2025
- The steering committee meets: March to June 2025
- Monument design contest: Fall 2025

Conclusion

The Denali View RV Resort represents a unique opportunity to bridge Anchorage's past with its future. By repurposing a historically significant site into a thriving, culturally enriched destination, the project not only enhances Anchorage's tourism appeal but also fosters community pride and economic vitality.

With strategic investment and thoughtful planning, Denali View RV Resort is poised to become a landmark destination in the heart of Alaska's largest city while aligning with the long-term vision for a mixed-use, historically respectful, and economically sustainable redevelopment of the Former Alaska Native Service Hospital site as outlined in both the Master and Marketing plan for the site.

Response to Question 5:

This request aligns with the comprehensive, district, and neighborhood plans by supporting the responsible and strategic use of land, addressing community needs, and adhering to adopted policies. The disposal advances key objectives, such as economic vitality, environmental stewardship, and enhanced livability, while preserving the long-term interests of the region.

Consistency with the Comprehensive Plan

Land Use Goals: The proposed disposal aligns with the comprehensive plan's land use objectives by supporting development consistent with designated zoning and land use categories (e.g., residential, commercial, mixed-use). It adheres to the comprehensive plan's vision for sustainable growth, compact development, and balanced economic activity.

Community Infrastructure: The request supports planned improvements in transportation, utilities, or public services that enhance connectivity and infrastructure as outlined in the comprehensive plan.

Environmental Sustainability: The proposed use of the land respects the environmental guidelines in the comprehensive plan, such as protecting wetlands, wildlife corridors, or other critical natural resources.

Alignment with District or Neighborhood Plan

Specific Objectives: The request reflects goals identified in the district or neighborhood plan, such as increasing housing density, promoting mixed-use development, or fostering a walkable community. It supports the plan's economic development priorities, such as enhancing local business districts or attracting investments.

Character and Identity: The proposed use is consistent with the neighborhood's character, preserving its unique identity while fostering improvements that benefit local residents and businesses.

Access and Connectivity: The disposal facilitates better access to community resources, such as parks, schools, or transit, which aligns with the mobility and connectivity goals in the neighborhood plan.

Consistency with Other Adopted Plans or Policies

Transportation and Mobility Plans: If applicable, the request supports regional or local transportation plans, such as the development of transit corridors, pedestrian-friendly designs, or bike infrastructure.

Economic Development Strategies: The disposal aligns with municipal or regional economic development strategies by enabling projects that create jobs, increase tax revenue, or improve local economic conditions.

Housing and Equity Policies: The proposal addresses housing goals outlined in policies like the Anchorage Housing Action Plan by providing opportunities for affordable or diverse housing options.

Climate Action and Sustainability Policies: The project adheres to sustainability goals, such as reducing carbon footprints, enhancing green spaces, or supporting renewable energy initiatives.

Specific relevant plans referenced:

- Anchorage 2040 Land Use Plan
- Anchorage Housing Action Plan
- Anchorage Climate Action Plan
- District or Neighborhood Plans
- Downtown Anchorage Comprehensive Plan
- Anchorage Bicycle Plan and Anchorage Pedestrian Plan
- Anchorage Economic Development Corporation (AEDC) Reports or Strategic Plans
- Parks and Open Space Plan

Key Pro Forma Assumptions

15% Soft cost (including design), contingency and general conditions

May-Sept

5 mths

30 days per month

150 total universe of rentable days

Internet research RV Parks:

50-70% occupancy is stabilized per National Association report

30-60% op. ex. of gross revenue; NARVPC 2019 Industry Report shows \$174K in opEx for median survey respondent, about \$1,891/site

64% OpEx of gross revenue from purchased pro forma

30% Used in the model. OpEx as percent of Gross Revenue assumed (rates are higher in AK so used the bottom of the OpEx range)

Includes insurance, staffing, maintenance (water/sewer use), marketing, professional fees, other

Cap rates for RV parks: 7.5-12% Picked lower range of cap rate; Alaska is strong tourist market

8% cap rate used in pro forma

70% occupancy used in pro forma

Full Hookup

Standard (9)

Premium (10)

\$125

\$70

Pull Through

Standard (11)

Premium (12)

\$125

\$70

Back-In

Standard (13)

Premium (14)

\$85

\$95

Note: National Association of RV Parks & Campgrounds shows rates are lower; these are based on some market research of Alaska

ACDA/MOA Annual Net Cash Position
Cash Outlay is Recouped: Year 25

Hypothetical Estimated Payout to HLB	Year	Net Operating Income	Development Costs Repayment	Gross Payout	Net Payout (HLB's 25% share)
Assume a Net Operating Income of	Year 1	\$1,000,000	(\$6,571,999)	(\$5,571,999)	\$0.00
Total Development Cost of	Year 2	\$1,000,000	(\$5,906,318)	(\$4,906,318)	\$0.00
Discount rate of 6% compounded annually	Year 3	\$1,000,000	(\$5,200,696)	(\$4,200,696)	\$0.00
HLB Share's 25% of Net Operating Income after payout	Year 4	\$1,000,000	(\$4,452,737)	(\$3,452,737)	\$0.00
	Year 5	\$1,000,000	(\$3,659,900)	(\$2,659,900)	\$0.00
	Year 6	\$1,000,000	(\$2,819,493)	(\$1,819,493)	\$0.00
	Year 7	\$1,000,000	(\$1,928,662)	(\$928,662)	\$0.00
	Year 8	\$1,000,000	(\$984,381)	\$15,619	\$3,904.82
	Year 9	\$1,000,000	\$0.00	\$1,000,000	\$250,000.00
	Year 10	\$1,000,000	\$0.00	\$1,000,000	\$250,000.00
	Year 11	\$1,000,000	\$0.00	\$1,000,000	\$250,000.00
	Year 12	\$1,000,000	\$0.00	\$1,000,000	\$250,000.00
	Year 13	\$1,000,000	\$0.00	\$1,000,000	\$250,000.00
	Year 14	\$1,000,000	\$0.00	\$1,000,000	\$250,000.00
	Year 15	\$1,000,000	\$0.00	\$1,000,000	\$250,000.00
	Year 16	\$1,000,000	\$0.00	\$1,000,000	\$250,000.00
	Year 17	\$1,000,000	\$0.00	\$1,000,000	\$250,000.00
	Year 18	\$1,000,000	\$0.00	\$1,000,000	\$250,000.00
	Year 19	\$1,000,000	\$0.00	\$1,000,000	\$250,000.00
	Year 20	\$1,000,000	\$0.00	\$1,000,000	\$250,000.00
	Year 21	\$1,000,000	\$0.00	\$1,000,000	\$250,000.00
	Year 22	\$1,000,000	\$0.00	\$1,000,000	\$250,000.00
	Year 23	\$1,000,000	\$0.00	\$1,000,000	\$250,000.00
	Year 24	\$1,000,000	\$0.00	\$1,000,000	\$250,000.00
	Year 25	\$1,000,000	\$0.00	\$1,000,000	\$250,000.00
	Year 26	\$1,000,000	\$0.00	\$1,000,000	\$250,000.00
	Year 27	\$1,000,000	\$0.00	\$1,000,000	\$250,000.00
	Year 28	\$1,000,000	\$0.00	\$1,000,000	\$250,000.00
	Year 29	\$1,000,000	\$0.00	\$1,000,000	\$250,000.00
	Year 30	\$1,000,000	\$0.00	\$1,000,000	\$250,000.00
	Total	\$30,000,000			\$5,503,904.82

