

Heritage Land Bank Advisory Commission Meeting

Thursday, May 22, 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. May 22, 2025 Agenda
 - b. April 24, 2025 Minutes
 - c. March 27, 2025 Minutes
- IV. **Director's Report**
- V. **Proposed Action Items and Public Hearings** *(No Public Hearing shall extend over 60 minutes without an extension by majority vote of the commission. If not extended, Public Hearing may be held open and continued to the next meeting if public testimony is not complete.)*
 - a. **Resolution 2025-04:** A Resolution of the Heritage Land Bank Advisory Commission recommending approval of the disposal of HLB parcels 4-046 and 4-047, legally described as Block 35, East Addition to the Anchorage Townsite (US Survey 408), and Lot 2 Block 36, East Addition to the Anchorage Townsite (Plat 96-121), by non-competitive 20-year ground lease to Anchorage Community Development Authority with profit sharing to the Heritage Land Bank Fund.
- 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, June 26, 2025, at 1:30pm in the Permit & Development Center (4700 Elmore Road) or via Microsoft Teams and telephone.
- IX. **Adjournment**

Heritage Land Bank Advisory Commission Meeting

Thursday, April 24, 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 1:30pm

II. Roll Call, Introductions and Disclosures

Present: Chair Marshall and Vice Chair Chmieloski

Excused: Commissioners Hansen, Oswald, and Charnon

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

No action was taken as there was no quorum for this meeting.

III. Approval of Agenda and Minutes

a. April 24, 2025, Agenda: No action taken

b. March 27, 2025, Minutes: No action taken

IV. Director's Report: A report was postponed to a subsequent meeting when a quorum is present.

V. Work Session: Former Alaska Native Service Hospital Site (HLB Parcels 4-046 and 4-047)

Staff provided an overview of the project and the 2019 Master Plan history and approval. The role of the Commission in this project is to evaluate if ACDA should have an opportunity to lease the site, not to evaluate the feasibility and code requirements of such a development. Commissioners asked questions about the topic areas including development considerations, pro forma, phasing and timing, code requirements and justification for waiving the competitive process outlined in HLB Code.

VI. Persons or Items Not on the Agenda

Amanda Tuttle, Girdwood Resident, spoke to the Commission

Rob Cupples, Anchorage Resident, spoke to the Commission

Krystal Hoke, Girdwood Resident, spoke to the Commission

VII. Commissioner Comments

Vice Chair Chmielowski expressed appreciation for HLB and ACDA Staff for the work they have completed for the work session

VIII. Next Regularly Scheduled Meeting Date: Thursday, May 22, 2025, at 1:30pm in the Permit & Development Center (4700 Elmore Road) or via Microsoft Teams and telephone.

IX. Adjournment

The meeting was adjourned at 2:21pm

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

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 Charon, Oswald, and Chmielowski

Excused: Commissioner Hansen

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. March 27, 2025, Agenda: Commissioner Charnon moved to approve the agenda as presented, Commissioner Chmielowski seconded the motion, and the agenda passed with no objection
- b. February 27, 2025, Minutes: Commissioner Charnon moved to approve the agenda as presented, Commissioner Chmielowski seconded the motion, and the agenda passed with no objection

IV. Director's Report

Director Briggs thanked the Commission for their work on the HLB Work Plan and outlined the Assembly approval process. She informed the Commission that a letter was received from GBOS in support of HLB to move forward with platting the Girdwood Industrial Park into 4 tracts. Director Briggs gave an update on the Girdwood Comprehensive Plan. Commissioner Charnon asked about the potential Work Plan amendment proposed at the April Assembly meeting.

V. Officer Elections: Chair and Vice Chair

Staff provided an overview of the process for electing the 2025 chair and vice chair.

Commissioner Charnon nominated Chair Marshall to continue on as chair. **Chair Marshall accepted the nomination. A roll call vote occurred, and it was unanimously approved.**

Charnon nominated Commissioner Chmielowski as vice chair. **Commissioner Chmielowski accepted the nomination. A roll call vote occurred, and it was unanimously approved.**

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.

Staff provided an introduction to the project. John Glover, AFD Wildfire Division Chief, addressed the Commission and provided more details on the hazard fuel mitigation project that would serve several functions in the Campbell Airstrip Road area, including the Basher neighborhood. The Fire Department has received many letters of support for the project including BLM, Fish and Game, Parks and Recreation and the neighboring community councils. Commissioners asked a few questions about the treatment itself and the overall fire concern in the area.

Commissioner Charnon moved to approve Resolution 2025-03, seconded by Vice Chair Chmielowski, no further discussion and the item passed unanimously.

- 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.

Mike Robbins with ACDA presented on the project starting with the history of collaboration between ACDA and HLB, then an overview of the 3rd and Ingra HLB site. ACDA began managing the property in 2023 through a short-term land use permit. Mr. Robbins introduced the Denali View RV Resort project as a temporary transformative project and described the elements of the project. He then described the reasons why ACDA is pursuing an RV resort including the lack of infrastructure for RVs visiting our city, it aligns with adopted plans and has a lower cost of entry to implement. An outline of the request is a 20-year lease that renews on 10-year increments starting upon the completion of Phase 1 with a 75/25 revenue sharing.

Commissioners began asking questions about site development, platting, land use entitlements, Native Alaska peoples' input, utilities, what phase occurs first and more details about the memorial component of the project. It was decided a work session at the next meeting would be helpful prior to taking action.

- VIII. Persons or Items Not on the Agenda**

No one present wished to speak.

- IX. Commissioner Comments**

Commissioner Charnon requested an update on the agreement with Pomeroy for the Glacier Creek Village project on HLB Parcel 6-011B. Staff provided an overview of the project status.

- 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**

A motion to adjourn was made by Vice Chair Chmielowski and seconded by Commissioner Charnon. There was no objection, and the meeting concluded at 2:34pm.



MUNICIPALITY OF ANCHORAGE
REAL ESTATE DEPARTMENT
HERITAGE LAND BANK

LAND MANAGEMENT REPORT

May 17, 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 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 before the Assembly after the current owners sign a Purchase and Sale Agreement (*HLBAC Res 2025-01*). Additionally, Real Estate Services has received 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 three 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 was presented to the HLBAC in March, with a work session at the April meeting. A resolution for recommendation will be on the agenda for action and public hearing at the May HLBAC Meeting.

- *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. It is anticipated that offsite infrastructure will be built during this summer. HLB continues to work with the State Department of Natural Resources to vacate the Section Line Easement. As this project progresses HLB Staff will keep HLBAC updated.

- *6-057F – Girdwood Industrial Park*

Staff evaluated replat options for the Girdwood Industrial Park and presented them to the HLBAC in October 2024. HLB Staff received a letter from GBOS in February 2025 supporting the four-tract plat option that was presented to HLBAC. Survey work for this replat will be conducted this summer. HLB Staff will notify our mailing list of opportunities for public input. 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.

- *4-033B portion – Clitheroe Center*

HLB Staff is working with the Ted Stevens Anchorage International Airport and DOT to acquire formal access to HLB parcels off of West End Road. Staff is working with other departments to determine the state of the structure and propose next steps. HLB may pursue leasing the building to a non-profit to provide community benefits similar to previous uses.

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 was introduced to the Assembly on April 8th, with a work session on May 9th, and public hearing and action scheduled for May 20th.
- *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 (the former Peacock Cleaners site). Two new monitoring wells were installed over the summer of 2024 to further delineate the contamination plume.
- *Wetland Monitoring*
Routine wetland monitoring will occur this summer 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. HLB Staff is working with GDIC to complete a spatial analysis on HLB parcels to determine developability constraints.

Land Use Permits

Contract Number	Permittee	Use	Contract End
2023-02	Girdwood Community Land Trust	Due Diligence	<i>Pending renewal</i>
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
2024-01	ACDA	Due Diligence	2025-10-15
2024-06	Alaska Natural Burial	Due Diligence	2025-10-27
2025-01	AFD Wildland Fire Division	Fuel Break	2025-10-31
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
2023-03	AWWU	Due Diligence	2026-04-25

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: 2025-04

Action: Disposal by non-competitive lease

Hearing Date: May 22, 2025

Subject Property: HLB Parcels 4-046 and 4-047 (Former Alaska Native Service Hospital)

Prepared By: Emma Giboney, Land Management Officer

SUMMARY

Proposal: Disposal of HLB parcels 4-046 and 4-047 by non-competitive 20-year ground lease to Anchorage Community Development Authority for the purpose of mixed-use development incorporating elements of the 2019 Master Plan with profit sharing to the Heritage Land Bank Fund.

Applicable Regulations & Standards: AMC § 25.40.025H provides authority for the disposal of HLB land for a specific project with public benefits through competitive RFP process. This disposal requires the waiving of the competitive component of this code provision.

2024 Work Plan & Draft 2025 Work Plan: A short-term use of the site that incorporates elements from the 2019 Master Plan is listed in both the approved 2024 Work Plan (Page 17) and the Draft 2025 Work Plan (page 17).

Staff Recommendation: Staff recommends approval of Resolution 2025-04 (Appendix B).

PROPERTY INFORMATION

HLB Parcel Numbers: 4-046, 4-047

Parcel/Tax IDs: 002-082-01, 002-082-04

Legal Description: Block 35, East Addition to the Anchorage Townsite (U.S. Survey 408), and Lot 2 Block 36, East Addition to the Anchorage Townsite (Plat 96-121)

Location: In the east downtown area of Anchorage, generally located northwest of the intersection of East 3rd Avenue and Ingra Street. (Appendix A).

Size: 4-046 is 10± acres, and 4-047 is 5± acres.

Zoning: B-2C (Central Business, Periphery)

Wetlands: No wetlands present

Seismic Zones: Approximately 9 out of the 15 acres is in Zone 5 (very high ground failure susceptibility) and the remaining 6 acres is in Zone 4 (high ground failure susceptibility).

Existing condition and land use of the parcel and surrounding area: These two HLB parcels are currently vacant land with some remnants from when there was a community garden on the site. To the north is an RV park, to the east is an auction yard and the Brother Francis Shelter, to the west is a behavioral health facility, and to the south there are several private residences and small businesses along East 3rd Avenue.

Environmental Constraint(s): In 1992, a leaking underground storage tank was reported to Alaska Department Environmental Conservation (DEC) on the subject property. Soils contaminated as a result of this leaking tank were excavated, and in 1998 ADEC approved “cleanup complete” status and closed their file related to this site. A former dry-cleaning business located south of the site along East 4th Avenue and between Gambell Street and Hyder Street is known to be associated with extensive tetrachloroethene (PCE) contamination that extends north in groundwater onto the subject property.

Adopted Plans:

Anchorage 2020 (2001): This area is shown as unclassified, but in close proximity to a Redevelopment/Mixed-Use Area.

Anchorage 2040 Land Use Plan (2017): Classifies this site as “City Center and Park or Natural Space with Residential Mixed-Use and Greenway Supported Development Overlays.”

Our Downtown: Anchorage Downtown District Plan (2023): Located within the “Pioneer Slope District and identified as an Opportunity Site for revitalization.” The Pioneer Slope District prioritizes mixed-use development with careful consideration of seismic hazards and constraints.

BACKGROUND INFORMATION

In 1927, the City of Anchorage was deeded Blocks 35 and 36 on 3rd Avenue (City Book 14, Page 200). This original patent restricted the use of Block 35 for use as a park, and a portion of Block 36 to be used as a “detention hospital”. Over time the site was also designated as a city water reserve and contained a water tower that served the entire city. Additionally, a ski-jump was developed on the site on the northern sloped area.

In 1948, during a time when tuberculosis was the largest cause of death in the Alaska Native community, the federal government performed a site selection study for a 400-bed tuberculosis hospital in Anchorage. Blocks 35 and 36 of the Original Townsite of Anchorage was selected and the City of Anchorage transferred the site to the Department of the Interior in 1949, which was then deeded to the Alaska Native Service (ANS). The hospital opened in 1953. Overtime, and as tuberculosis subsided, the facility gradually developed into a general hospital serving the Alaska Native community.

The Great Alaska Earthquake of March 27, 1964 caused moderate damage to the building and land. Much of the parking lot north of the hospital slumped away during the earthquake. In 1974, the U.S. Geological Survey produced a map showing foundation and excavation conditions in Anchorage. The map indicated that Blocks 35 and 36 had good conditions in the south half, with an abrupt change to poor conditions in the north half. The slump during the 1964 earthquake was not the first slump at the site and slumping is probable in future events.

In 1997, the new Alaska Native Medical Center (ANMC) facility opened in Anchorage’s U-Med District and the former facility on Blocks 35 and 36 was demolished. In 2000, the federal government deeded Block 35 and the eastern half of Block 36 (Lot 2) back to the Municipality of Anchorage (MOA) without the reverter

clause dictating uses (Document No. 2001-007238). In 2008, the MOA transferred the two parcels into the Heritage Land Bank inventory (AM 379-2008).

In 2019 The HLBAC approved the Former Native Service Hospital Master Plan for the site that evaluated existing site conditions, identified development constraints, generated site development recommendations, and recognized implementation strategies. The creation of the Master Plan included a robust public involvement process including four Stakeholder Working Group meetings and a community meeting garnering broad interest. Furthermore, the Master Plan received input from state and municipal studies and adopted plans, and incorporated comments from agencies, community councils, and members of the public.

After the approval of the Master Plan, several steps to implement the plan were taken by HLB. In 2020, funded by the EPA Brownfield Grant, a *Roadmap to Redevelopment* was completed to provide steps for redevelopment of the site. Following the recommendations from that document, a Targeted Brownfields Assessment was completed in 2020 that found that there were two recognized environmental conditions (RECs) on the site that were both previously known about. One was contamination from a leaking underground storage tank in 1992. Soils contaminated as a result of this leaking tank were excavated, and in 1998 ADEC approved “cleanup complete” status and closed their file related to this site. The second REC is extensive tetrachloroethene (PCE) contamination that extends into groundwater underneath the subject property from a former dry-cleaning business located south of the site along East 4th Avenue. The Targeted Brownfields Assessment recommended that future redevelopment efforts on the subject property take into account these conditions by implementing engineering and planning controls, as appropriate, during property redevelopment such as avoiding contaminated areas for the construction of occupied buildings or via the use of migration controls such as vapor barriers and enhanced ventilation measures for any new buildings intended for occupation over contaminated groundwater or soil gas.

Another recommendation from the *Roadmap to Redevelopment* was to complete a Market and Feasibility Analysis. This was completed in 2021, and summarizes broader economic trends in the neighboring areas and development potential of the site. However, the focus of this market study was on residential development and the community aspects were not assessed for market potential. This study confirmed that development of the site would face financial hurdles, but that it would potentially be a catalyst for change in an area of Anchorage that has not seen a lot of new development or economic activity in recent years.

Following these studies and assessments, HLB moved forward with a rezone and comprehensive plan update to support the development of the site. The approximately 15-acre site was rezoned from PLI (Public Lands and Institutions) to B-2C (Central Business District, Periphery) (AO 2021-41). The Anchorage 2040 Land Use Plan Map was amended to change this site to “City Center” and “Park or Natural Area”. This rezone and accompanying comprehensive plan amendment support the mixed-use development in the 2019 Master Plan.

However, due to predominantly financial constraints, the full implementation of the plan has not come to fruition following the rezone. HLB has issued several short-term land use permits over the years including for use as a construction lay-down yard, and community garden space. The site has frequently had illegal camps on it, especially during the pandemic and during the summer of 2022. Since then, there has been renewed interest in activating the site with uses that provide community benefit and implement components of the 2019 Master Plan.

CURRENT PROPOSAL

The current proposed action before HLBAC is the disposal of HLB Parcels 4-046 and 4-047 by non-competitive lease to ACDA for a mixed-use development incorporating elements of the 2019 Master Plan and profit sharing to the HLB Fund.

In 2023, the Anchorage Community Development Authority (ACDA) began work on a development plan for the properties that would activate the site with components of the Master Plan and generate income to recoup the costs of development. In February of 2025 ACDA formally submitted a disposal application to HLB for a 20-year lease of the site for a proposed mixed-use development featuring horticulture facilities, community spaces including a memorial honoring the site as the former location of the Alaska Native Service Hospital, and income generating commercial-use as an RV Resort. The proposal includes ACDA financing the development costs, and after ACDA recoups the development costs the HLB Fund would receive 25% of the net operating income.

Typically a disposal of HLB land for a specific project for public benefit would be through a Request for Proposals. This proposal requires Assembly approval to waive the competitive requirement in AMC 25.040.025H.

Since submitting the application, ACDA gave a presentation to HLBAC on March 27, 2025, and an HLBAC work session on the disposal was held on April 24, 2025. HLBAC action and public hearing are scheduled for May 22, 2025.

AGENCY REVIEW and COMMUNITY GROUP SUPPORT

An agency review was conducted engaging MOA departments and applicable external agencies. As of this writing, HLB has received eleven responses to date. Two of the responses expressed a public purpose need for the site.

The Port of Alaska reiterated an interest in the property (that they had previously expressed in 2023) for use as a cargo staging area and potentially a solar farm. In 2023 it was determined that the proposal was not consistent with the Master Plan or the HLB Work Plan.

The Parks and Recreation Department also expressed a public purpose need for a portion of the site to be used as a native plant nursery to support ecological restoration projects. This use is consistent with the Master Plan and HLB Work Plan. This use would also be compatible with the ACDA lease proposal.

Other Agency comments of note were from Alaska Department of Transportation & Public Facilities (DOT&PF), which is administrating the *AMATS: Ingra-Gambell Couplet Extension Reconnaissance Study*. This study evaluates potentially extending the Ingra-Gambell Couplet to 1st Ave through a portion of the HLB Site. The project's objectives would include improving safety for all users and enhancing economic viability along the existing freight route. The study report is expected to be finalized and published by the end of the year. In a follow-up conversation, DOT&PF did not object to the planned use, but wanted to ensure that HLB and ACDA were aware of the potential project. DOT&PF also mentioned the Fairview Neighborhood Plan, which although it does not technically include the site, the plan area shares a boundary along Ingra Street. This plan emphasizes a need for connection between Chester Creek and Ship Creek Trails. The Master Plan includes a trail, and ACDA's proposal includes implementing this component.

Agency comments from Anchorage Metropolitan Area Transportation Solutions (AMATS) confirmed the potential future need of a portion of the area for an Ingra-Gambell Couplet. AMATS also commented that

there is a current project focused on redoing the signals and lighting along 3rd Ave and converting a portion of 3rd Ave from one-way to two-way. While currently it is not planned to need additional space, it may become necessary to widen the road, and construction may cause temporary access conflicts. However, AMATS does not anticipate the project on 3rd Ave to be incompatible with ACDA's proposed lease and land-use.

MOA Project Management & Engineering's Right-of-Way Section made special note of the undeveloped Gambell ROW running between the parcels, and that the ROW would not be able to be developed unless it was addressed in a permit or platting action.

The Municipal Flood Hazard Administrator commented that there would be a need for storm drain easements on the property if it was sold.

Other comments received expressed no public purpose need or objection to the lease disposal. The full text of agency comments is available in the appendix of this report.

Several community groups have also written letters of support for this lease and land-use, including groups that were heavily involved in providing feedback on the Master Plan. These groups include the 3rd Avenue Radicals, the Anchorage Downtown Partnership, Fairview Community Council, and Downtown Community Council. The full text of these letters is available in an appendix of this report.

PUBLIC NOTICE

As per AMC § 25.40.030, public notice procedures were followed for the proposed action. Signs were posted on the property on Thursday, May 8, 2025. Notices were mailed to the neighboring 130 property owners within 500 feet of the HLB Parcels Thursday, May 8, 2025. The HLBAC meeting agenda with this action item and public hearing was posted on the Municipal Meetings website, Boards and Commissions website, the HLB website, and emailed out to the applicable community councils and regular HLB mailing list on Thursday, May 8, 2025.

CONCLUSION AND RECOMMENDATION

HLB Staff recommends support of this non-competitive disposal with conditions. Pursuant to AMC 25.40.025H, in order to assist development that will provide public benefits, Heritage Land Bank land may be disposed of by lease for the purpose of facilitating a specific project, and the disposal shall include additional requirements and conditions to ensure the proper development and completion of the project in the public interest.

The first recommended condition is that any development of the site implement components of the Master Plan into the development. HLB Staff recommends including the Native Heritage Memorial, park, horticulture and community use elements, and mixed-use development as essential aspects of the Master Plan to be implemented.

A second recommended condition is that ACDA offer to work with the Parks and Recreation Department to determine if and how they may be able to partner on the park, horticulture, and community use elements on the development proposal. This is supported by the Master Plan, which indicates that P&R could be involved with the development of these components.

The third condition HLB Staff recommends is regarding the Native Heritage Memorial acknowledging the site's former use as the Alaska Native Service Hospital. This memorial will be required to be consistent with the 2019 Master Plan, and will be developed in collaboration with an Alaska Native working group.

Fourth, is that ACDA release the Request for Proposals and select a successful proposal within 18 months of Assembly approval of the disposal. This will ensure that the project starts within a timely manner to activate the site as soon as possible.

Fifth is a condition requiring that ACDA make substantial progress on the development within five (5) years of executing the lease. This too will ensure that site activation happens in a timely manner, while leaving some flexibility for unknown factors that may affect development timelines.

During the HLBAC work session, Commissioners expressed a desire to receive reports from ACDA to stay informed about the development's progress and updates on anticipated revenue timelines. HLB Staff recommends semi-annual presentations to HLBAC be a sixth condition of the disposal. HLB Staff will also receive more routine updates that can be shared with commissioners in Project Update Reports.

The last condition solidifies ACDA's commitment to sharing 25% of the net operating income to the HLB Fund after recouping the costs of development. This commitment to sharing the financial benefit of the project will help overcome the financial constraints that have been hurdles in bringing the Master Plan to fruition.

This non-competitive disposal with these conditions is consistent with the HLB work plan, mission of HLB, and the 2019 Master Plan. The Master Plan acknowledges that development constraints and market conditions make it "not unrealistic to expect that significant redevelopment of the site could be 10 or more years in the future." This lease and site activation is a partial implementation of the Master Plan and leaves the opportunity for implementing further aspects open in the future. The 2024 Work Plan and Draft 2025 Work Plan both support activation of the site that implement components of the 2019 Master Plan.

The Mission of HLB is to manage uncommitted land and the HLB Fund in a manner designed to benefit present and future residents of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan. This disposal with conditions accomplishes all of these aspects by supporting a development that will activate an uncommitted vacant property in a way that will benefit the local community in a way that is consistent with the Comprehensive Plan. This proposal will not require any contributions from the HLB Fund, and will potentially bring in revenue to the Fund that could be used to finance the further implementation of the 2019 Master Plan in the future.

While this disposal requires the Assembly to waive the competitive requirement in AMC 24.040.025H, HLB Staff has not received any other interest in developing this site to the extent of ACDA's proposal. In order to expedite the activation of the site, HLB Staff finds that waiving this code requirement is in the best interest of the Municipality. Additionally, the administration is supportive of this disposal.

Appendices:

A – Vicinity Map

B – Resolution 2025-04

C – Agency Comments

Appendix A – Vicinity Map

HLB Parcels 4-046 and 4-047 outlined in red



**MUNICIPALITY OF ANCHORAGE
HERITAGE LAND BANK ADVISORY COMMISSION
HLBAC RESOLUTION 2025-04**

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING APPROVAL OF THE DISPOSAL OF HLB PARCELS 4-046 AND 4-047, LEGALLY DESCRIBED AS BLOCK 35, EAST ADDITION TO THE ANCHORAGE TOWNSITE (U.S. SURVEY 408), AND LOT 2 BLOCK 36, EAST ADDITION TO THE ANCHORAGE TOWNSITE (PLAT 96-121), BY NON-COMPETITIVE 20-YEAR GROUND LEASE TO ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY WITH PROFIT SHARING TO THE HERITAGE LAND BANK FUND.

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

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

WHEREAS, pursuant to AMC 25.40.025H, in order to assist development that will provide public benefits, Heritage Land Bank land may be disposed of by lease for the purpose of facilitating a specific project, and the disposal shall include additional requirements and conditions to ensure the proper development and completion of the project in the public interest; and

WHEREAS, these parcels, also known as the Former Alaska Native Service Hospital site, have not been fully utilized since coming under MOA ownership and the community requested a Master Plan for the site to determine the highest and best use of the site; and

WHEREAS, after a robust public involvement process, the Former Alaska Native Service Hospital Master Plan 2019 (Master Plan) was approved by the HLBAC (Res. 2019-03) and provides direction for future land use activities on the site; and

WHEREAS, in order to expedite activation of the site, Anchorage Community Development Authority (ACDA) has requested that the competitive disposal requirement of AMC 25.40.025H be waived by the Assembly; and

WHEREAS, to ensure the proper development and completion of the project in the public interest, ACDA shall be held to the following conditions:

1. ACDA shall implement components of the Master Plan into the site development including, but not limited to, the Native Heritage Memorial, park, horticulture and community use elements, and mixed-use development; and
2. ACDA shall discuss partnership opportunities with the MOA Parks and Recreation Department to develop and/or manage the park, horticulture and community use elements as shown in the preferred alternatives of the Master Plan. If the MOA Parks and Recreation Department is unable

to develop or manage these elements, ACDA may approach other agencies or entities to develop and/or manage some or all of these elements; and

3. The development of the Native Heritage Memorial component from the Master Plan shall be consistent with said plan, and shall be developed in collaboration with an Alaska Native working group; and
4. ACDA shall release a Request for Proposals (RFP) and choose a successful bidder for the development of the project within eighteen (18) months of Assembly approval of the disposal; and
5. If substantial progress on the development is not made within five (5) years of the execution of the lease, the lease shall be terminated, and all approvals considered rescinded; and
6. ACDA shall provide semi-annual reports regarding this site to HLBAC for the duration of the lease; and
7. After recouping the costs of development, ACDA will share 25% of the net operating income to the HLB Fund; and

WHEREAS, this disposal is supported by the 2024 HLB Annual Work Program (AR 2024-92, As Amended), and is supported by the Draft 2025 HLB Annual Work Program (Res. 2025-02); and

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

WHEREAS, the HLBAC finds the disposal by non-competitive lease of HLB Parcels 4-046 and 4-047 to be in the best interest of the Municipality and consistent with the HLB purpose and mission; now therefore

BE IT RESOLVED THAT THE HLBAC RECOMMENDS APPROVAL OF THE DISPOSAL OF HLB PARCELS 4-046 AND 4-047, LEGALLY DESCRIBED AS BLOCK 35, EAST ADDITION TO THE ANCHORAGE TOWNSITE (U.S. SURVEY 408), AND LOT 2 BLOCK 36, EAST ADDITION TO THE ANCHORAGE TOWNSITE (PLAT 96-121), BY NON-COMPETITIVE 20-YEAR GROUND LEASE TO ANCHORAGE COMMUNITY DEVELOPMENT AUTHORITY WITH PROFIT SHARING TO THE HERITAGE LAND BANK FUND.

PASSED and APPROVED on this, the 22nd day of May 2025.

Approved:

Attest:

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

Tiffany Briggs, Director
Real Estate Department

Agency Review: Port of Alaska

From: Ribuffo, Stephen <steve.ribuffo@anchorageak.gov>
Sent: Tuesday, April 8, 2025 8:02 AM
To: Giboney, Emma <Emma.Giboney@anchorageak.gov>
Subject: RE: AGENCY REVIEW: 3rd & Ingra, Former Alaska Native Service Hospital (HLB Parcels 4-046 & 4-047)

Emma...While the Port is very much interested in these parcels, we were asked to withdraw our request in deference to ACDA. Should their plans go sideways, please note that we are still interested. Thanks...Steve



STEVE RIBUFFO, AMPE, CME
Director

Office: (907) 343-6201
Mobile: (907) 310-1160
www.portofalaska.com

From: Giboney, Emma <Emma.Giboney@anchorageak.gov>
Sent: Thursday, April 10, 2025 10:23 AM
To: Ribuffo, Stephen <steve.ribuffo@anchorageak.gov>
Subject: RE: AGENCY REVIEW: 3rd & Ingra, Former Alaska Native Service Hospital (HLB Parcels 4-046 & 4-047)

Hi Steve,

Thanks for the quick response. For the sake of public record, is the interest in these parcels still for the purposes of cargo staging? Specifically, in 2023 you expressed interest in these parcels because: "1) closer to the Gambel-Ingra-Glen Highway corridors, 2) above the newly identified tsunami inundation zone, and 3) would free up more of the limited on-port staging area for faster-turning cargo...among other things." You also let us know that you "would increase the area security as well because as port property it would have to be secured in accordance with DHS requirements for port infrastructure security." You also let us know that the Port is "about to undertake a port transit yard optimization study in the hopes of identifying more efficient ways to use the limited acreage we currently have. One of the other options we'd like to examine is if there is opportunity for the Port in having these parcel transferred to us for management and use."

Is that information still accurate? Would you like to add any more information for us to pass along to our commission?

Thank you,

Emma

From: Ribuffo, Stephen
Sent: Thursday, April 10, 2025 11:41 AM
To: Giboney, Emma
Cc: Jager, Jim
Subject: RE: AGENCY REVIEW: 3rd & Ingra, Former Alaska Native Service Hospital (HLB Parcels 4-046 & 4-047)

Emma...Yes, this is still accurate. We were also considering the possibility of using at least a portion of it for a solar farm, given its geography and closeness to CEA facilities down the hill to the north. I'm CC:'ing Jim Jager to confirm that we're still leaning that way should the opportunity present itself. Thanks for asking...Steve



STEVE RIBUFFO, AMPE, CME
Director
Office: (907) 343-6201
Mobile: (907) 310-1160
www.portofalaska.com

Agency Review: Former Alaska Native Services Hospital Site (3rd and Ingra)

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

Public Purpose Need (Check One): ☒ YES ☒ NO

Date: 04/22/2025 From: Tanya Hickok, P.E., Senior Park Planner

Department/Organization: Anchorage Parks and Recreation

Comments:

The proposed ACDA Denali View RV Resort development appears to be generally consistent with the 2019 Former Alaska Native Service Hospital HLB Master Plan.

There is an existing RV Park immediately adjacent to north of HLB Property. It is assumed that the referenced economic feasibility analysis took this into account and still found a high need for RV accommodations in Anchorage during the summer months. However, how would the site function during the shoulder/winter seasons? What types of winter activation are proposed?

Multi-Use Trail Connections to Ship Creek/Coastal Trails are mentioned. Are they planned only for west connections to 1st Avenue and south to 3rd Avenue or has any consideration been given to connections over the north bluff or east to Ingra Street?

Are any of the outdoor parks and recreation (outdoor amphitheater, community gardens, playgrounds, sports courts, etc.) proposed to be publicly maintained or are all planned to be privately managed? Is a dog park included in future planned amenities to the development?

The property was rezoned from PLI to B-2C in 2021. Agricultural Uses, as defined in AMC 21.05.050.A, are not listed as a permitted primary or conditional use within this zoning district. Would the agricultural component be non-commercial, allowing this use?

A Camper park, as defined in AMC 21.05.050.J.1, is listed as a Conditional Use in the B-2C zoning district. It is assumed this proposed development would be required to be processed through the AMC 21.03.080 Conditional Use Permit Planning process through the Planning and Zoning Commission.

Agency Review: Former Alaska Native Services Hospital Site (3rd and Ingra)

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

Public Purpose Need (Check One): ☒ YES ☐ NO

Date: 04/22/2025 From: Ann Marie DuBois, Horticulture Supervisor

Department/Organization: MOA Parks and Recreation

Comments:

The Municipality of Anchorage Parks and Recreation Department (MOA PRD) Horticulture Division has been working to develop a native plants program to be used in MOA park projects. A native plant program will help bolster the availability of indigenous plants going into our public spaces and reduce project and maintenance costs. The MOA PRD horticulture division is working to create more native perennial garden beds for enhanced learning opportunities, discouraging the use of invasive species, and to increase our removal and replacement program in areas already infested with invasive plants. The proposed land parcel 002-082-01-000 of the former Alaska Native Service Hospital has been discussed as a good location for a native plant nursery to help support these efforts. This parcel is already set up for an above ground plant nursery; The parcel previously contained a fish tote orchard and raised beds in a large fenced area and is accessible for water trucks. The 2019 Master plan supports public parks and gardens.

The inclusion of a memorial dedicated to honoring Alaska Native People, an Elder's garden and indigenous plant nursery highlighting native flora will be a great addition to this space and are also supported aspects of the master plan. I do worry about the implications of a community garden area being used to help alleviate food insecurity since the ground water is believed to be contaminated. Will all the food be grown in above ground containers?

Agency Review: DOT

From: Jones, Galen K (DOT) <galen.jones@alaska.gov>
Sent: Tuesday, April 8, 2025 9:52 AM
To: Giboney, Emma
Cc: Alvarez, Monica M (DNR); Earl, Rob E (DNR); Starzec, James A (DOT); Read, Alex L (DOT); Heritage Land Bank; Beardsley, Taylor J (DOT); Sowerwine, James E (DOT); Jongenelen, Aaron M.
Subject: RE: AGENCY REVIEW: 3rd & Ingra, Former Alaska Native Service Hospital (HLB Parcels 4-046 & 4-047)
Attachments: 4-046&47_AgencyReview_2025.pdf; ACDA Application 2025.pdf; Grid Map SW1231.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL EMAIL]

Hi Emma,

Thanks for including me on the review distribution. As you may already be aware, **DOT&PF is administering the AMATS: Ingra-Gambell Couplet Extension Reconnaissance Study** which is evaluating alternatives—and their associated impacts—to extend the Ingra-Gambell Couplet to 1st Avenue, Ship Creek Avenue, or Whitney Road. The goals are to remove freight traffic from downtown core streets and simplify access between the Seward Highway, Glenn Highway, and Port of Alaska. The project's objectives would include improving safety for all users and enhancing economic viability along the existing freight route. The study report is expected to be finalized and published by the end of the year.

Another potential conflict is the Fairview Greenway project identified in the [2050 MTP](#), which proposes a multi-use trail connection between the Chester Creek Trail and Ship Creek Trail along Hyder Street and through the subject Block 35. While only Phase 1 (20th Avenue to 15th Avenue and Hyder Street) is included in the 2050 MTP, the full vision is described in greater detail throughout the adopted [Fairview Neighborhood Plan](#).

To fully understand where the alternative couplet extension alignments and the RV resort may be in direct conflict, **could you please send a plan view showing the proposed RV resort layout, property lines, and street names?** Based on the rendering in the attached application, it appears the proposed improvements span the 60-foot-wide Gambell St right-of-way (ROW) between Blocks 35 and 36; however, I didn't see a request to also vacate the public ROW in the application.

Looking forward to further coordination on this.

Best,
Galen



Galen Jones, P.E.

Project Manager, Preliminary Design & Environmental
Alaska Department of Transportation & Public Facilities
Direct: 907-269-0550

Keep Alaska Moving through service and infrastructure.

Agency Review: AMATS

From: Jongenelen, Aaron M.
Sent: Thursday, April 24, 2025 8:06 AM
To: Yelle, Ryan J.
Cc: Giboney, Emma
Subject: RE: AGENCY REVIEW: 3rd & Ingra, Former Alaska Native Service Hospital (HLB Parcels 4-046 & 4-047)
Attachments: 6B_SG PEL_Presentation.pdf

Ryan,

Here are a few things to ensure you are aware of what is going on:

- 1) Seward to Glenn PEL. I have attached their latest presentation they gave at the AMATS Community Advisory Committee, so this is public knowledge and available for all to see. Slide 17 shows possible connections for the Port that are being looked at. The three connections they are looking to refine are going through, from what I can tell, most of the proposed RV park location to connect to Ingra/Gambell. Now this effort is just planning level document, but if one of these options are selected as to move forward the next step would be to find funding to get the project started. I don't know when funding will come available for any project that is identified as part of the PEL, but with the renewed push to improve the Port I would expect that improved connections to/from the Port will be part of the conversation. I would recommend you contact the project manager Jones, Galen K (DOT) galen.jones@alaska.gov to talk with him. I am not sure if he knows about this redevelopment request.
- 2) AMATS is funding a project along 3rd Ave from Gambell to E Street. This project will be focusing on redoing the signals and lighting in the area along with converting 3rd Ave from one-way to two-way from Gambell to A Street. It will also include work for the active transportation facilities in the area while trying to stay in the existing ROW, but you should be aware that they can't always stay in the existing ROW for a transportation project. While this project is underway it just had a scope change to cover the conversion of the roadway, so it is awaiting final approval to move forward. I would recommend you reach out the project manager Hanson, Julia R (DOT) julia.hanson@alaska.gov if you need more information.

Certainly, if one of the Port connections moves forward it will be incompatible at some point in the future. My opinion is the connection to the Port will be a big lift and I am dubious if they will be able to address the seismic concerns for such critical infrastructure or not. With that said I am not a structural engineer who designs bridges, so this is just my planner opinion.

I don't think the 3rd Ave changes we are making will negatively impact the RV park or be incompatible with the use, but please let me know if you think otherwise.

I hope that helps and if you need anything else please let me know. Thank you for reaching out.

Aaron
AMATS Coordinator

Agency Review: Right of Way Section

From: Walters, Michael S.
Sent: Wednesday, April 9, 2025 7:47 AM
To: Giboney, Emma
Subject: AGENCY REVIEW: 3rd & Ingra, Former Alaska Native Service Hospital (HLB Parcels 4-046 & 4-047)

Emma,

There are undeveloped rights-of ways that split the 2 parcels as well as boarder on the north. Right of Way does not object to the sale or disposal of these parcels. Potential buyer will need to be aware that the right of way is not part of the disposal and they will need to address the existing rights of ways by permit or a platting action. Additionally, there appears to be old ML&P/CEA infrastructure crossing parcel 00208204000. This needs to verified if an easement was granted

Thank you,

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



Agency Review: Flood Hazard Administrator

From: Ellis, Steve M.
Sent: Tuesday, April 8, 2025 11:38 AM
To: Giboney, Emma
Cc: Soule, Gregory G.; LaFrance, Paul J.; VanLandingham, Gaylon P.; Walters, Michael S.
Subject: RE: AGENCY REVIEW: 3rd & Ingra, Former Alaska Native Service Hospital (HLB Parcels 4-046 & 4-047)

Follow Up Flag: Follow up
Flag Status: Flagged

Emma,

The parcels are not in a FEMA mapped floodplain.

GIS shows storm drains on the property that convey stormwater from MOA Rights-of-Way. Prior to this property being sold, storm drain easements to the MOA will be required.

Steven M. Ellis
Flood Hazard Administrator
Private Development Division
Development Services Department
907-343-8078, steven.ellis@anchorageak.gov

Agency Review: ASD

From: fenoseff_thomas <fenoseff_thomas@asdk12.org>
Sent: Tuesday, April 8, 2025 4:51 PM
To: Giboney, Emma
Cc: anderson_jim01; Morris_Larry
Subject: RE: AGENCY REVIEW: 3rd & Ingra, Former Alaska Native Service Hospital (HLB Parcels 4-046 & 4-047)

[EXTERNAL EMAIL]

Emma,

ASD has no interest or comments regarding the potential disposal of these parcels.

Respectfully,

Tom Fenoseff, PMP
Anchorage School District
Senior Director, Capital Planning & Construction
Office: (907) 348-5223
Fax: (907) 348-5227
Fenoseff_Thomas@asdk12.org

1301 Labar St.
Anchorage, AK 99515-3517



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Agency Review: Municipal Clerk

From: Heinz, Jamie L.
Sent: Tuesday, April 8, 2025 2:34 PM
To: Giboney, Emma
Subject: RE: AGENCY REVIEW: 3rd & Ingra, Former Alaska Native Service Hospital (HLB Parcels 4-046 & 4-047)

Follow Up Flag: Follow up
Flag Status: Flagged

Emma,
The Clerk's Office does not need the property for a public purpose.

Thanks,
Jamie Heinz, MMC
Municipal Clerk
O: 907-343-4312
C: 907-947-9724

Agency Review: DNR

From: Earl, Rob E (DNR) <rob.earl@alaska.gov>
Sent: Wednesday, April 23, 2025 10:01 AM
To: Giboney, Emma
Subject: Re: AGENCY REVIEW: 3rd & Ingra, Former Alaska Native Service Hospital (HLB Parcels 4-046 & 4-047)

[EXTERNAL EMAIL]

Emma, I don't speak for ADOT or any other state agency, but the RADS section of DNR has no comment or objection on the proposed use of these parcels.

We do appreciate being consulted and look forward to reviewing future authorizations, but we cant find anything encumbering or going on in these particular parcels that from our point of view would require comment.

All the best,

Rob

Rob E. Earl
Natural Resource Specialist III
DNR - RADS
907.269.8533



Mission: Championing economic revitalization, beautification and public safety in East Downtown from A Street to Karluk Street.

March 31, 2024

Anchorage Community Development Authority
245 W. 5th Avenue, Ste 122
Anchorage, AK 99501

Dear ACDA:

The 3rd Avenue Radicals recently met with Mike Robbins and Melinda Gant of the Anchorage Community Development Authority (ACDA) on March 21. The ACDA presented on a proposed "Denali View RV Resort." Their preliminary design work and discussion impressed us.

This proposal activates the 15-acre 3rd and Ingra Heritage Land Bank property. Many specific elements of the "3rd and Ingra Former Alaska Native Service Hospital Master Plan 2019" were included. Overall, this proposal meets our desire for increased neighborhood security, stability and positive economic impact. With continued purposeful design and implementation, it will enhance the community aesthetic. Recreation, dining, cultural activities, tourism, employment and vital events are all functions that can be met.

As presented on March 21, we wholeheartedly support the proposal for the positive asset it can be to the immediate neighborhood and the wider community. We request and expect regular engagement as design work and implementation continue. The ability to receive updates and give feedback will only enhance the fit of the completed project to the neighborhood. When an operator is installed, we welcome them to the community with continued regular engagement for mutual support.

We understand this proposal is in its beginning stages. Please let us know what the 3rd Avenue Radicals can do to support the public process toward approval, while we reserve our right to object to components that are inconsistent with neighborhood goals.

Regards,

3rd Avenue Radicals

*A Benevolent Insurgency of Neighbors Creating Positive Change Along East 3rd Avenue
We believe in the radical idea of having fun revitalizing East downtown.*



Mike Robbins, Executive Director
Anchorage Community Development Authority
245 W. 5th Avenue, Ste 122
Anchorage, AK 99501

Mike,

Alaska Village Initiatives (AVI) enthusiastically supports ACDA's Denali View RV Resort and the potential to support food security in space allocated for the Rita Pitka Blumenstein Memorial Garden. Rita (Yup'ik) was born in Tununak, Nelson Island, and was Alaska's first certified traditional doctor in Alaska working for the Alaska Native Tribal Health Consortium. Rita was a member of the International Council of 13 Indigenous Grandmothers until her passing in 2021.

The addition of gardens not only presents an opportunity to share the rich cultural and traditional values of Alaska Natives with visitors but also serves as a crucial step in preserving our heritage. It allows AVI to train rural and urban residents in gardening techniques that will increase food security throughout the state. It also provides a space to expand traditional foods that are transplantable to villages, thereby expanding traditional gathering locations.

The timing of the project coincides with the development of an educational plan AVI continues to evolve. This plan is specifically designed to address rural food needs through incubator farms, apprenticeships, and hands-on educational opportunities. The project's focus on practical solutions to food security issues aligns with a problem we have been addressing over the last few years.

Alaska Village Initiatives believes the project will have a lasting, positive impact not only on Anchorage's economy and tourism sector but also an occasion to share our rich cultural practices while providing food security and training to our member villages.

We are truly grateful for the opportunity to be part of this important project. Thank you for including us, and we look forward to lending our assistance as needed. Our commitment to the project's success is unwavering.

Sincerely,

Charles R. Parker
President and CEO



March 27, 2025

Mike Robbins, Executive Director
Anchorage Community Development Authority
245 W 5th Ave., Suite 122
Anchorage, AK 99501

Dear Mike,

On behalf of the Anchorage Downtown Partnership (ADP), I am pleased to express our strong support for the proposed RV Resort at 3rd & Ingra, which will include an Alaska Native Memorial. This project directly aligns with our mission to foster a vibrant and welcoming downtown that strengthens both the economy and the community, and our Board of Directors Policy Committee has expressed strong support for this project.

The development of the RV Resort will enhance downtown Anchorage, offering a vital lodging option for tourists while helping to revitalize East Downtown. It will catalyze further investment and growth in the area, advancing our goals to attract more visitors and enhance the downtown experience. The inclusion of the Alaska Native Memorial is particularly significant, as it honors the cultural heritage of Alaska Native communities and provides visitors with an opportunity to connect with the state's rich history.

This project will have a lasting, positive impact on Anchorage's economy and tourism sector, aligning with ADP's mission to support developments that enrich the downtown area. We look forward to its successful progress and offer our continued support.

Sincerely,

A handwritten signature in blue ink, appearing to read "Radhika", followed by a long horizontal flourish.

Radhika Krishna
Executive Director, Anchorage Downtown Partnership

Downtown Community Council
A Resolution Supporting the 3rd & Ingra Denali RV Resort
Resolution 2024-07

Whereas, a temporary activation of the 15-acre 3rd & Ingra Heritage Land Bank property has been proposed by the Anchorage Community Development Authority (ACDA) with the intention of enhancing tourism, providing economic opportunities, activating public space, and contributing to the vitality of our community; and

Whereas, the proposed “Denali View RV Resort” aligns with the strategic goals outlined in the vision document “3rd & Ingra Former Alaska Native Service Hospital Master Plan 2019”, including fostering sustainable tourism, enhancing recreational amenities, activating public space, and promoting responsible land use; and

Whereas, the proposed “Denali View RV Resort” aligns with the strategic goals outlined in the “3rd & Ingra Market Study” of February 2020, recommending that the HLB proceed with the community amenities identified in the master plan to activate the space, improve the site conditions, and enhance the neighborhoods; and

Whereas, the consultant, Roger Brooks of Downtown Destinations, recommended that Anchorage incorporate “RV’ing” into their marketing attraction and a selection site should be close to downtown; and

Whereas, extensive consultation and collaboration have been undertaken with stakeholders, including local residents, business owners, and relevant authorities, to address concerns and ensure the project's compatibility with the surrounding area; and

Therefore, be it resolved, that the Downtown Community Council hereby supports the development of the “Denali View RV Resort”, recognizing its potential to:

1. Stimulate economic growth by attracting visitors and generating revenue for local businesses.
2. Enhance the recreational offerings of our community, providing opportunities for outdoor enjoyment and leisure activities.
3. Create employment opportunities for residents, both during the construction phase and through ongoing operations.
4. Activate public space, providing a gathering place for residents and visitors alike to enjoy community events, markets, and cultural activities.
5. Encourage responsible tourism practices, including environmental stewardship and cultural preservation.
6. Comply with all relevant zoning regulations, environmental standards, and planning requirements to ensure the resort's compatibility with the surrounding area.

Furthermore, the Downtown Community Council and ACDA commits to working collaboratively with developers, stakeholders, and the community to monitor the implementation of the project, address any unforeseen challenges, and maximize the positive impacts of the resort on our community.

Resolved this 3rd Day of May, 2024 - **Resolution passed unanimously.**

Silvia Villamides

Silvia Villamides, President

Fairview Community Council

A Resolution Supporting the 3rd and Ingra RV Resort

Resolution 2024-07

Whereas, A temporary activation of the 15-acre 3rd and Ingra Heritage Land Bank (HLB) property has been proposed by the Anchorage Community Development Authority (ACDA) with the intention of enhancing tourism, providing economic opportunities, activating public space, and contributing to the vitality of our community; and

Whereas, The proposed "Denali View RV Resort" aligns with the strategic goals outlined in the vision document "3rd & Ingra Former Alaska Native Service Hospital Master Plan 2019," including fostering sustainable tourism, enhancing recreational amenities, activating public space, and promoting responsible land use; and

Whereas, The proposed "Denali View RV Resort" aligns with the strategic goals outlined in the "3rd and Ingra Market Study" of February 2020, recommending that the HLB proceed with the community amenities identified in the Master Plan to activate the space, improve the site conditions, and enhance the neighborhoods; and

Whereas, The consultant, Roger Brooks of Downtown Destinations, recommended that Anchorage incorporate "RV'ing" into their marketing attraction and a selection site should be close to Downtown; and

Whereas, Extensive consultation and collaboration have been undertaken with stakeholders, including local residents, business owners, and relevant authorities, to address concerns and ensure the project's compatibility with the surrounding area.

NOW, THEREFORE BE IT RESOLVED, That the Fairview Community Council hereby supports the development of the "Denali View RV Resort," recognizing its potential to:

1. Stimulate economic growth by attracting visitors and generating revenue for local businesses.
2. Enhance the recreational offerings of our community, providing opportunities for outdoor enjoyment and leisure activities.
3. Create employment opportunities for residents, both during the construction phase and through ongoing operations.
4. Activate public space, providing a gathering place for residents and visitors alike to enjoy community events, markets, and cultural activities.
5. Encourage responsible tourism practices, including environmental stewardship and cultural preservation.
6. Comply with all relevant zoning regulations, environmental standards, and planning requirements to ensure the resort's compatibility with the surrounding area.
7. Comply with the Reconnecting Communities Grant effort and preserve opportunities for development of the Fairview Greenway.

BE IT FURTHER RESOLVED, The Fairview Community Council commits to working collaboratively with developers, stakeholders, and the community to monitor the implementation of the project, address any unforeseen challenges, and maximize the positive impacts of the resort on our community.

After establishing the necessary quorum of at least 15 members, the Fairview Community Council by a vote of
All Ayes 0 Nays 0 Abstentions.

Attested this 20th day of May, 2024.


James Thornton (President)
Fairview Community Council