

Heritage Land Bank Advisory Commission Meeting

Thursday, September 25, 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. September 25, 2025, Agenda
 - b. August 28, 2025, Minutes
- IV. Director's Report**
- V. Work Session:** Draft 2026 HLB Work Plan *(There is no public hearing on the Work Plan at this time. The public comment period and public hearing will be at a later date.)*
- VI. Persons or Items Not on the Agenda** *(THREE minutes per individual, each person may only speak once, commissioners and staff will not answer questions but may have questions for you after your testimony.)*
- VII. Commissioner Comments**
- VIII. Next Regularly Scheduled Meeting Date:** Thursday, October 23, 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, August 28, 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, Vice Chair Chmielowski, Commissioners Charnon and Hansen
Excused: Commissioner Oswald

Staff Present: Director Tiffany Briggs, Land Management Officers Emma Giboney and Ryan Yelle

Secretary's note: The meeting recording commenced after attendance was taken.

III. Approval of Agenda and Minutes

a. **August 28, 2025 Agenda:** A motion was made by Chair Marshall to change to order of the day to move the Director's Report to after the Action Items. **The agenda passed with no objection.**

b. **May 22, 2025 and June 26, 2025 Minutes:** Commissioner Charnon moved to approve the minutes as presented, Vice Chair Chmielowski seconded the motion and the **minutes passed with no objection.**

V. Action Items and Public Hearings

a. **Resolution 2025-03:** A Resolution supporting the Anchorage Fire Department's Heights Hill Road Fuels Break Project affecting HLB Parcels 2-125 and 2-126.

Ryan Yelle provided an overview of the project. AFD Wildfire Division Chief Jon Glover was present to speak to the logistical specifics of the fuel break project. Commissioners discussed the fuel types being targeted, specifically black spruce.

No members of the public wished to provide comments.

Commissioner Charnon made a motion to approve the resolution, Vice Chair Chmielowski seconded, and the item passed without objection 4-0.

IV. Director's Report

Director Briggs provided an update to the Commission including:

- Transfer of Management Authority of 6-075 and 2-127 – 2-136
- Update on the Former Clitheroe Center. Code compliance inspections and determining next steps
- Platting actions: upcoming community meetings for 6-057F Girdwood Industrial Park Phase 2, and 6-039 Orca Mountain View.
- Appropriation for Holtan Hills Offsite Infrastructure was approved by the Assembly; Offsite construction is underway and anticipated to be completed by the end of September. Buried trash was discovered along the road alignment.
- Staff have begun drafting 2026 Work Plan and anticipate having an HLBAC work session at the September HLBAC meeting.

Commissioner Charnon asked for updates/further information on the following:

- Trash found during excavation for Holtan Hills off-site improvements and its contamination status: Director Briggs informed the commission that testing for contaminants for review by DEC was completed
- Bikewood: HLB Staff provided an update that a permit has been issued to Bikewood to construct Phase 2 of the trail system and that the Easement for Phase 1 was still being drafted.
- Glacier Creek Village: Director Briggs informed the commission that there were no new updates and that HLB has not had a conversation with the developers for many months.
- HLBAC vacancies: Director Briggs informed the Commission of the proposed code change designating that a second commissioner reside in Girdwood.

VI. Persons or Items Not on the Agenda

Liam Coyle from the Girdwood Board of Supervisors Housing and Economic Committee introduced himself and asked about how to best stay up to date on HLB projects in Girdwood. Ryan Yelle provided guidance on resources.

VII. Commissioner Comments

There were no commissioner comments.

VIII. Next Regularly Scheduled Meeting Date: Thursday, September 25, 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 1:58pm



MUNICIPALITY OF ANCHORAGE
REAL ESTATE DEPARTMENT
HERITAGE LAND BANK

LAND MANAGEMENT REPORT

September 22, 2025

Pending and Recent 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 and Recent 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 in January, and the Assembly authorized in September, the acquisition of Block 2, Lots 31 and 32 (*HLBAC Res 2025-01; AO 2025-92*), this transaction will be closing in the coming weeks. HLB Staff has also been in contact with 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. Geotechnical field work was completed in September, which will help guide next steps.
- *4-033B portion – 8000 West End Rd (former Clitheroe Center)*
Staff continues to work with Ted Stevens Anchorage International Airport and DOT to acquire formal access to HLB parcels accessed via West End Road. Code compliance inspections of the two buildings were completed and HLB Staff is working with other departments to propose next steps for repair/improvements. HLB may pursue leasing the building to a non-profit to provide community benefits similar to previous uses. This month the building will be used by APD and the US Marshall Service for police tactic training

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

On June 24, 2025, the Assembly authorized HLB to enter into a non-competitive 20-year ground lease with ACDA for use of the Former Alaska Native Hospital Site (AO2025-71; HLBAC 2025-04). ACDA intends to activate the site by developing an RV resort incorporating components of HLB's 2019 Master Plan, including a memorial and park elements. This is considered a short-term use and has community support. HLB staff will be drafting the lease in the coming weeks, which will include conditions such as a development timeline and revenue sharing with HLB.

- *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. There has not been recent activity on this project. 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 both 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. Construction of the offsite infrastructure is underway and after the unexpected discovery of buried trash is now anticipated to be complete by early October. The Assembly authorized an appropriation from the HLB Fund to pay for the construction of offsite infrastructure on August 12th (AR 2025-220). 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.

- *6-039 – Orca Mountain View Replat Project*

Survey work for this large tract between Alyeska Hwy and California Creek was completed this summer. HLB intends to move forward with platting out the residentially zoned portion of this parcel along the Alyeska Hwy, as described in the 2025 Work Plan. GBOS expressed support for this replat in August. There was a community meeting regarding this plat at the Girdwood Land Use Committee on September 8th and GBOS on September 15th. HLB Staff will notify our mailing list of other opportunities for public input. 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 tract plat option that was presented to HLBAC. Survey work for this replat was conducted this summer. There was a community meeting regarding this plat at the Girdwood Land Use Committee on September 8th and GBOS on September 15th. HLB Staff will notify our mailing list of other 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 however there are no next steps are currently pending.

Administrative and Land Management

- *HLBAC*
There is one pending applicant whose confirmation will be before the Assembly on September 23rd. HLB Staff will continue to work with the Mayor's office to fill the other vacancy. More information on how to apply can be found on our website.
- *2026 Work Plan*
HLB Staff has begun drafting the 2026 Work Plan. HLBAC will be holding a work session at the September HLBAC meeting.
- *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). Field work and testing was conducted this summer, which helped 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 and Spatial Analysis*
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.
- *Site Visits/Clean-Ups*
HLB staff conducted various site visits of HLB parcels within the Anchorage Bowl, Upper Hillside and Girdwood this quarter.

Land Use Permits

Contract Number	Permittee	Use	Contract End
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
2025-03	Anchorage Police Department	incident response and tactics training	2025-06-30
2016-09	Girdwood Forest Fair	Vendor camping	2025-07-07
2020-10	Straight to the Plate	Storage	2025-08-20
2025-02	Anchorage Police Department	incident response and tactics training	2025-08-31
2025-04	QAP	Equipment and materials storage	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
2025-09	U.S. Marshals Service	Incident response and police tactics training	2025-10-31
2025-07	Bikewood (Girdwood Mountain Bike Alliance)	Construction of Bikewood Phase 2	2025-12-15
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
2025-08	Anchorage Soil and Water Conservation District	Invasive species removal	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
2025-06	Anchorage Fire Department	Fuel break	2026-02-28
2018-01	ADOT&PF/TSAIA	Access	2026-03-30
2023-03	AWWU	Due diligence	2026-04-25
2023-02	Girdwood Community Land Trust	Due diligence	2026-04-30
2021-18	Ridgetop Builders	Wood mill	2026-07-31
2025-05	Girdwood Backcountry Guides	Notch Hut and guided skiing	2026-08-21
2023-05	Alyeska Development Holdings, LP and Seth Andersen	Due Diligence	2026-09-15

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

Chapter 3. 2026 Work Program

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

2026 Potential Disposals, Exchanges & Transfers

HLB Parcel 2-156 (Legacy Pointe) – A proposal submitted by Alaska Natural Burial, a local non-profit, was selected through the RFP process for the development of this 9.5-acre parcel for cemetery purposes. HLB intends to dispose of this property to Alaska Natural Burial at less than fair market value, with conditions and restrictions. HLB will continue work with Alaska Natural Burial and municipal agencies to determine site viability for cemetery use.

HLB Parcel 3-027A (Dowling Substation) – Dispose of property to Chugach Electric Association. This disposal was recommended by HLBAC in 2022 (*HLBAC Res 2022-03*). An updated appraisal and other corresponding due diligence documents need to be obtained prior to moving forward with disposal. Additional easements may need to be obtained through MOA PM&E to ensure proper legal and physical access is provided to this parcel.

HLB Parcel 4-013 (Ramada Inn Parking Lot) – Execute a lease renewal with the current lessee for the continued use as a parking lot.

HLB Parcel 4-043D (Government Hill) – Review request from Joint Base Elmendorf-Richardson and Compatible Lands Foundation (CLF) for a non-development easement. HLB is awaiting an appraisal of the property prepared by a CLF contractor. HLB staff will evaluate the appraisal and disposal by easement prior to bringing before HLBAC for a recommendation on further action.

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

HLB Parcel 6-011A, 6-011B (Middle Iditarod Trail) – The improvements to the Iditarod National Historic Trail (INHT) began in 2020 led by Girdwood Parks & Recreation and the USFS. Work on the trail is consistent with the *Girdwood Trails Plan* (2024). HLB will collaborate with Girdwood Parks & Recreation, USFS, and private landowners on any necessary trail realignments and easements.

HLB Parcel 6-014 (Chair 7) – Evaluate process for disposal, with direct sale, to owners of Alyeska Resort.

HLB Parcels 6-036, 6-061, and 6-057F (Joe Danich Trail) – HLB will collaborate with Girdwood Parks and Recreation to determine proper alignment and dedication of a trail easement for the Joe Danich Trail which is on the east side of Glacier Creek from the Railroad Right-of-Way to the Alyeska Highway. This is consistent with the *Girdwood Trails Plan* (2024).

HLB Parcels 6-036 and 6-062 (Lower Virgin Creek Trail) – HLB will collaborate with Girdwood Parks and Recreation to determine proper alignment and dedication of a trail easement for the Lower Virgin Creek Trail which runs between the Joe Danich Trail and Virgin Creek Road. This is consistent with the *Girdwood Trails Plan* (2024).

HLB Parcel 6-057F (Girdwood Industrial Park) – Following a development analysis completed by HLB staff in 2024, HLBAC and GBOS expressed support for a tract plat of the industrial park. Preliminary survey work was conducted in 2025. A preliminary plat will be submitted to the MOA Planning Department for review after receiving support from GBOS. The work has continued to illustrate the complexity of the Girdwood Industrial Park. If continued analysis and development of the industrial park is desired by the community, further work completed by GVSA may be necessary.

HLB Parcels 6-074A, 6-074B – HLBAC has recommended, and Assembly has approved (AO 2022-47), a disposal to the Alaska Railroad Corp. by non-exclusive lease for the purposes of avalanche mitigation infrastructure. ARRC is awaiting grant funding to purchase the necessary equipment to be installed on these parcels. Once the funding and equipment has been secured, HLB and ARRC will determine next steps.

HLB Parcel 6-076 (South Townsite) – Girdwood Community Land Trust submitted an application for a long-term ground lease. A Land Use Permit was executed to allow due diligence to move forward. GCLT released a Request for Information in 2024. More details on the development potential will be shared as it becomes available, and it will be presented to the HLBAC. Development of the site consistent with the Girdwood South Townsite Plan is supported.

HLB Parcel 6-134 (South Townsite) – HLB anticipates receiving a request from Girdwood Parks and Recreation for transfer of this parcel. Upon receiving this request HLB Staff will evaluate the development potential of this tract, perform an agency review to determine the public purpose need and feasibility of development, and determine consistency with the approved Girdwood South Townsite Master Plan.

HLB Parcels 6-251 and 6-296 – HLBAC recommended (*Res 2024-06, As Amended*) and the Assembly authorized (AO 2025-76), a 20-year public use easement to Girdwood Mountain Bike Alliance (Bikewood) for the development of a second phase of mountain bike trails. Bikewood was issued a Land Use Permit to construct second phase trails. Upon completion of trail construction, a Record of Survey and corresponding easement will be recorded for formal dedication.

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

2026 Potential Acquisitions

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

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

Chugach State Park Access – HLB will continue to evaluate potential property acquisitions that will provide additional or improved access opportunities to Chugach State Park.

2026 Projects

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

HLB Parcel 4-033B (former Clitheroe Center) – The former Clitheroe Center became vacant in April 2024. Staff is working with other departments to determine Municipal need, state of the structure, and propose next steps which may include disposal by lease to a non-profit.

HLB Parcel 4-046 and 4-047 (former Alaska Native Service Hospital Site) – In 2025, the Assembly authorized HLB to enter into a non-competitive 20-year ground lease with ACDA via AO 2025-71. HLB will continue to support ACDA's activation of the property and 20-year ground lease. HLBAC will receive regular reports on development and operational progress.

Holtan Hills Tracts 1 & 2, HLB Parcel 6-011A (Holtan Hills) – HLB Staff will continue to collaborate with the developer and implement the Development Agreement and AO 2023-137, As Amended. HLB is continuing work with the State Department of Natural Resource's to vacate the Section Line Easement in the area. The Assembly authorized HLB to convey Tract 3 (HLB 6-011A) at a later date, upon other conditions being met (AO 2023-137, As Amended).

HLB Parcel 6-011B (Nordic Ski Trails & Glacier Creek Village) – This area has two proposed uses for this parcel at this time, specifically the portion east of Glacier Creek:

First, in 2017 HLBAC passed resolution 2017-09 supporting a 20-year public use easement at no cost to the Girdwood Nordic Ski Club for the development of Nordic ski trails similar to their

easement with HLB for the nearby Nordic 5K loop. The dedication of this easement(s) has not been brought to the Assembly because conditions in the resolution remain outstanding.

Second, in 2021 HLB released a Request for Proposals (RFP) for housing to be developed in Girdwood on HLB land. The proposal selected was one submitted by Alyeska Holdings, LP and Seth Andersen, and included a disposal of approximately 72 acres (27 of which is for mixed-use development, the remainder for recreation and access) to facilitate the development of Glacier Creek Village through a purchase and development agreement.

The proposed action in the coming year is to work with the Girdwood Nordic Ski Club, Alyeska Holdings, LP, and Seth Andersen to dedicate trail easements on 6-011B. Additionally, HLB intends to start the process to replat 6-011B, in accordance with AMC 21.03.200. This future plat will be required to be in compliance with the Girdwood Comprehensive Plan, the Girdwood Trails Plan, and any other applicable adopted plans. The platting process will include opportunities for public input during a community meeting held in Girdwood prior to submittal of the plat application, and a subsequent public hearing at the Platting Board. The intent is to record the trail easement(s) prior to finalizing the plat. Additionally, HLB will not propose a disposal of the mixed-use development area until such a time that the trail easement(s) and plat have been recorded, as long as the Girdwood Nordic Ski Club continues to make reasonable progress towards trail development. For longer-term plans regarding a disposal for the Glacier Creek Village, see the Five-Year Management Plan.

HLB Parcel 6-011C – A separate tract containing the land that is zoned “Girdwood Institutions and Parks” may be included in a future platting action. This new tract will be available for current and future municipal or local community needs.

HLB Parcel 6-039 (Orca Mountain View) – Survey work was completed in 2025 to subdivide this parcel into three tracts based upon zoning boundaries. A preliminary plat will be submitted to the MOA Planning Department for review after receiving support from GBOS. After this plat has recorded, HLB will coordinate with GBOS, LUC, and GVSA to determine community needs and desires for further subdivision of the residentially zoned tract into residential lots. Options for eventual disposal of the residentially zoned tract have not been determined yet, but may include public/private partnerships, a competitive RFP process, or other methods compliant with AMC 25.40.025H. that provide a public benefit.

2025 Land Management

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

Conservation Easement Management – HLB staff shall continue management and required annual site monitoring of conservation easements. HLB performs annual site inspections and monitoring of ten Conservation Easements (Table 2.1). HLB is responsible for approximately 160

acres of conservation wetlands that were preserved through permittee-mitigation with approval as part of the Corps regulatory process. This management consists of annual site monitoring and reporting. Site monitoring for conservation easements is specific for each site and thresholds for wetland functions need to be assessed; these types of things include surface water mapping, plant identification and percent cover, water quality checks, the presence of fish and other wildlife, etc. Due to the remoteness and pristine state of the sites, considerable time is necessary to evaluate the wetland functions and overall health of the sites. While most of the sites are required to be visited once per year, it is often necessary to visit in the winter, as well. More areas can be accessed on these sites in the winter frozen conditions.

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

Trespass and Encroachment Issues – HLB Staff completed a “Trespass and Encroachment Guide” in 2025 for internal use and will continue to identify, track, and resolve trespass and encroachment issues. HLB will consult with appropriate agencies as necessary, including Code Enforcement, Legal Department, and Anchorage and Whittier Police Departments. We ask that the public report any Public Lands (Title 25) code violations on HLB parcels (including prohibited motor vehicle use) to HLB Staff at HLB@anchorageak.gov.

Plans, Studies & Surveys

Girdwood Comprehensive Plan – On March 18, 2025, the Anchorage Assembly adopted the updated Girdwood Comprehensive Plan via AO 2024-114(S), As Amended. The Girdwood Comprehensive Plan will be consulted to guide management decisions on HLB land for the planning horizon.