

Heritage Land Bank Advisory Commission Meeting

Thursday, December 18, 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 Roll Call**
- II. Statement of Procedure**
- III. Disclosures**
- IV. Approval of Agenda and Minutes**
 - a. December 18, 2025, Agenda
 - b. November 20, 2025, Minutes
 - c. September 25, 2025, Minutes
- V. Director's Report**
- VI. Proposed Action Items and Public Hearings** *(No Public Hearing shall extend over 60 minutes without an extension by majority vote of the commission. If not extended, Public Hearing may be held open and continued to the next meeting if public testimony is not complete.)*
 - a. **Resolution 2025-06:** A resolution of the Heritage Land Bank Advisory Commission recommending Assembly approval of the 2026 HLB Annual Work Program and 2027-2031 Five-Year Management Plan.
- VII. Persons or Items Not on the Agenda** *(THREE minutes per individual, each person may only speak once, commissioners and staff will not answer questions but may have questions for you after your testimony.)*
- VIII. Commissioner Comments**
- IX. Next Regularly Scheduled Meeting Date:** Thursday, January 22, 2025, at 1:30pm in the Permit & Development Center (4700 Elmore Road) or via Microsoft Teams and telephone.
- X. Adjournment**

Heritage Land Bank Advisory Commission Meeting

Thursday, November 20, 2025 at 1:30PM

Permit & Development Center, Conf. Room 170

4700 Elmore Road, Anchorage, Alaska 99507

Recorded via Microsoft Teams

MINUTES

I. Call to Order and Roll Call (Recording timestamp: 0:00)

Vice Chair Chmielowski called the meeting to order at 1:35pm

Present: Vice Chair Chmielowski, Commissioners Charnon, and Hurst

Excused: Chair Marshall

Absent: Commissioners Hansen and Oswald

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

A quorum was not present, therefore no action was taken.

II. Statement of Procedure (Recording timestamp: 0:40)

Vice Chair Chmielowski gave the Statement of Procedure.

III. Disclosures (Recording timestamp: 1:05)

No disclosures were made.

IV. Approval of Agenda and Minutes (Recording timestamp: 1:15)

a. November 20, 2025, Agenda: No action taken

b. September 25, 2025, Minutes: No action taken

V. Director's Report (Recording timestamp: 1:24)

Director Tiffany Briggs gave a Director's Report and answered Commissioner questions.

VI. Presentation (Recording timestamp: 5:18)

The Anchorage Water and Wastewater Utility draft Water Master Plan was presented by: Julie Jessen, HDR Public Involvement; Todd Carroll, AWWU Project Manager; and Anson Moxness, HDR Project Manager.

VII. Work Session: Commissioner Onboarding Packet (Recording timestamp: 26:40)

Commissioners and staff discussed the Commissioner Onboarding Packet.

VIII. Persons or Items Not on the Agenda (Recording timestamp: 43:22)

HLB Staff provided the Commission with written public comments from Krystal Hoke of Girdwood Community Land Trust.

Krystal Hoke, Girdwood Community Land Trust, provided spoken comments via Teams.

IX. Commissioner Comments (Recording timestamp: 47:30)

No commissioners wished to speak.

X. Next Regularly Scheduled Meeting Date (Recording timestamp: 47:41)

Thursday, December 18, 2025, at 1:30pm in the Permit & Development Center (4700 Elmore Road) or via Microsoft Teams and telephone.

XI. Adjournment (Recording timestamp: 47:56)

The meeting was adjourned at 2:23pm



MUNICIPALITY OF ANCHORAGE
REAL ESTATE DEPARTMENT
HERITAGE LAND BANK

LAND MANAGEMENT REPORT

December 18, 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. 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. We anticipate ANB presenting to HLBAC in January, with action tentatively planned for the February meeting.
- *4-033B portion – 8000 West End Rd (former Clitheroe Center)*
Staff has successfully executed a formal reciprocal access agreement with AK DOT&PF that allows municipal staff, representatives, agents, and assigns access to HLB parcels via Point Woronzof Drive and West End Road, and AK DOT&PF access to HLB parcels 4-033A and 4-034 located west of the airport. Code compliance inspections of the two buildings were completed and HLB Staff is working with MOA Maintenance and Operations 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. During the past three months, the building has been used by APD and the US Marshall Service for police tactics 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. HLB staff have reached out to Alyeska Development Holdings representatives to inquire about their desire to pursue development as outlined in their Area Master Plan and will inform HLBAC as any updates occur.

- *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 continues to work with other municipal agencies as construction of the off-site infrastructure to support the Holtan Hills project nears completion. The construction crew has demobilized the site in preparation for winter. The Assembly authorized an appropriation from the HLB Fund to pay for the construction of offsite infrastructure on August 12th (AR 2025-220). HLB has received notification from the State Department of Natural Resources that vacation of the Section Line Easement running north/south through the Phase 1 development area has been vacated pending a mandatory appeal period. 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 is moving forward with platting out the residentially zoned portion of this parcel along the Alyeska Hwy, as described in the 2025 Work Plan, to facilitate future residential development. There was a community meeting regarding this plat at the Girdwood Land Use Committee on September 8th and GBOS on September 15th. GBOS and LUC expressed support for this replat in October. The application to subdivide this parcel into three tracts has been submitted to and accepted by the Planning Department and scheduled for a public hearing on January 7th before the Platting Board. 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. GBOS and LUC expressed support for this replat in October. The application to subdivide this parcel into three tracts has been submitted to and accepted by the

Planning Department and scheduled for a public hearing on January 7th before the Platting Board. As this project progresses HLB Staff will keep HLBAC updated.

- *6-076 and 6-134 – Girdwood South Townsite*

Girdwood Community Land Trust has a permit to perform due diligence work on 6-076 to explore potential development and long-term ground lease. At this time however, there are no next steps currently pending. HLB has received a request to transfer management authority of HLB Parcel 6-134 to Girdwood Parks and Recreation. HLB will not forward these requests to the commission for consideration until the forthcoming *Girdwood Parks Plan* is completed and community consensus on the highest and best use of these parcels is determined.

Administrative and Land Management

- *HLBAC*

HLB Staff will continue to work with the Mayor's office to fill the remaining vacancy (Seat 6). More information on how to apply can be found on our website.

- *2026 Work Plan*

Following the HLBAC work session in September, the Draft 2026 Work Plan was released for public comment on September 30. The comment period closed November 21, with the public hearing taking place December 18th. HLB staff have compiled all public comments received with responses for the commission's review.

- *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. HLB staff continues to work with the contractor and DEC to determine next steps and possible additional well sites.

- *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*

With the onset of winter and snow coverage, site visits and clean-ups are only being conducted on an as-needed basis to respond to specific complaints or concerns.

Land Use Permits

Contract Number	Permittee	Use	Contract End
2007-08	Girdwood Parks & Recreation	Frisbee Golf Course	2025-12-31
2009-13	Girdwood Valley Service Area	Equipment and materials storage	2025-12-31
2011-15	Snow Free Snowplowing	Equipment and materials storage	2025-12-31
2016-09	Girdwood Forest Fair	Vendor camping	2025-07-07
2016-21	Silverton Mountain Guides	Guided heli-skiing	2026-06-30
2017-10	Alaska Railroad Corporation	Avalanche mitigation	2025-12-31
2017-29	Chugach Powder Guides	Guided heli-skiing	2026-05-31
2018-01	ADOT&PF/TSAIA	Access	2026-03-30
2018-10	Chugach Powder Guides	Access to Notch Hut	2025-05-31
2019-08	GVSA Street Maintenance	Park & Ride	2025-12-31
2020-10	Straight to the Plate	Storage	2025-08-20
2021-07	Turnagain Tree Care	Wood lot	2026-02-10
2021-18	Ridgetop Builders	Wood mill	2026-07-31
2022-04	Girdwood Community Land Trust	Storage	2026-02-10
2023-01	Ritual Bough	Ceremonies	2026-01-31
2023-02	Girdwood Community Land Trust	Due diligence	2026-04-30
2023-03	AWWU	Due diligence	2026-04-25
2023-05	Alyeska Development Holdings, LP and Seth Andersen	Due Diligence	2026-09-15
2024-01	ACDA	Due diligence	2026-04-15
2024-06	Alaska Natural Burial	Due diligence	2025-10-27
2024-07	Ridgetop Builders	Wood lot	2025-05-31
2024-08	Sundog Mountain Guides	Guided heli-skiing	2025-05-31
2025-01	AFD Wildland Fire Division	Fuel break	2025-10-31
2025-02	Anchorage Police Department	incident response and tactics training	2026-05-30
2025-03	Anchorage Police Department	incident response and tactics training	2025-06-30
2025-04	QAP	Equipment and materials storage	2025-09-15
2025-05	Girdwood Backcountry Guides	Notch Hut and guided skiing	2026-08-21
2025-06	Anchorage Fire Department	Fuel break	2026-02-28
2025-07	Bikewood (Girdwood Mountain Bike Alliance)	Construction of Bikewood Phase 2	2025-12-15
2025-08	Anchorage Soil and Water Conservation District	Invasive species removal	2025-12-31
2025-09	U.S. Marshals Service	Incident response and police tactics training	2025-10-31
2025-10	Chugach Electric Association	Due diligence 3-042	2026-10-14



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2026 ANNUAL WORK PROGRAM &
2027-2031 FIVE-YEAR MANAGEMENT PLAN

HLBAC PUBLIC HEARING DRAFT (12/12/2025)

Municipality of Anchorage

Suzanne La France, Mayor

Real Estate Department

Tiffany Briggs, Director

Heritage Land Bank Division

Emma Giboney, Land Management Officer

Ryan Yelle, Land Management Officer

Real Estate Services Division

John Bruns, Foreclosure Specialist

HLB Advisory Commission

Dean Marshall, Chair

LaQuita Chmielowski, Vice Chair

Tammy Oswald

Ryan Hansen

Tim Charnon

Jeremy Hurst

(One vacant seat)

Front Cover Photo: HLB Parcel 2-156 on a frosty February morning. This hillside parcel on Golden View Drive is the proposed location for a non-profit cemetery (See pages 12 and 15 for more details). Photo taken by Rachel Bernhardt, founder of Alaska Natural Burial.



Heritage Land Bank

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

Mailing Address: PO Box 196650, Anchorage, AK 99519

Phone: (907) 343-7536

Email: hlb@anchorageak.gov

Website: www.muni.org/HLB

Maps: www.muni.org/HLBMaps

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Guide to Abbreviations and Acronyms

ACDA	– Anchorage Community Development Authority
ADEC	– Alaska Department of Environmental Conservation
AMC	– Anchorage Municipal Code
AO	– Assembly Ordinance
ASD	– Anchorage School District
AWWU	– Anchorage Water & Wastewater Utility
BLM	– U.S. Bureau of Land Management
CASA	– Chugach State Park Access Service Area
CEA	– Chugach Electric Association
CSP	– Chugach State Park
DNR	– Alaska Department of Natural Resources
DOD	– U.S. Department of Defense
DOT&PF	– Alaska Department of Transportation & Public Facilities
GCP	– Girdwood Comprehensive Plan
GDIC	– Geographic Data and Information Center
GIS	– Geographic Information Systems
GVSA	– Girdwood Valley Service Area
GLT	– Great Land Trust
HDP	– Hillside District Plan (AO 2010-22)
HLB	– Heritage Land Bank
HLBAC	– Heritage Land Bank Advisory Commission
INHT	– Iditarod National Historic Trail
MOA	– Municipality of Anchorage
NALA	– North Anchorage Land Agreement
P&R	– Parks and Recreation Department
PM&E	– Project Management & Engineering
PVLUA	– Potter Valley Land Use Analysis (AO 99-144)
RED	– Real Estate Department
RES	– Real Estate Services
ROW	– Right of Way
SOA	– State of Alaska
TSAIA	– Ted Stevens Anchorage International Airport
USACE	– U.S. Army Corps of Engineers
USFS	– U.S. Forest Service

Chapter 1. Heritage Land Bank Overview

Heritage Land Bank (HLB) is a self-supporting, non-tax-based agency of the Municipality of Anchorage (MOA), with its own fund and advisory commission. Title 25 of the Anchorage Municipal Code (AMC), “Public Lands,” contains the statutes under which the HLB operates (AMC § 25.40).

It is the mission of the Heritage Land Bank to manage uncommitted municipal land and the Heritage Land Bank Fund in a manner designed to benefit present and future residents of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan (AMC § 25.40.010).

HLB achieves its mission by managing an inventory of HLB land and resources to benefit a wide variety of municipal objectives. The HLB manages many types of land in its inventory, over 12,600 acres, which are divided into approximately 240 parcels zoned residential, industrial, commercial, recreational, public use and open space. About half of the HLB inventory is forested lands in the Girdwood Valley, with a small percentage of HLB inventory developed or improved.

All proceeds from HLB land sales, leases, and other sources are deposited into the HLB Fund. With approval from the Mayor and Assembly, the Fund is used to: manage and/or improve HLB property; conduct land use planning and feasibility studies; carry out wetland mitigation monitoring; acquire property for municipal use; and support the annual operating expenses of HLB. Since its inception in 1983, the HLB has operated without any direct taxpayer support but has contributed millions of dollars in support to the general municipal government in ways that benefit our growing community.

More than 70 HLB parcels are subject to leases or permits held by government agencies or the private sector, with some used or managed by municipal agencies under special permit or management authorizations. See Appendix D for a complete list.

Municipal properties deemed surplus to current and future needs are generally disposed of through a competitive process, in accordance with AMC. In order to carry out the HLB mission, some parcels may be sold directly to other municipal agencies for continued use by the MOA.

With Assembly approval, the mayor may also designate any municipal land or interest in land for placement in the HLB inventory. However, land placed in the HLB inventory is generally:

1. Land reserved for unspecified purposes, or needed for specific or future public purposes;
2. Land determined excess to municipal needs but unsuitable for disposal and development;
or
3. Other land determined excess to present or future municipal needs that may be suitable for disposal or development in the future.

A Brief History of the Heritage Land Bank

In 1972, the Greater Anchorage Borough established a Land Trust Fund. Amended in 1976, the trust fund was created to acquire and manage property for the Municipality. The Land Trust Fund Council maintained oversight over the fund and its properties.

The Municipal Entitlement Act of 1978 granted Anchorage a total land entitlement of 44,893 acres from the State of Alaska (SOA). The Heritage Land Bank was formed to acquire and manage land that was transferred to the Municipality from the State as a result of the Municipal Entitlement Act for the benefit of present and future residents of Anchorage.

The ordinance that created HLB also established the HLB Advisory Commission (HLBAC), which consists of seven members appointed by the Mayor, to advise the Mayor and Assembly regarding the management of land and funds in the HLB portfolio. The commission solicits public comments when it holds public hearings in order to make informed recommendations. Staff handles the ongoing land management responsibilities of the HLB.

Inventory Mapping

In 1984, HLB completed its first land inventory. The HLB inventory is updated and is online for public and municipal access at www.muni.org/hlb. The inventory identifies all lands by HLB parcel number, municipal tax identification number, zoning classification, and acreage. Additionally, HLB parcel numbers are assigned based on their geographic location as follows:

- 1 – Chugiak/Eagle River
- 2 – Southeast Anchorage/Hillside
- 3 – Northeast Anchorage
- 4 – Northwest Anchorage
- 5 – Southwest Anchorage
- 6 – Turnagain Arm Communities

See Appendix A for regional maps and a QR code for our interactive mapping application.

State Entitlements

The continuing conveyance of title to the Municipality's outstanding land entitlements is a priority. While the State has conveyed substantial acreage, and some monetary compensation to the MOA in fulfillment of the municipal entitlement mandate, other parcels await conveyance.

Accomplishments

Following are several significant land uses and facilities in the Municipality of Anchorage developed over the years through contributions from the HLB inventory or fund:

- Cuddy Family Midtown Park Acquisition
- Botanical Gardens lease on HLB lands
- Girdwood Library site, trails partnerships, and Industrial Park development
- Sale of three downtown lots for mixed-use development by Cook Inlet Housing Authority
- Long-term ground lease for Chugiak Fire Station #35
- Disposal of Girdwood Industrial Park Phase I Lots.
- Transfer of 100-acres to support the creation of Potter Marsh Watershed Park and in-kind match for the USDA Community Forest Grant

The Heritage Land Bank Fund

Upon formation of the HLB, the MOA Land Management Fund was renamed the HLB Fund. According to AMC § 25.40.035, the HLB Fund can be used for three main purposes: supporting the annual HLB operating budget; acquiring land for municipal use; and managing and improving HLB land. HLB's objective has been to responsibly manage the Fund in order to achieve our mission, with additional focus on increasing our asset value and fund strength.

Land Management Objectives

HLB manages land to maximize benefits to the Municipality and the public, seeking to preserve and enhance the value of its land assets. Management activities and decisions take into consideration the regulatory environment and adopted comprehensive plans, special site and area land use studies, environmental plans and studies, and intra-governmental agreements.

Our management objectives include:

- Ensuring that all HLB lands and real property interests are reasonably [protected from adverse environmental impacts and illegal or unpermitted activity](#). ~~protected from adverse impacts, including fire, insect damage, plant disease, invasive species, illegal dumping, hazardous or contaminated materials, timber theft, vandalism, and other threats. (***)~~ [comment 1\)](#)
- Assisting with implementation of municipal plans where HLB inventory is involved in accordance with HLB policy and fund guidelines.
- Transfer of HLB properties to other departments as appropriate and the disposal of properties excess to municipal need.
- Holding land use contracts to prevailing market rates except where otherwise provided by AMC § 25.40.
- Providing opportunities for partnership in the creation of conservation easements, through permittee-responsible mitigation to protect area wetlands, promote orderly development consistent with the goals of the Comprehensive Plan & the Anchorage Wetlands Plan, and generate revenue through the preservation of high-value HLB wetlands, while working to establish a wetlands mitigation bank.

- Continuing to enforce trespass violations, by posting signs and considering the installation of fences in areas of known campsites, removal of illegal structures and vehicles, and mitigation or prevention of impacts of unpermitted use on HLB land.
- Ensuring that open space, conservation and preservation opportunities are considered in HLB development projects where those opportunities are in the best interest of the citizens of the Municipality of Anchorage.

Overview of Land Disposals

Disposals of HLB inventory can include sales, exchanges, leases, easements, intra-governmental agreements to both the public or private sector, and transfers of parcels to other municipal agencies. The HLB consults with other municipal agencies to determine whether HLB land is needed to fulfill various municipal purposes and the impact of disposal.

Table 1.1: HLB Inventory by Area

Acreage (Estimate)	Anchorage Bowl	Chugiak/ Eagle River	Turnagain Arm	HLB Total Acreage:
HLB Wetlands (A & B)	1,085	44	560	1,688
HLB Uplands	1,771	1,137	8,090	10,894
Estimated Total HLB Acreage:	2,789	1,182	8,659	12,630

Table 1.2: Development Limitations

Limiting Factor	Quantity
Wetlands - Class A&B	1,688 acres
Easements	538 acres
4 Avalanche Zone - Very High Hazard	431 acres
Special Flood Hazard Area	1,081 acres
Patent restrictions prohibiting disposal	846 acres
Leased	550± acres
Active ADEC Contaminated Sites	4 sites
Parcels under other MOA Agency Management	41

Overview of Land Acquisition

Acquiring Municipal Entitlement Lands

Under AS § 29.65.010, the Municipal Entitlements Act and the subsequent *Agreement for the Conveyance of Lands of the State of Alaska to the Municipality of Anchorage, and Settlement of Land-Related Issues with the State of Alaska*, signed November 25, 1986, the Municipality was entitled to conveyance of 44,893 acres of land within the boundaries of the Municipality.

The MOA will continue to work closely with the Alaska Department of Natural Resources (DNR) to resolve any remaining land entitlement issues. The State has issued decision documents for several parcels but not patents. The State notified HLB that for management purposes the decision documents issued for conveyance of lands is equivalent to patent and considered equitable title.

North Anchorage Land Agreement

The MOA was granted rights to receive substantial acreage under the *1982 North Anchorage Land Agreement* (NALA), a federally approved agreement resolving several longstanding land ownership disputes between Eklutna, Inc., the State, and MOA. NALA provides for the future allocation of existing military land in Anchorage, in the event it is declared excess to the Department of Defense (DOD). To date, the MOA has received title to just under 300 acres of NALA land under its public interest land entitlement; no lands have been declared as excess by the DOD to date.

Overview of the Annual Work Program

The HLB Work Program is an annually approved guide for allocating and managing HLB land and resources. The program functions and activities must be consistent with Municipal Code, HLB policies, and pertinent comprehensive or area plans.

Parcels in the HLB inventory can be disposed of through trade, sale, or lease. HLB land disposals are based upon a minimum of fair market value of the land, except as otherwise provided in AMC § 25.40. HLB may exchange excess municipal land in the HLB inventory for other non-municipal land which has greater potential value or attributes for municipal use.

Per AMC § 25.40.020B, each year an Annual Work Program will be submitted through the HLB Advisory Commission to the Assembly. The Work Program will include anticipated HLB work items for the calendar year and will be reviewed in advance by the public and be approved after public hearings before the HLBAC and the Assembly. The code states that public notice for the HLBAC public hearing on the Annual Work Program is no less than forty-five (45) days prior to the hearing. Work Program public notice procedures include direct email notification to affected community councils, list of email subscribers, as well as posting notice online. Throughout the year, the Program may be amended as recommended by the HLBAC and approved by the Assembly to include any additions to the proposed list of action items.

While implementing the Work Program throughout the year, AMC requires a fourteen (14) day public notice prior to HLBAC holding a public hearing and taking action to make recommendations on land disposals (sales, leases, exchanges, easements) and withdrawals from the HLB inventory. To receive public hearing notices, the public may join our mailing list by emailing HLB@anchorageak.gov.

Overview of the Five-Year Management Plan

Predicting future municipal need and market demand is a challenging task. The success of land transactions often depends upon economic conditions, financing, and creative marketing strategies. Consequently, the Five-Year Management Plan is best viewed as a queue of items that may be acted upon in the next five years based on community input, various municipal goals and needs, and changing market demands. The Administration expects that the HLB be prepared to seek out and respond to unforeseen opportunities as they arise that promote the goals of the comprehensive plan. Long range forecasting can be difficult, therefore the assumptions, objectives and projections that follow in this document are an attempt at planning our future given current information.

Land management decisions will be consistent with the AMC, all adopted comprehensive plans and area plans, and implementation measures. If it is unclear whether a proposed management or disposal action is consistent with adopted plans, HLB shall complete a site-specific land use study prior to a final management or disposal decision. Public comments on consistency with adopted plans will be given due consideration.



HLB Parcel 2-157: Little Campbell Creek

Chapter 2. 2025 Progress Report

HLB made progress on several projects in 2025. These projects included the disposal of four parcels on the southeast corner of Lake Otis and Tudor, the transfer of an HLB recreational parcel to Girdwood Parks & Recreation, and construction of off-site improvements that will provide access to the Holtan Hills development. HLB also received authorization to lease and activate development on land that housed the former Alaska Native Service Hospital. Additionally, another Land Management Officer was hired, increasing capacity and ability to take on many outstanding work plan items. A list and description of major projects is included below.

Disposals, Exchanges & Transfers

HLB Parcels 3-078A-D (Lake Otis and Tudor) – The disposal of these lots, which included an ADEC contaminated site, was approved by HLBAC and the Assembly (*HLBAC Res 2021-01; AO 2022-05*). This transaction closed in January 2025, recorded as document number 2025-000661-0.

HLB 4-046 and 4-047 (Former Alaska Native Service Hospital Site) – In June 2025, the Assembly authorized HLB to enter into a non-competitive 20-year ground lease with ACDA via AO 2025-71 for use of the Former Alaska Native Service Hospital Site located at 3rd and Ingra. ACDA intends to activate the site by developing an RV resort incorporating components of the 2019 Master Plan prepared by HLB, including a memorial and park elements. This is considered a short-term use and is supported by several neighboring property owners. HLB staff will draft and manage the lease which will include conditions such as a development timeline and revenue sharing with HLB. This lease is being drafted and will be executed in early 2026. ~~This lease is intended to be finalized by the end of 2025. (***) This is a pending item that will be updated prior to Assembly approval. (***)~~ comment 101)

HLB Parcel 6-075 (Winner Creek Trail Extension) – The withdrawal from HLB inventory and transfer of this parcel to General Real Estate inventory with designation of management authority to Girdwood Parks and Recreation was recommended by HLBAC in August 2024 and authorized by the Assembly on July 15, 2025 (HLBAC Res 2024-05; AO 2025-75).

HLB Parcel 6-251 and ~~26~~-296 (Bikewood) – In 2019, HLBAC and the Assembly authorized HLB to grant a 20-year public use easement to the Girdwood Mountain Bike Alliance (Bikewood) for the development of a first phase of trails near the Girdwood Nordic 5k Loop. Now that the trails are constructed, a record of survey and easement will be recorded in early 2026. ~~Now that the trails are constructed, it is anticipated that this easement will be recorded by the end of 2025 upon recording of survey work (Record of Survey XXXX-).~~ In 2024 HLBAC passed a resolution and in July 2025 the Assembly authorized HLB to grant an easement for a second phase of trails (HLBAC Res 2024-06, As Amended; AO 2025-76). This is a continuing project, see the 2026 Work Program Chapter for more details on future steps. comment 102)

Acquisitions

Laurel Acres (HLB Parcels 5-041) – In 2025 there were efforts to acquire parcels in the Laurel Acres Subdivision through donations and purchases for the purposes of future wetland mitigation credits. In 2025 HLB acquired five parcels, three were properties that the MOA foreclosed on and were retained for public purpose (AO 2025-32 and 2025-81) and the other two were purchased in October ~~September~~ after receiving recommendation and authorization from HLBAC and the Assembly (HLBAC Res 2025-01; AO 2025-92, Document #2025-030081-0). (~~***comment 103~~)

Projects

HLB Parcel 2-156 (Hillside Natural Burial Cemetery) – After selecting Alaska Natural Burial’s proposal through an RFP process in 2024, a land use permit was issued to the non-profit to perform Due Diligence work on the property. HLB conducted a soil investigation in September 2025 to determine development viability for the proposed cemetery. This is an on-going project, see the 2026 Work Program Chapter for more details on future steps.

HLB Parcel 4-033B (former Clitheroe Center) – Staff successfully executed an access agreement with AK DOT&PF to provide Municipal access to this parcel for Municipal employees, agents, representatives, and assigns. This agreement does not include general public access to the parcel. (~~***comment 43~~)

HLB Parcel 6-039 (Orca Mountain View) – Survey work to subdivide this parcel into three tracts based upon zoning boundaries was completed in the summer of 2025. HLB staff presented the subdivision to LUC and GBOS who both took action to support the subdivision as discussed. Following community support, a preliminary plat application was submitted to the Planning Department for review with a public hearing scheduled before the Platting Board in January 2026. Please see the 2026 Work Program Chapter for more details on future steps. (~~***comment 49~~)

HLB Parcel 6-057F (Girdwood Industrial Park) – ~~Evaluation of development and platting options has been ongoing, HLB staff presented four options to HLBAC in April of 2024, with one preferred option being supported by HLBAC, and additionally supported by GBOS in February 2025.~~ Survey work to prepare a preliminary plat of the parcel into six tracts was completed in the summer of 2025. HLB staff presented the subdivision to LUC and GBOS who both took action to support the subdivision as discussed. Following community support, a preliminary plat application was submitted to the Planning Department for review with a public hearing scheduled before the Platting Board in January 2026. This is an on-going project, see the 2026 Work Program Chapter for more details on future steps. (~~***comment 53~~)

HLB Parcel 6-011A, Holtan Hills Tracts 1 & 2 (Holtan Hills) ~~*Former HLB Parcels 6-011, 6-016, 6-017 (Holtan Hills Project)*~~ (~~***comment 14~~) – In 2025 the Assembly approved an appropriation from the HLB Fund to cover construction costs of the off-site improvements (including surface

transportation and sub-surface utilities infrastructure) to support the Holtan Hills development (AR 2025-220). [Construction of the off-site improvements was nearly completed in 2025, with final site work being completed in early 2026. During construction, significant amounts of buried trash from the old Girdwood landfill was discovered along the road alignment. The presence and location of the buried trash was unknown to the development team and was not discovered during previous site testing. All excavated trash was removed and properly disposed of at HLB's sole cost.](#) This is an on-going project, see the 2026 Work Program Chapter for more details on future steps. [\(**comment 106\)](#)

Land Management

Wildland Fire Fuels Reduction – HLB staff evaluated two separate proposed fire break projects managed by the Anchorage Fire Department (AFD) and provided a report on each fire break to HLBAC. HLBAC voted in support of each fire break (Campbell Airstrip Road Shaded Fuel Break, HLBAC Res. 2025-03; Heights Hill Fuel Break, HLBAC Res. 2025-05). These fire breaks were completed by AFD in 2025. Additionally, HLB staff is assisting AFD as a stakeholder/land manager during their drafting of the Updated Community Wildland Fire Protection Plan (CWPP). The CWPP will help HLB staff determine priority parcels and treatment methods for the reduction of wildland fire risk.

Site Inspections – HLB staff conducted site visits on over 30 parcels during 2025. During inspections, staff noted any unpermitted activity occurring on-site, made general observations of any natural or man-made impacts to the property, and cleaned up any trash that was able to be removed by hand. An unpermitted trail bridge fallen into disrepair was removed from parcel 2-157. Tires, windows, scrap metal, and bagged trash were removed from parcel 3-080 (Tozier Track).

Invasive Species Removal – The Anchorage Soil & Water Conservation District eradicated invasive Chokecherry's on parcel 4-033B (former Clitheroe Center).

Contaminated Sites – Certain HLB parcels have been found to contain contamination in several different forms and are at various stages of remediation, including HLB Parcel 3-078E (former Peacock Cleaners). During 2025 HLB continued to conduct environmental testing and monitoring as required by ADEC. [Other actively monitored contaminated sites are 1-008, 3-028, and 4-021.](#) [\(**comment 8\)](#)

Wetland Mitigation – As the municipal agency solely responsible for management of conservation easements, the HLB has ongoing monitoring and management requirements as outlined in the conservation easement and long-term management plans. The HLB must oversee funds generated from the sale of mitigation credits or acceptance of properties, subject to a conservation easement, to allow for care in perpetuity.

Table 2.1: Conservation Easements Managed by HLB [\(***comment 107\)](#)

HLB Parcel	Year Established or Modified	Acreage
5-024; Blueberry Lake	2005	7.5 acres
3-049; Campbell Tract	2007	15.5 acres
Portions of 3-075; 3-076; 3-077; 3-065; Tudor Municipal Campus	2009	40.0 acres
3-035; Chester Creek Headwaters	2009	9.75 acres
3-029; Campbell Tract	2009	27.5 acres
3-064; Dowling Substation	2010	24 acres
6-251; Arlberg Extension	2015	5.5 acres
5-041; 100 th Avenue Extension	2016	23.9 acres
5-041; Laurel Acres LLC	2021	7 acres
3-079; Best Bog Subdivision	2019/2023	4.0 acres
3-037; Reflection Lake Creek	2022/2024	2.3 acres
		Total: 167.0 acres



HLB Parcel 6-010: Beaver Pond Trail

Table 2.2: 2025 HLBAC Resolutions [\(**comment 108\)](#)

Resolution (Associated Assembly Document)	Subject	Date	Action
2025-01 (AO 2025-92)	Recommending Assembly approval of the acquisition of real properties, legally described Lot 31 and 32, Block 2, Laurel Acres Subdivision (Plat 71-44), and placement into the Heritage Land Bank inventory.	1/23/2025	Approved
2025-02 (AR 2025-103)	Recommending Assembly approval of the 2025 HLB Annual Work Program and 2026-2030 Five-Year Management Plan.	2/27/2025	Approved
2025-03	Supporting the Anchorage Fire Department's Campbell Airstrip Road Shaded Fuels Break Project affecting HLB Parcels 3-035, 3-035A, 3-041, 3-038, 3-045, 3-039, and 3-040	3/27/2025	Approved
2025-04 (AO 2025-71)	Recommending Assembly 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	5/22/2025	Approved
2025-05	Supporting the Anchorage Fire Department's Height's Hill Road Shaded Fuels Break Project affecting HLB Parcels 2-125 and 2-126	8/28/2025	Approved
2025-06	Recommending Assembly approval of the 2026 HLB Annual Work Program and 2027-2031 Five-Year Management Plan.	12/18/2025	Pending

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~~ [South Golden View \(**comment 24\)](#))* – 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 to determine funding for, and location of, any](#)

necessary trail realignments and easements. ~~HLB will collaborate with Girdwood Parks & Recreation, USFS, and private landowners on any necessary trail realignments and easements. (**comment 26)~~ Any trail easements on HLB property require review by HLBAC and authorization by the Assembly through public hearings prior to dedication.

HLB Parcel 6-014 (Chair 7) – Evaluate process for disposal, with direct sale, to owners of Alyeska Resort. Prior to any disposal, HLB would collaborate with Girdwood Parks and Recreation to dedicate a trail easement for the Winner Creek Extension Trail. (**comment 27)

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 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, as well as the Girdwood Comprehensive Plan and its elements. (**comment 31)~~

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.

HLB Parcel 6-011A, Holtan Hills Tracts 1 & 2 (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. (**comment 48)~~

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 ~~has been~~ will be submitted to the MOA Planning Department for review after receiving support from both Girdwood Land Use Committee (LUC) and Girdwood Board of Supervisors (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. (**comment 49)

HLB Parcel 6-057F (Girdwood Industrial Park) –Following a development analysis completed by HLB staff in 2024, HLBAC and GBOS expressed support for a Phase 2 tract plat of the industrial park. Preliminary Phase 2 survey work was conducted in 2025. A preliminary plat has been submitted to the MOA Planning Department for review after receiving support from both LUC and GBOS. This is an on-going project, for longer-term plans see the Five-Year Management Plan. (**comment 53)

2026 Land Management

Wildland Fire Fuels Reduction – HLB will collaborate with applicable Fire Departments to address high priority HLB parcels at the wildland-urban interface in accordance with the Community Wildland Fire Protection Plan (CWPP).~~HLB will collaborate with the Anchorage Fire Department to address high priority HLB parcels at the wildland-urban interface.~~ (***comment 54)

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

HLB does not anticipate the initiation or completion of any plans, studies, or surveys within the 2026 calendar year. However, HLB will serve as a stakeholder and contributor for in-progress community plans such as the *AMATS Recreation Trails Plan*, *Anchorage 2040 Land Use Plan 10-Year Targeted Plan Update*, and *Girdwood Parks Plan*.

Chapter 4. Five Year Management Plan: 2027 – 2031

The HLB will review several of its holdings for disposal during this five-year planning period. The following pages represent HLB parcels that will be considered for sale, lease or exchange, provided such disposals are consistent with the MOA Comprehensive Plan, land use studies, wetlands mitigation policies, and market conditions. As recommendations for any disposals are made, the public hearing process will be initiated through the HLBAC and recommended to the Mayor, with subsequent approval required by the Assembly, also following a public hearing. Several of these parcels will need to be reviewed more carefully before determining final disposition or use. Housing is a municipal-wide need. HLB will continue to evaluate parcels for housing development potential as community planning documents are updated. Exploring non-profit entities for partnership is an avenue that will be considered to provide varied housing options.

Potential Disposals, Exchanges & Transfers: 2027 – 2031

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

HLB Parcels 2-116 through 2-122 – These parcels may be more appropriate to be withdrawn out of HLB inventory and into Real Estate Services with Management Authority provided to Parks & Recreation if practical.

HLB Parcel 2-125 & 2-126 (Section 36) – Rabbit Creek Community Council is evaluating a connector trail [from Goldenview Middle School from the elementary school to Bear Valley Elementary School and the Bear Valley Community](#) through HLB Parcel 2-125 and 2-126 [in coordination with the Parks & Recreation Department and the 2014 Section 36 Parks Master Plan](#). [HLB will work with RCCC as needed to determine a practical alignment of this trail through these parcels. An agreement or other proposal is anticipated for trail location, development, and management. Any trail development in this area will be in coordination with the Parks and Recreation Department and the Section 36 Park Master Plan \(2014\).](#) [\(**comment 58\)](#)

HLB Parcels 2-144A through D – Per the PVLUA, these parcels are designated for residential and open space recreational use. 2-144C was rezoned to R6-SL in 2018 (AO 2017-163) and may be considered for disposal at a later date. [A 20-foot Intergovernmental Permit \(Recorded Documents 2017-006528, 006529, and 006530\) exists on HLB parcels 2-144B through D to provide public trail access to this area. Public trail access will be preserved and made a condition of any future disposal. \(**comment 59\)](#)

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

HLB Parcel 2-152 & 2-158 (Honey Bear Circle) – [Coordinate with MOA Parks, CSP, and the public to determine recreation access potential to several nearby parklands, and to produce a context sensitive design for access improvements.](#) Grant an Intergovernmental Permit to Project, Management & Engineering (PM&E) for the purpose of increasing access to HLB parcel 2-152, with construction at a later date. ~~Coordinate with MOA Parks, CSP, and the public to determine recreation access potential to several nearby parklands, and to produce a context sensitive design for access improvements.~~ ([***comment 61](#))

HLB Parcel 3-010 – Disposal by competitive bid, or leasing of part or all of the parcel may be considered.

HLB Parcel 3-042 portion – Potential disposal by ground lease to CEA for the purpose of a substation. Trail easement for a Northeast Connector Trail to be completed for Parks & Recreation. Intergovernmental Permit for the utility access road.

HLB Parcels 3-078E – Continue to evaluate environmental contamination caused by the prior owner. Evaluate possibilities for potential subdivision, and market this parcel for sale or lease.

HLB Parcels 4-032, 4-033A-F and 4-034 – The 2040 Land Use Plan Map identifies community facility uses for a portion of these areas and HLB will consider a long-term lease consistent with that approved planning document. TSAIA has a Right-of-Way easement and a Land Use Permit in the area, which would be taken into account in any future actions.

Public Access to the Tony Knowles Coastal Trail through HLB land may be considered if/when development of the parcel(s) are proposed. Additionally, HLB will work with the Turnagain Community Council, the Parks and Recreation Department, and other interested parties to determine appropriate boundaries for a trail and natural space buffer within the areas designated as Park or Natural Area, and, as funding is available, will survey the trail and natural space buffer portions for transfer of management authority to Parks and Recreation. HLB will retain all management responsibilities pertaining to existing contracts affecting these parcels (Figure 1).

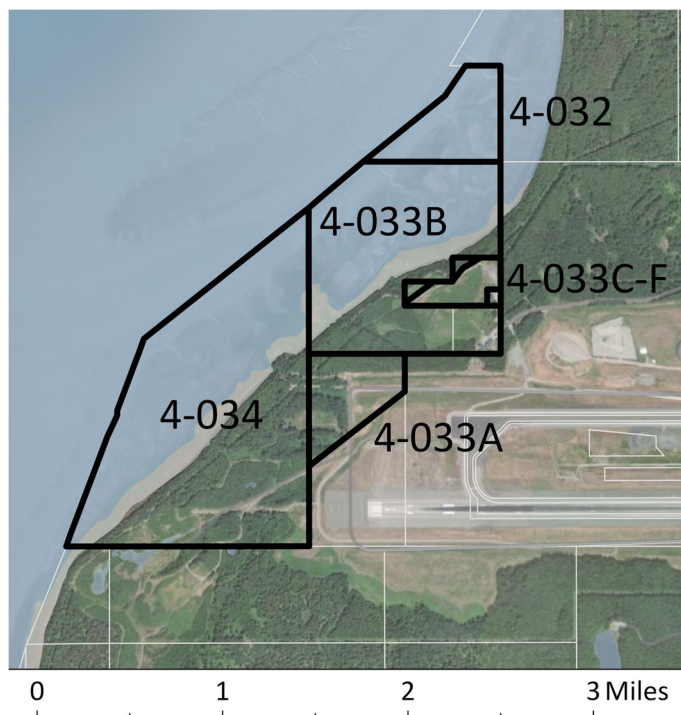


Figure 1: HLB Parcels 4-032, 4-033A-F & 4-034

HLB Parcel 4-045 – Investigate trespass issues for possible resolutions and evaluate withdrawal of property out of HLB Inventory to Real Estate Services with management by Parks & Recreation.

HLB Parcels 6-002 and 6-003B – These parcels, located in Indian, may be considered for disposal for expanded utility facilities.

HLB Parcel 6-003C – The Turnagain Arm Community Council has expressed interest in locating a community center on this parcel and passed a resolution in support in 2016. The TACC will notify HLB when able to move forward on their effort.

HLB Parcel 6-011B – (Nordic Ski Trails & Glacier Creek Village) After a replat of 6-011B is complete, the disposal process to Alyeska Holdings, LP and Seth Andersen to facilitate the development of Glacier Creek Village through a purchase and development agreement will begin (see page 17 for historical context and short-term plans for the area).

This project will be required to be in compliance with the Girdwood Comprehensive Plan, the Girdwood Trails Plan, and any other applicable adopted plans. As with any HLB disposal, it will be taken to HLBAC (with public noticing) for a public hearing and recommendation to the Assembly. Then an ordinance seeking authorization for the disposal will be brought to the Assembly for an additional public hearing and decision. The Assembly will have the opportunity to approve, amend (place conditions on the disposal), or deny the ordinance. If the Assembly passes the ordinance, HLB will then be authorized to move forward with a disposal, subject to the conditions of the ordinance. HLB will include a reversionary clause, so that if conditions are not met, the Glacier Creek Village area will come back into public ownership.

Many other ideas about conditions were mentioned during the drafting and approval process of the Girdwood Comprehensive Plan and will be provided to the HLBAC and Assembly if and when they consider the disposal. These include limiting short term rentals, minimizing trail and road crossings, integrating the residential development with the existing and planned trail network, developing a Nordic ski hut and additional parking for recreators, prioritizing conventional mixed-density housing, implementing design strategies for efficient construction and clustered residences, and other conditions related to making the housing more attainable for the local workforce.

HLB Parcels 6-053, 6-054, 6-055 and 6-056 (tideland parcels) – ADOT&PF has expressed interest in acquiring these parcels. HLB may consider a disposal or exchange.

HLB Parcel 6-057F (Girdwood Industrial Park) – A development analysis, survey work, and ongoing discussions with the Girdwood community, have continued to illustrate the complexity of the Girdwood Industrial Park. If a Phase 2 plat of the industrial park is completed, HLB intends to make a tract available to GVSA, dispose of a tract through competitive bid, retain two tracts for permittee use and potential further subdivision, with the other tracts remaining uncommitted with portions used for recreation at this time. HLB will continue to collaborate with GVSA on any potential additional phases of analysis, development, and expansion.

Potential Acquisitions: 2027 – 2031

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

HLB Parcel 2-139 – Access needs to be established through a private parcel. HLB Staff is in discussions with surrounding property owners to obtain access.

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

Potential Projects: 2027 – 2031

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

HLB Parcel 1-111 – In February 2024, the Anchorage Assembly voted to add a bond to the general election to fund cemeteries in Eagle River and Girdwood. However, the bond did not pass. HLB Staff will continue to work with the Chugiak-Eagle River Cemetery Committee, and Chugiak-Eagle River Parks & Recreation, and the Planning Department as they work towards next steps.

Chugach State Park Access – In order to improve access to Chugach State Park (CSP) as several Comprehensive Plan elements encourage, HLB will continue exploring the feasibility of exchanging and/or acquiring parcels or allowing development of access to CSP in the Upper Hillside, Chugiak/Eagle River, and Turnagain Arm (including Girdwood). ~~HLB will continue exploring the feasibility of exchanging parcels or allowing development of access to CSP from certain HLB parcels, such as but not limited to: 2-139, 2-147, 2-152 and 2-158 in the Upper Hillside.~~ CSP has produced an access inventory and trails and access plans through the *Chugach State Park Access Plan*. HLB will collaborate with PM&E, DNR, and the public to explore funding opportunities (i.e. CASA, Recreational Trails Program Grants) for new, improved, or expanded public access within or to HLB lands adjacent to CSP ~~(Figure 2).~~ (***comment 73)

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. (**comment 48)

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

HLB Parcels 6-076 & 6-134 (South Townsite) – Following the recent adoption of the 2025 Girdwood Comprehensive Plan, and drafting of the forthcoming Girdwood Parks Plan, there has been renewed interest in the development of these parcels for a variety of uses. Local non-profit Girdwood Community Land Trust has a land use permit to perform due diligence on 6-076 in an effort to help determine what the consensus on the highest and best use may be. Additionally, Girdwood Parks & Recreation has submitted a request for management authority of 6-134. However, based on this renewed community interest and feedback, no transfer or disposal will be reviewed by HLBAC until the Girdwood Parks Plan is completed. (**comment 31)

Heritage Land Bank Umbrella Mitigation Banking Instrument – HLB staff maintains that developing a program that will allow the sale of compensatory mitigation credits for the preservation of wetlands and streams is in the best interest of the Municipality of Anchorage. This program will utilize strategies available through the USACE permitting process, establishing a mitigation banking agreement with the USACE to protect our waterways and watersheds. Stewardship fees paid by permittees will provide care in perpetuity for the conserved wetlands. In response to USACE and agency comments, HLB developed the MOA Wetlands Prioritization Project to be used as a tool for selection of highest value municipally owned wetlands for preservation in the HLB Mitigation Bank. Additions to the Bank will also be subject to public review and comment. Upon USACE approval of the Heritage Land Bank Umbrella Mitigation Bank, HLB plans to place conservation easements on those sites approved as Bank sites. Staff will continue to evaluate bank sites and use the MOA Wetlands Prioritization Project as a guide.

Potential Heritage Land Bank Umbrella Mitigation Bank Sites

Girdwood Valley Parcels – Create a site plan for a mitigation bank site in the Girdwood Valley.

HLB Parcel 5-023 – Tract C Mike Bierne Subdivision is a parcel adjacent to Sand Lake in west Anchorage primarily made up of wetlands. The *West Anchorage District Plan (2012)* recommends the parcel be transferred to Parks. This site will be considered for a wetland bank site prior to management authority transferring to Parks & Recreation. Any conservation easement placed on the property will be managed by HLB.

Land Management: 2027 – 2031

HLB Parcel 6-002 – One remaining party claims an interest in a mining claim on the parcel. HLB will evaluate the validity of the claim and consider the purchase of the remaining mining claim. HLB will then work towards remediation of the property and obtain a patent.

Bird Creek Homeowners' Exchange – A group of homeowners have been working with the State and MOA to resolve long term trespass on municipal lands in Bird Creek Regional Park. This ongoing project will clear up property descriptions for the members of the Bird Creek community and add two additional parcels to the park.

Potential Plans, Studies & Surveys: 2027 - 2031

Chugiak Section 16 Site Specific Land Use Study – Conduct a site-specific land use study in compliance with the *Chugiak-Eagle River Comprehensive Plan Update* (2006) and the requirements of AMC subsection 25.40.025C. to determine an appropriate use for HLB Parcels 1-007A, 1-008, 1-090, 1-091, and 1-092.

Girdwood Comprehensive Plan – On March 18, 2025, the Anchorage Assembly adopted the updated Girdwood Comprehensive Plan via AO 2024-114(S), As Amended. The GCP is an update to and replacement of the 1995 Girdwood Area Plan. The GCP is a comprehensive plan element of the Municipality and supersedes the 1995 Girdwood Area Plan. The GCP will be consulted to guide management decisions on HLB land for the planning horizon. (**comment 79, 80, 81)

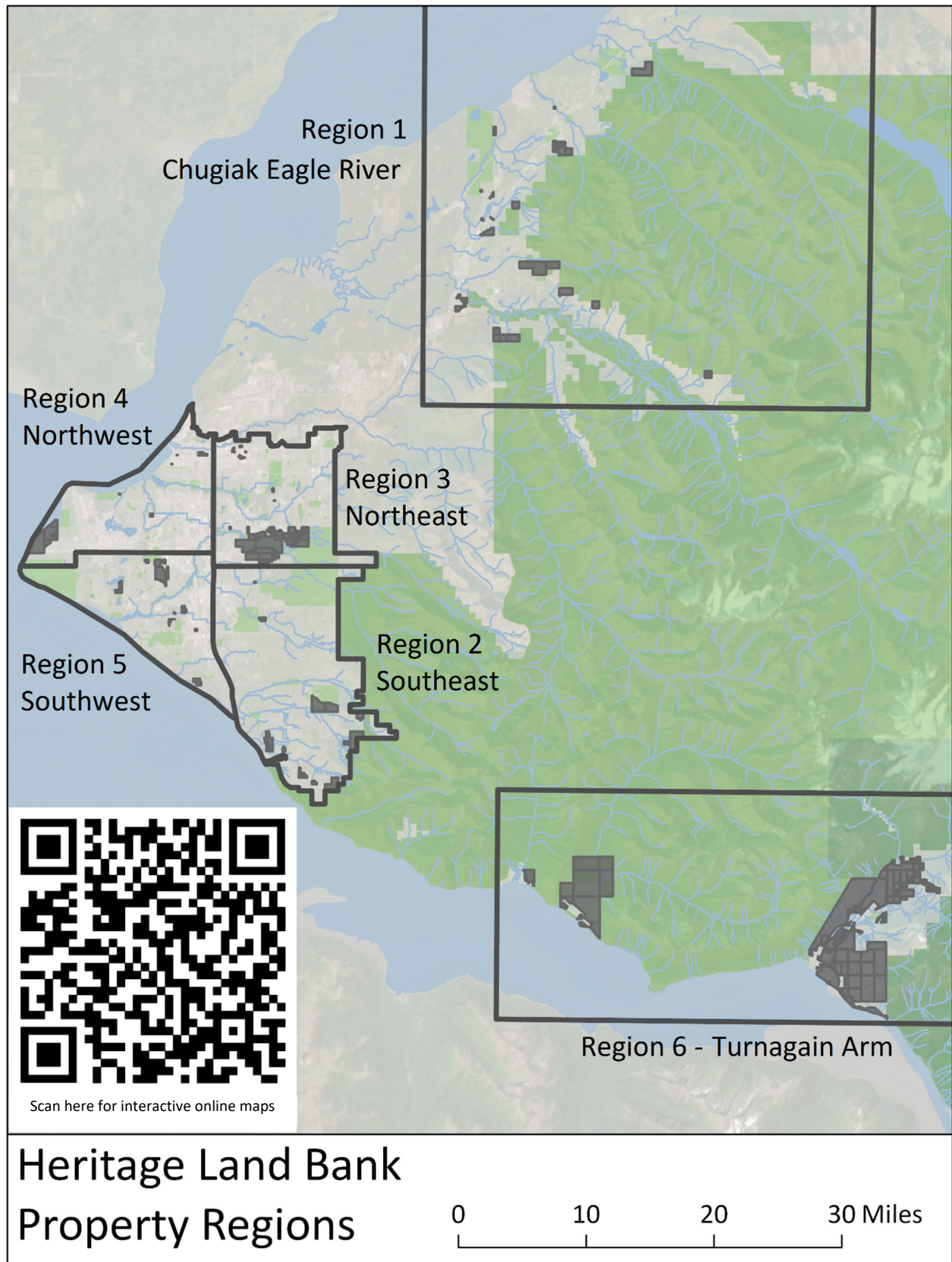
Girdwood South Townsite Area Master Plan – The 2014 Girdwood South Townsite Area Master Plan fulfils the requirements of AMC 21.09.030E.1. It serves as a more specific vision for future development of the area. Although, it is not an adopted element of the comprehensive plan, it is the approved and effectuated area master plan for this area and guides HLB land management decisions in addition to the recently adopted GCP and forthcoming Girdwood Parks Plan. Considering the recent adoption of the GCP, there may be interest in updating the 2014 Girdwood South Townsite Area Master Plan so it is aligned with current community priorities. Further discussion is necessary to determine if this is a priority for the Girdwood Community.

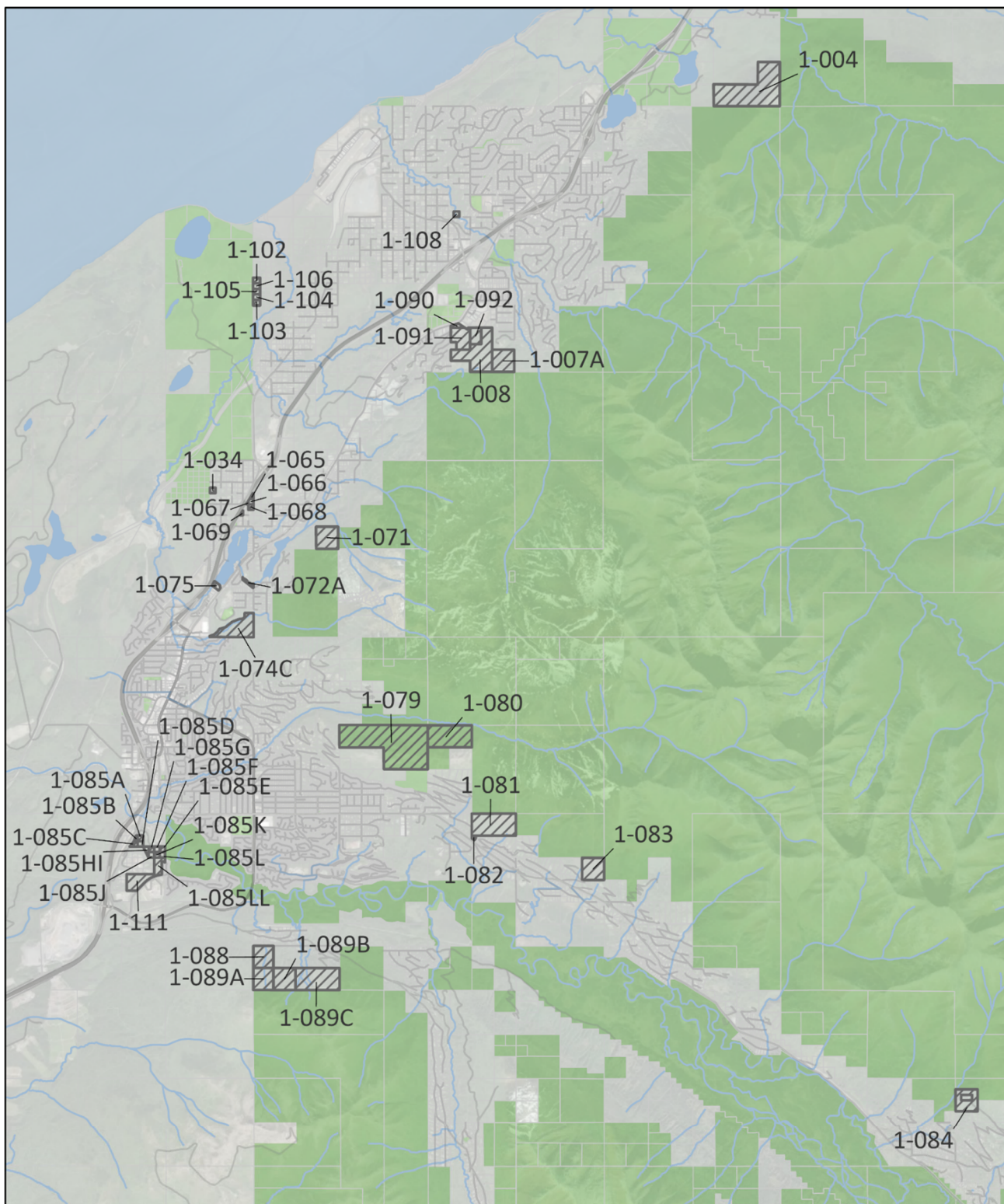
Girdwood Trails Plan Implementation – The Girdwood Trails Plan was approved by the Assembly in February 2024 (AO 2024-21). When located on HLB land, HLB's involvement in the establishment of new trails generally begins in the conceptual phase (proposals require the support of HLBAC and the Assembly)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

~~*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. (**comment 79)~~

Girdwood Valley Watershed Management Plan – HLB recognizes the need for a watershed plan and will participate as a stakeholder on any future planning effort.

Appendix A

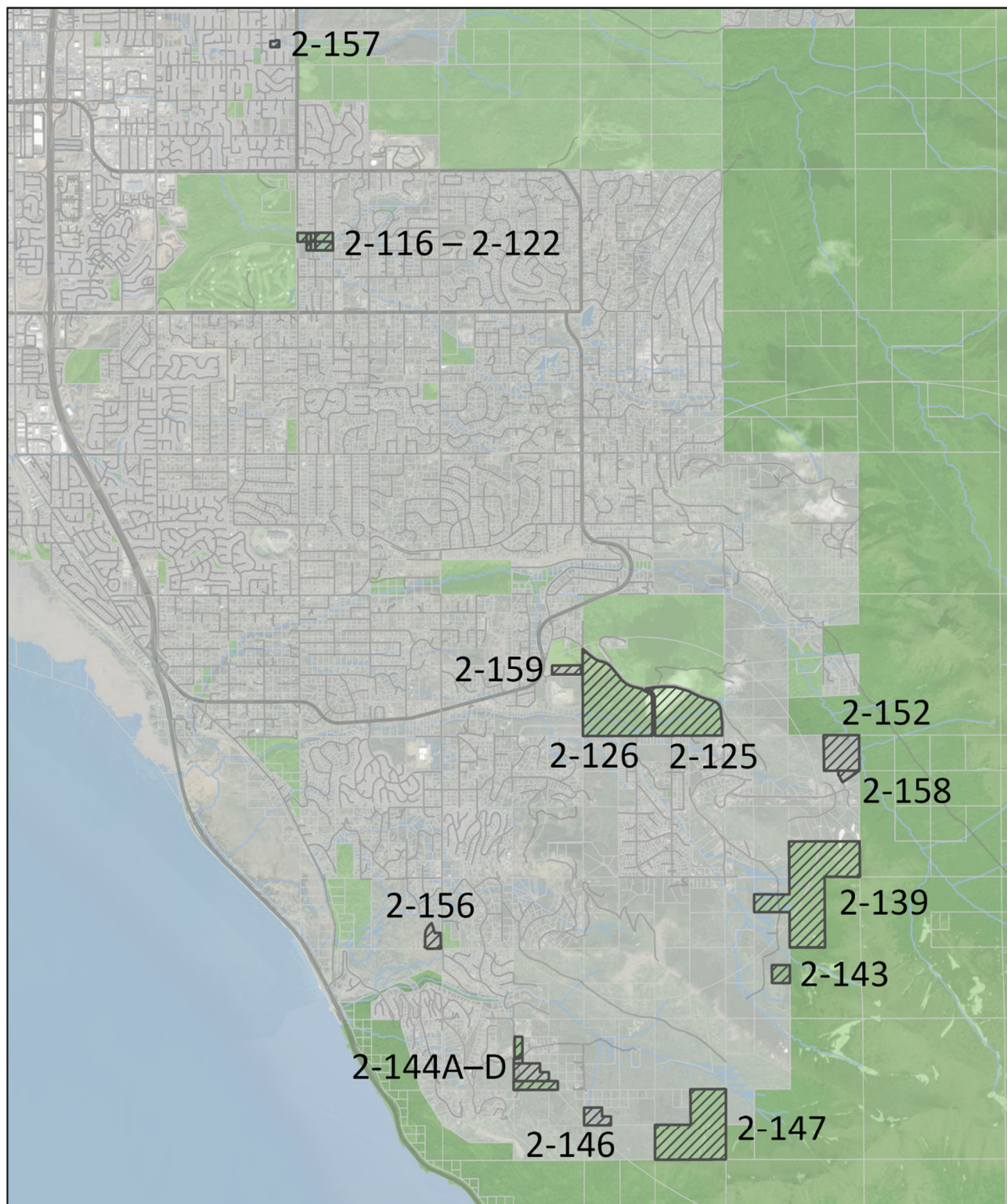




HLB Property Region 1

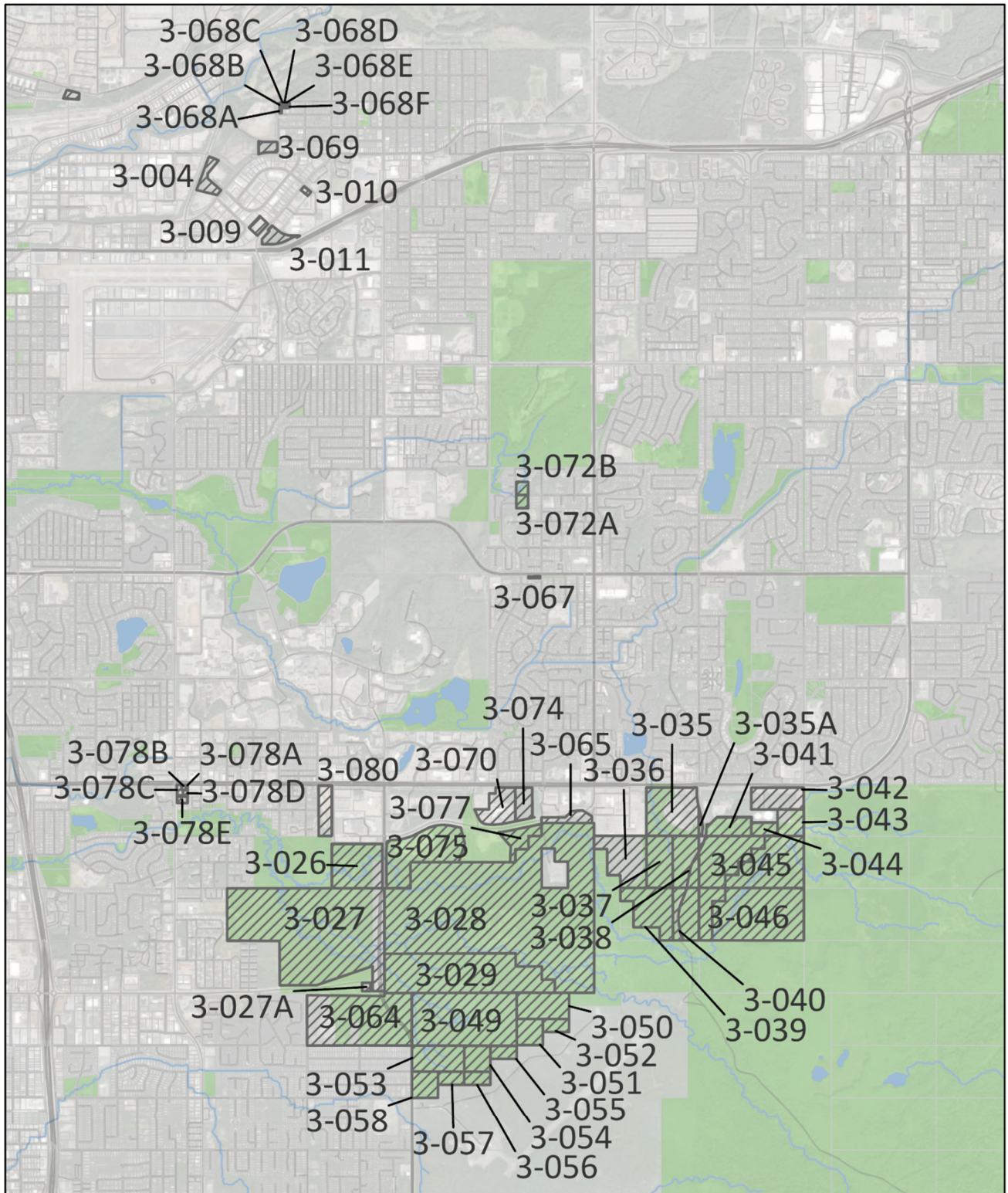
Chugiak Eagle River Parcels

0 2 4 6 Miles



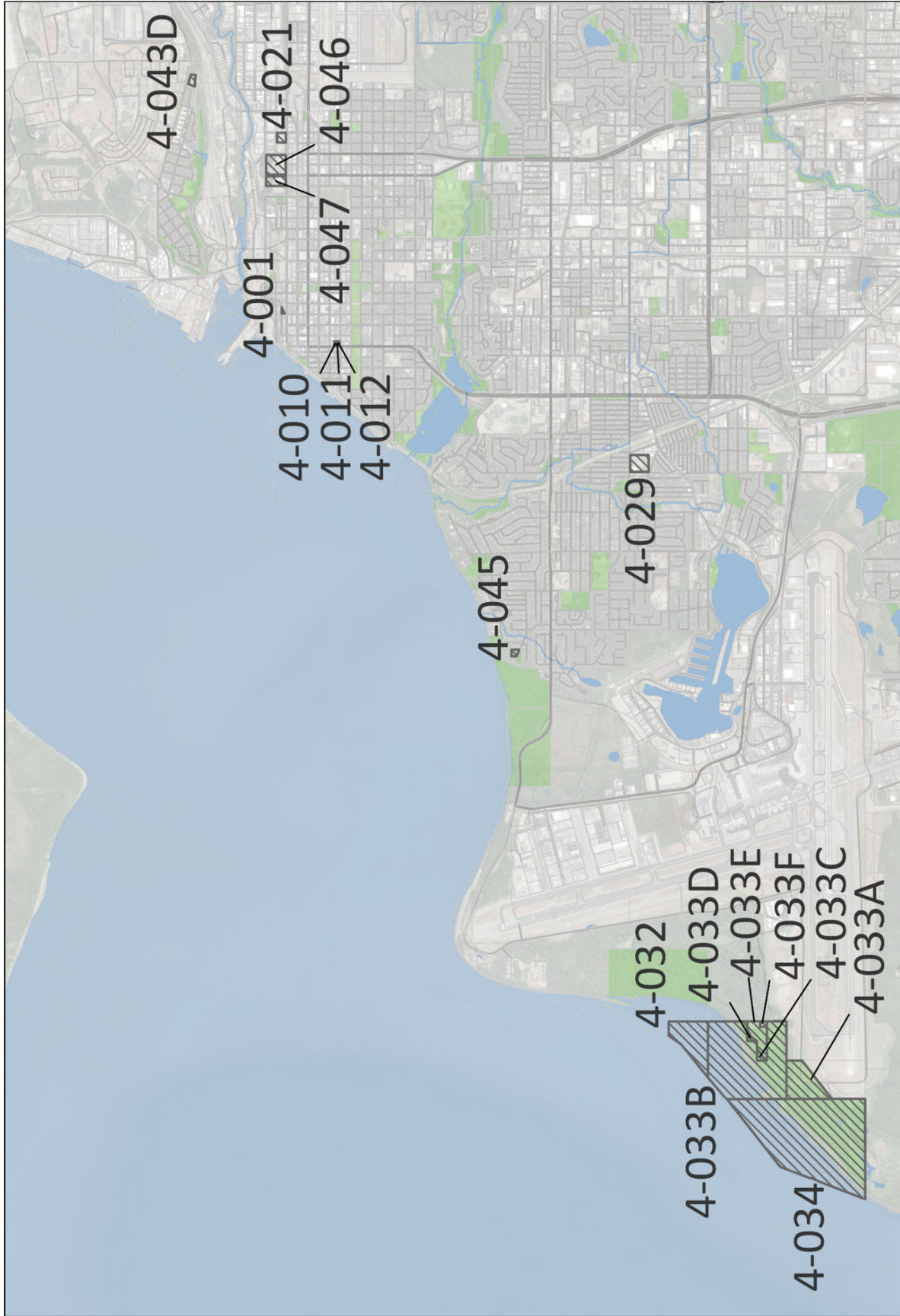
HLB Property Region 2 Southeast Parcels

0 1 2 Miles



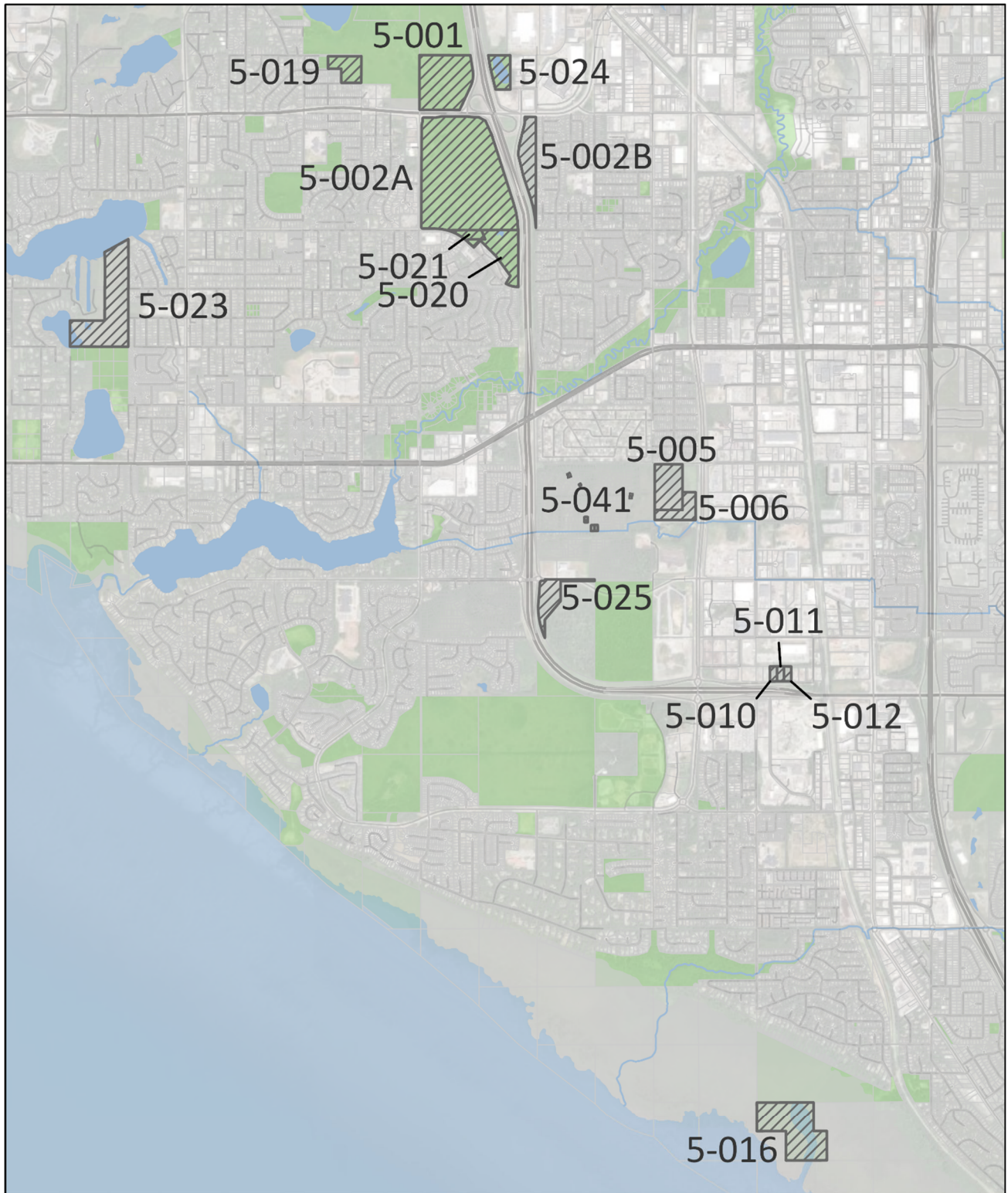
HLB Property Region 3 Northeast Parcels

0 1 2 3 Miles



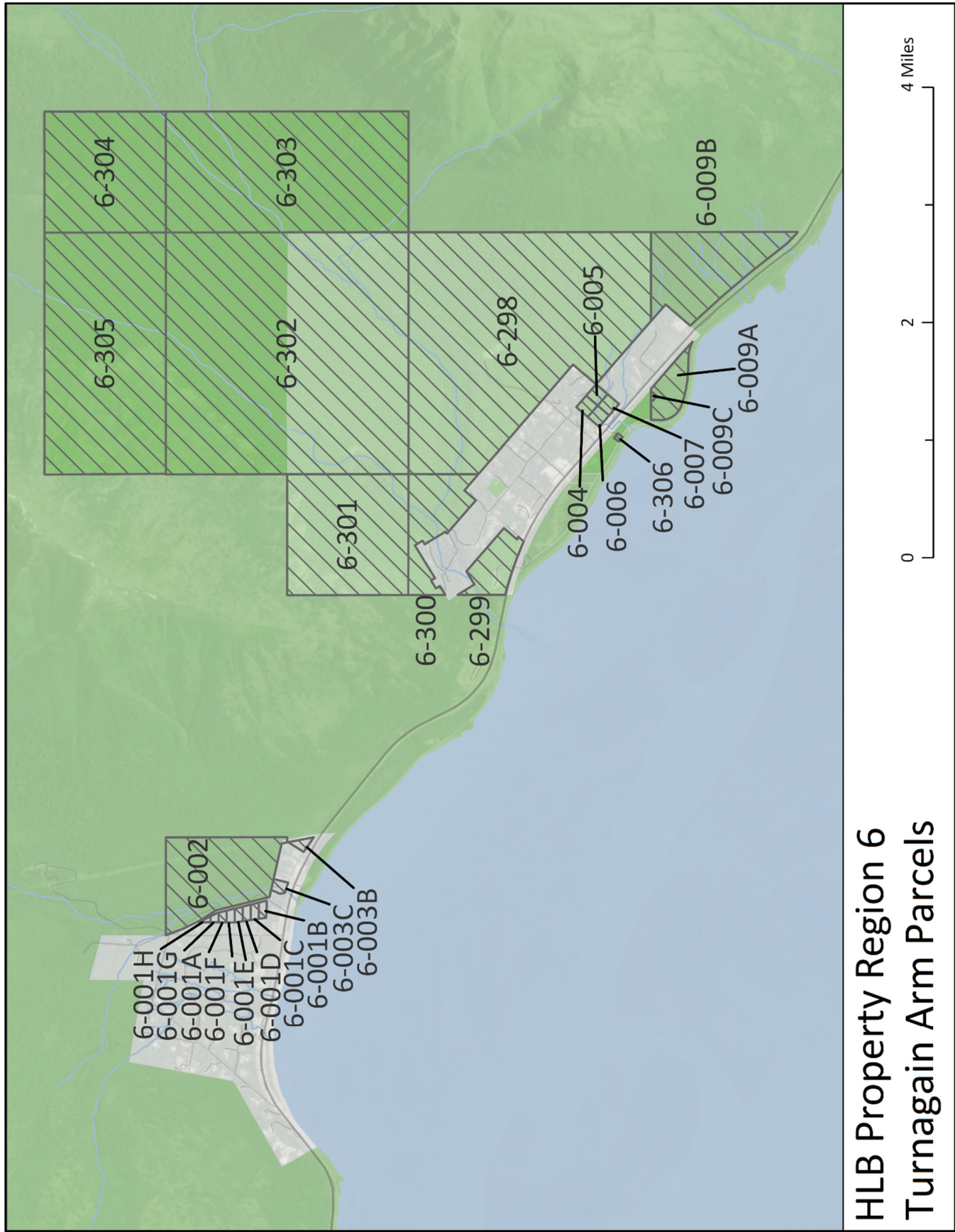
HLB Property Region 4 Northwest Parcels



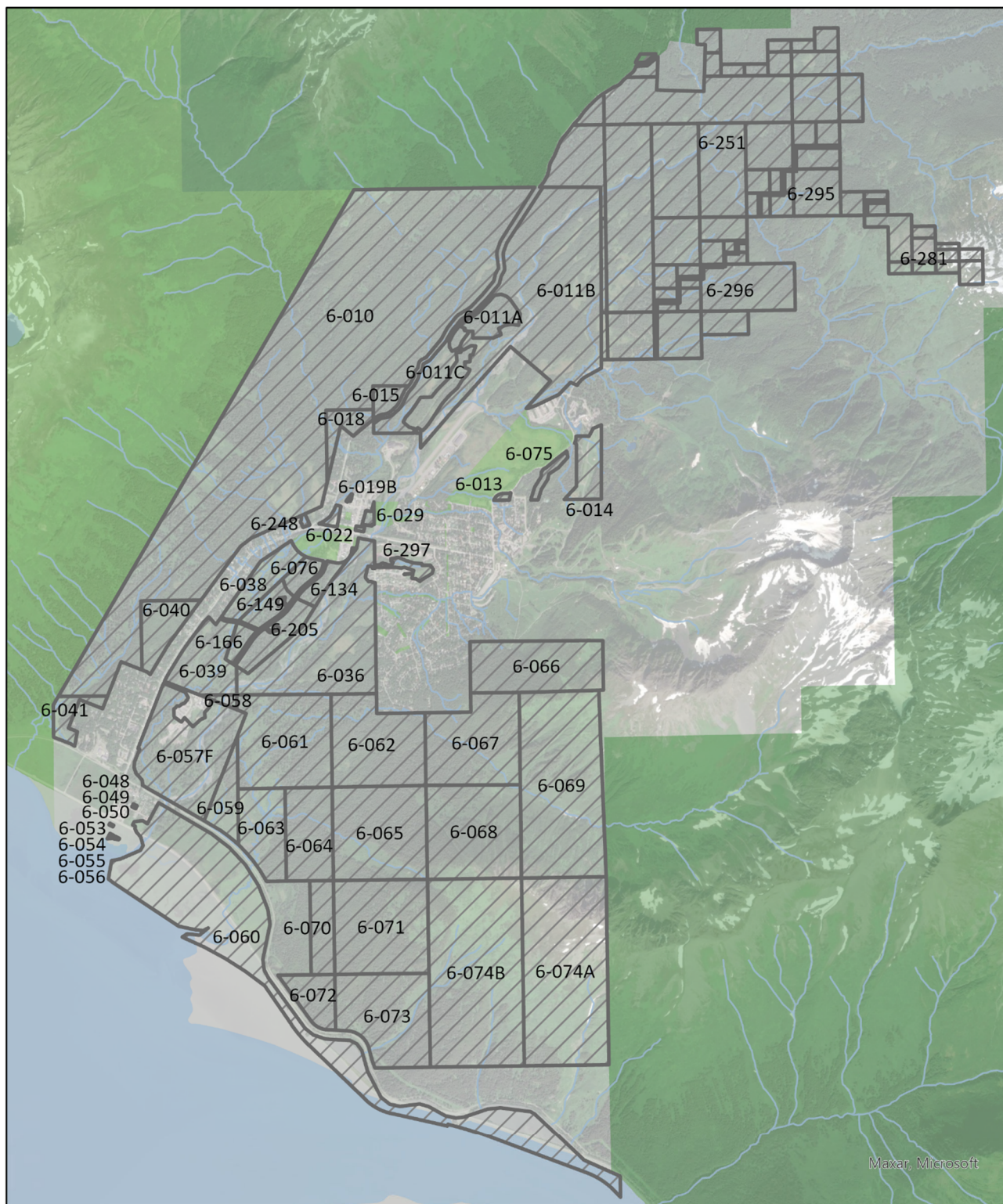


HLB Property Region 5 Southwest Parcels

0 1 2 3 Miles



HLB Property Region 6 Turnagain Arm Parcels



HLB Property Region 6 Girdwood Parcels

0 0.5 1 2 Miles

Appendix B

OVERVIEW & POLICIES

I. Overview

The Municipality of Anchorage Heritage Land Bank (HLB) is responsible for managing the majority of the municipality's uncommitted land base, currently consisting of over 12,000 acres. This acreage is distributed from Chugiak to Girdwood and classified as residential, commercial, industrial, open space, and recreational areas. The HLB manages this land in a manner designed to benefit the present and future citizens of the Municipality of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan (AMC § 25.40.010).

All land and resources subject to HLB management should be included in the HLB Inventory. Land transferred to the Municipality from the State of Alaska under separate agreement or as part of the Municipal Entitlement Act is added to the inventory. Land may be withdrawn from the inventory and management transferred to other municipal agencies if such land is needed for the location of public facilities or purposes, including schools and dedicated or designated parks and open space. In addition, if HLB land is determined excess to municipal need, such land may be disposed of through land sales, exchanges, or leases. HLB staff also issues land use permits for a variety of temporary uses on HLB land.

The HLB Fund exists to receive income generated by the HLB land. The HLB Fund is used for HLB operating expenses, to acquire new land needed for municipal use, and for improvements to HLB land. All monies held in the HLB Fund are managed in a public fiduciary capacity in an account separate from other municipal funds. HLB is not tax supported and therefore has no impact on property tax revenues.

The HLB Policies and the Anchorage Municipal Charter and Code provide the general principles and guidelines necessary to govern the HLB functions related to the management of HLB land and the HLB Fund.

Any issues not explicitly covered by these policies shall be reviewed and decisions made on a case-by-case basis by the Executive Director of the Office of Economic and Community Development or their designee after consultation with the Municipal Attorney and a determination of conformance with AMC § 25.40.

II. Heritage Land Bank Advisory Commission

A seven member HLB Advisory Commission (HLBAC) from a diversity of geographic residence, occupations, and civic involvement is appointed by the Mayor and confirmed by the Assembly. The HLBAC generally makes advisory recommendations on proposed HLB actions to the Mayor and Assembly. HLBAC members serve a maximum of two consecutive three-year terms. The commission holds regular monthly meetings to consider proposed actions, except when there is no action pending.

III. Public Notice and Hearing Procedures

HLB staff provides public notice and holds a public hearing prior to making a recommendation to the Mayor and Assembly regarding actions affecting HLB land or the HLB Fund. Public notice must be postmarked 14 days prior to the public hearing. Public noticing is accomplished by:

- a. posting a sign on the land proposed for the action; and
- b. mailing notices to all property owners within 500 feet of the outer boundary of the affected HLB parcel (or the 50 parcels nearest the outer boundary of the HLB parcel, whichever is greater); and
- c. emailing notification to the Community Council where the affected HLB land is located, and the HLB distribution list, per AMC § 25.40.030; and
- d. posting the agendas on the HLB web page at <http://www.muni.org/HLB>, as well as the Municipal Boards and Commissions and Public Hearing Notices websites.

IV. HLB Land Disposals

The HLB periodically makes determinations regarding disposal of land or interests in land, consistent with the Municipal Charter, Municipal Code, the HLB Annual Work Program and Five-Year Management Plan, and HLB Policies. All land disposals must also be consistent with the Comprehensive Plan and implementing measures as well as long-term municipal and community development needs. After a public hearing on a proposal, the HLBAC submits a written finding and recommendation to the Mayor and Assembly, stating whether or not a proposed land disposal is in the best interest of the Municipality and consistent with the HLB mission and purpose. Any disposal utilizing AMC § 25.40.025H shall include additional requirements and conditions to ensure the proper development and completion of the project in the public interest, these types of disposals shall be solicited through requests for proposals or through invitations to bid.

A. Land Sales

All proposed HLB land sales occur by a competitive bid process as described in AMC § 25.40.025D for at least the appraised fair market value of the land. An application to purchase HLB land grants the applicant no right of preference or other priority.

B. Land Exchanges

The HLB may exchange HLB land for other land on at least an equal value basis, as determined by a fair market value appraisal by a certified real estate appraiser.

C. Leases

Per AMC § 25.40.025F, leases are awarded by open competitive bid process based upon one of three forms of compensation:

1. for at least appraised fair market rental rates as determined by a certified real estate appraiser; or
2. a percentage of gross receipts; or
3. a user fee. Lease rates are adjusted at intervals of not more than every five years, except as otherwise approved by the Mayor and Assembly, to reflect current market conditions. HLB land may also be leased non-competitively to a non-profit agency for less than the appraised fair market value if the municipal benefits projected to accrue are found by the Mayor and Assembly to be in the best interest of the Municipality. An application to lease HLB land grants the applicant no right of preference or other priority.

D. Easements

Easements are a disposal of an interest in land, granted non-competitively for a one-time fee based upon appraised fair market or use value, with approval of the Mayor and Assembly.

E. Rights-of-Way

Rights-of-Way (ROW) are another form of land disposal where an area may be awarded non-competitively to a specific utility or government body requesting the ROW. As with easements, the HLB allows the disposal for a one-time fee or payment based on fair market or use value of the area to be disposed of as ROW.

F. Anchorage School District

AO 2007-124(S), passed 9/25/07, covers specific procedures for site selection and acquisition of properties for school lands, amending AMC § 25.40 to include a new section (AMC § 25.40.015D), detailing selection, acquisition, and compensation to HLB for land selected as a school site.

V. Permits

HLB staff administratively issues a variety of land use permits for HLB land and resources. These permits are not a disposal of HLB land; rather a permit is a temporary grant to an individual, corporation, or agency of the right to use HLB land for a particular purpose for one year or less in duration. These authorizations include Land Use and Special Event Permits. The HLB Fee Schedule specifies the fees appropriate to various permits and use authorizations (see Section X).

VI. Intra-Governmental Authorizations and Intra-Governmental Permits

Generally Intra-Governmental Authorizations and Intra-Governmental Permits are granted to another municipal department or agency for the duration of a construction/utility project; where necessary to complete a specific project, the timeframe may exceed one year. Intra-Governmental Permits may be public use easements that are recorded and convert to full easements if the property is ever conveyed.

VII. Withdrawals from the HLB Inventory

~~(**comment 2**) Some HLB lands are needed by other municipal agencies for specific municipal purposes. If the need is permanent or long term in duration, the Mayor and Assembly may withdraw the land from the HLB Inventory and transfer it to Real Estate Services. Withdrawals requested by the Mayor with Assembly approval become effective only after at least 30 days prior written notice to the HLB Advisory Commission and at least one HLBAC public hearing, per AMC § 25.40.015B. If land is withdrawn from the HLB Inventory for the use and management of a public agency not supported by municipal taxes, compensation must be paid to the HLB for at least the fair market value of the land as well as administrative and associated costs. Withdrawals of HLB land for other municipal agencies may include a date certain reversionary clause, as determined by the Director of Community Development or their designee. If the agency does not use the parcel for the requested municipal purpose by the date certain, the Mayor may designate the land for return to the HLB inventory. The requesting agency may resubmit a second request for withdrawal at a later date, if necessary.~~

When HLB lands are wanted or needed by other municipal agencies for specific municipal purposes. AMC 25.40.015B is the underlying code that dictates the pathway for withdrawals of HLB lands with assignment of management authority being described in AMC 25.10.050. In practice, an agency may make a request to the HLB Executive Director describing the permanent or long-term need for the land. This request is processed by HLB Staff through an agency review to determine if there is no other conflicting or greater municipal need, nor other public purpose that would be of greater value to achieving the mission of HLB. If the transfer is found to be in the best interest of the Municipality and consistent with the comprehensive plan, the request to withdraw the land from the HLB inventory and transfer it into the Real Estate Services General Inventory with management authority assigned to the proper agency is taken to HLBAC for a public hearing and recommendation (with the standard public noticing requirements from AMC 25.40.030). If recommended for withdraw and transfer by HLBAC, the request is forwarded to the Assembly and decided upon following a public hearing.

If land is withdrawn from the HLB Inventory for the use and management of a public agency not supported by municipal taxes, compensation must be paid to the HLB for at least the fair market value of the land as well as administrative and associated costs. Withdrawals of HLB land for other municipal agencies may include a date certain reversionary clause, as determined by the Director of Community Development or their designee. If the agency does not use the parcel for the requested municipal purpose by the date certain, the Mayor may designate the land for return to the HLB inventory. The requesting agency may resubmit a second request for withdrawal at a later date, if necessary.

VIII. HLB Land Management

HLB land management practices are governed by AMC § 25.40. The code requires the HLBAC to submit for Assembly approval an Annual HLB Work Program that conforms to the Five-Year Management Plan, Policies covering the management of the HLB land, and the HLB Fund. The Five-Year HLB Management Plan is often included with the annual work program but is required by code to be updated at least once every five years. The Five-Year Management

Plan generally identifies the land acquisition, inventory, management, transfer, and disposal objectives anticipated during this timeframe. The Annual HLB Work Program includes more detailed descriptions of the proposed activities for the coming calendar year and related revenue and expenditure projections.

IX. HLB Policies

A. Land Management Policies

1. HLB staff shall manage land in the HLB inventory with the objective of maximizing municipal purposes and benefits. Its present responsibility is to provide sites for public facilities and uses for the present and future citizens of the Municipality of Anchorage. HLB staff shall consult regularly with other municipal agencies and the Assembly to determine whether HLB land is needed to fulfill various municipal purposes. If an agency has identified a municipal need for HLB land (present or future), and provides sufficient justification in support of the need, HLB staff may either (a) initiate a process to remove the land from the HLB inventory and transfer to Real Estate Services for transfer of management authority to the requesting municipal agency, or (b) create an Intra-governmental Authorization, and retain the land in the HLB Inventory.
2. All HLB land management decisions shall be based upon a finding of compatibility with municipal interests and the overall mission of the HLB. It is anticipated the majority of the land in the HLB inventory shall continue to be held for future municipal use. Where retained, HLB land shall be managed in a manner to protect and enhance its present and future economic and other municipal values. The HLB shall ensure all HLB lands are reasonably protected from adverse impacts, including fire, insect damage, plant disease, illegal dumping, Off-Road Vehicle damage, hazardous or contaminated materials, trespass, vandalism, theft, etc.
3. HLB staff may allow temporary use permits on HLB land, provided such permits do not exceed one year (12 months), any contract longer than one year requires Assembly approval. Such temporary use includes short-term Land Use Permits (LUP), Temporary Construction Permits (TCP), and such other specific use authorizations as approved in advance by HLB staff. Where there are agreements for another MOA Agency to do maintenance or land management activities on a parcel HLB is considering a LUP, HLB will provide an opportunity for that agency to review and concur on any issued LUP. Revenue sharing will be at the discretion of the HLB Executive Director.
4. All land use permits shall be based upon prevailing market rates, unless otherwise provided by AMC § 25.40 or the HLB Fee Schedule. All payments due to the HLB and all terms of the permit shall remain current, or the HLB shall take appropriate action to ensure payment or terminate the permit.

5. HLB staff shall regularly update and maintain complete and accurate land records in the HLB Inventory. HLB staff shall continue integrating its land records with the municipal Geographic Information System (GIS) to enhance the ability of the HLB to make land use decisions based upon the best available information, including geospatial data.
6. The use of HLB land for wetlands mitigation approved by the U.S. Army Corps of Engineers (USACE) is allowed, provided the mitigation is consistent with the mission of the HLB and is approved by the HLBAC and Assembly.
 - a. HLB staff may execute an In-Lieu Fee Agreement with the USACE allowing the sale of credits to public or private developers. The funds received pursuant to an In-Lieu Fee Agreement shall be used for subsequent wetland and/or riparian acquisition, restoration, creation, enhancement, and preservation in accordance with plans authorized by the USACE.
 - b. HLB may create a mitigation bank by placing conservation easements on lands owned by the MOA. HLB staff may then sell the mitigation credits to developers needing credits to satisfy USACE permit requirements.
 - c. HLB staff may enter into permit-specific agreements with developers to provide mitigation credits on an ad hoc basis, when approved by the USACE.
 - d. When HLB land has a recorded Conservation Easement, that property would be withdrawn from the HLB inventory into RES for land management. HLB staff would be responsible for the management of the Conservation Easement.

B. Land Use Planning Policies

1. HLB staff shall manage land and resources consistent with approved Comprehensive Plans and implementing measures. If it cannot be determined whether a proposed land management or disposal action is consistent with the appropriate comprehensive plan or implementing measures, HLB staff shall complete a site-specific land use study prior to taking action on the proposal; the land use study and process may be coordinated with the Planning Department. A site-specific land use study shall address, at a minimum, the following information:
 - a. The need for community facilities such as roads, parks, trails, schools, satellite municipal offices, etc.
 - b. Identify historical and natural landmarks, natural hazards, and environmentally sensitive areas.
 - c. Public utility needs.
 - d. Potential residential, commercial and industrial uses.
 - e. Land use compatibility with adjacent areas.
 - f. Consistency with land uses identified in the Comprehensive Plan, adopted area plans, and with zoning in the area.
 - g. Potential municipal, public and community development needs.

Site specific land use studies shall be adopted through a public process, including public notice, opportunity for public comment, public hearing, and review by appropriate community council(s), HLBAC, Planning and Zoning Commission, and Assembly adoption.

2. The HLB shall initiate prudent predevelopment activities as appropriate in order to increase the value of an HLB parcel including, but not limited to, rezoning, re-platting, master planning, environmental assessment and/or remediation, and geotechnical investigations.
3. To the extent possible, the HLB shall strive to acquire and assemble additional HLB land to achieve more efficient and cost-effective land management. The HLB shall explore land exchange opportunities with other landowners where doing so benefits municipal interests

C. Land Disposal Policies

1. HLB staff regularly reviews land in the HLB Inventory to identify parcels that are potentially excess to municipal needs as part of drafting the annual HLB Work Program and Five-year Management Plan. HLB may take advantage of unforeseen opportunities or urgent need not identified in the work program or five-year management plan. If a proposed disposal is included, HLB staff may initiate the disposal process. An unforeseen situation may prompt an amendment to the Work Plan and is brought to the Commission and Assembly in tandem with the action item resolution.
2. The HLB may dispose of land when it is determined there is no current or considered municipal use for the land and market conditions are determined to be favorable. A decision to dispose of HLB land shall be based upon written findings addressing how the disposal is in the best interest of the Municipality and consistent with the purpose and mission of the HLB. The written finding shall also identify the details associated with the disposal, including method, timing, terms, projected effects on the neighborhood and public facilities, and other relevant information. HLB, will consider adding a reverter clause stating that if the buyer does not initiate progress on a development project, the land will revert back to the MOA Heritage Land Bank inventory after five (5) years of inactivity.
3. All land sales shall occur by a competitive bid process for at least the appraised fair market value of the land. HLB staff shall provide at least a 14-day period for accepting qualified bids to purchase land. The successful bidder shall be the applicant submitting the highest qualified bid. Unless otherwise authorized, sealed bid offerings shall be the preferred method of disposal. An application to purchase HLB land shall grant the applicant no right of preference or priority.

4. HLB land may also be leased non-competitively to a non-profit agency for less than the appraised fair market value, if the municipal benefits projected to accrue are found by the Mayor and Assembly to be in the best interest of the Municipality. **HLB land may be leased to other than non-profit agencies only through an open competitive bid process.** The method of compensation to the HLB shall be one of the following:
 - a. At least appraised fair market value;
 - b. A percentage of the annual gross receipts as determined by the HLB;
 - c. A user fee as determined by the HLB; or
 - d. Any combination of the above.

Lease rates shall be adjusted at intervals of no more than five years, except as otherwise authorized by the Assembly, to reflect current market conditions. An application to lease HLB land grants the applicant no right of preference or priority. Lease terms shall generally be commensurate with the length of the proposed uses, although no lease shall be longer than 55 years.

5. Prior to issuing an RFP for a specific project, the Executive Director will inform the HLBAC of the pending action during the Director's Report at a regular meeting. After the RFP is issued, HLB will provide periodic updates on the progress through written monthly updates provided in the HLBAC meeting packet.
6. HLB will deliver an executed Development Agreement along with a pro forma to the HLBAC prior to any resolution seeking a recommendation for disposal.
7. Lessees shall be consulted on proposed activities affecting their authorized uses or any proposed changes in lease terms and conditions. HLB staff shall encourage lessees to make improvements to HLB land consistent with lease purposes. However, any lessee proposing such improvements must obtain HLB staff authorization, or as instructed in lease agreement, prior to making the improvement, and must agree in writing to maintain the improvement in good working order over the term of the lease.
8. If there is reason to believe HLB land proposed for disposal may contain hazardous or contaminated waste or other materials, HLB staff shall complete an environmental assessment of the property prior to offering the land for disposal. If the assessment reveals the potential presence of hazardous or contaminated waste or materials, HLB staff may exclude the land from the proposed disposal and remediate the site in accordance with applicable law. Contamination and indemnity clauses on all contracts shall be reviewed during annual contract summaries and upon amendments or renewals.
9. HLB land may be exchanged for other land of equal or greater fair market appraised value with greater potential value or attributes for municipal use. HLB staff may accept or pay cash to another party in order to equalize land values.

10. The HLB shall authorize easements at the current fair market rate, although another public agency may obtain an easement at less than fair market value if determined to be in the best interest of the municipality, including Intra-Governmental Permits.
11. Any entity acquiring HLB property shall indemnify or hold the HLB/MOA harmless from any third-party liability, damages, or claims arising from the disposal.

D. Land Acquisition Policies

1. HLB staff shall seek to obtain the highest quality land available when acquiring new land by exchange or by selection from the state under the Municipal Entitlement Act. Particular priority and emphasis shall be placed upon obtaining lands to satisfy present or future municipal needs and purposes.
2. HLB staff shall ensure all prior land agreements, court settlements, and legislative acts are fulfilled as intended to result in the conveyance of land to the Municipality.
3. The HLB may accept donations of land, consistent with the mission of the HLB.
4. If there is reason to believe land proposed for acquisition by the HLB may contain hazardous or contaminated waste or other materials, HLB staff shall ensure an environmental assessment of the property is conducted prior to making a recommendation to acquire the land.

E. HLB Fund Management

1. The HLB Fund shall be used only for HLB operating expenses, acquisition of land for municipal purposes, and for maintenance and improvements to HLB land.
2. HLB staff shall manage the HLB Fund in a fiduciary manner seeking to increase the value of the Fund corpus over the long-term.
3. The HLB Fund may be used to acquire land for municipal purposes if alternative means of acquisition have been explored and determined to be untimely, impractical, or infeasible.
4. HLB staff may invest HLB capital in land improvements on HLB land, or other lands with community benefit consistent with the Comprehensive Plan, Assembly approval, in such direct capital investments and value enhancement activities including but not limited to site planning, rezoning, platting, access and utility acquisition, pursuant to AMC § 25.40.035F.

X. HLB Fee Schedule

The HLB shall establish administrative and other fees associated with processing land disposals and permits. Please refer to Section IV for an overview of the types of land disposals and general procedures. **All fees may be modified at the discretion of the Director of Community and Economic Development or their designee.**

A. Application Review Fee

Applicants seeking to acquire HLB land are required to pay the HLB a non-refundable \$500 fee to initiate the application review process. The application fee must be submitted with the application. An additional \$500 fee may be charged by HLB for acquisitions or disposals where an expedited review, to be completed within ten business days, is requested. NOTE: An application to purchase HLB land grants the applicant no right of preference or other priority (AMC § 25.40.025A).

B. Disposal Fees

1. Land Sales - All HLB land sales shall be awarded competitively for no less than the fair market appraised value of the land plus costs and a \$500 administration fee. Land sales shall be awarded to the highest qualified bidder through a procedure determined by HLB to be the most appropriate for a given sale. Details for this process shall be provided in advance in the bidding instructions. In the case of identical highest qualified bids, the HLB shall obtain a best and final offer from among the highest identical qualified bids (AMC § 25.40.025D).
2. Leases – Leases shall be awarded by an open competitive bid process, unless issued under Section IX.C.4., and HLB shall determine the most appropriate compensation method for the particular property, with details described in the bidding instructions, and may include one or more of the following:
 - a. At least the fair market appraised value of the land; or
 - b. A percentage of the gross receipts anticipated to be received by the bidder and attributed to the leasehold; or
 - c. A user fee attributed to the leasehold; or
 - d. Any combination of the above.

An administrative fee of \$500 shall also be paid by the successful bidder upon completion of the lease award. The successful bidder shall be the applicant proposing the method of compensation providing both the greatest monetary return to the HLB and the most consistent with the HLB mission and the best interests of the municipality.

Lease rates shall be adjusted by the HLB at intervals of not less than every five years to reflect current market conditions, except as otherwise specifically authorized by the Assembly.

C. Disposals to Non-Profit Agencies

The HLB may lease HLB land non-competitively, where the lessee or purchaser is a non-profit or governmental agency, for less than its appraised fair market value, if the projected municipal benefits are found by the Mayor and the Assembly to be in the best interest of the Municipality.

A \$500 administrative fee shall apply for processing non-competitive or less than fair market value disposals to non-profit agencies or groups.

Other non-competitive disposals include:

1. Exchanges – HLB may conduct an equal value land exchange for other land on at least an equal value basis plus \$500 administrative fee (AMC § 25.40.025E).
2. Easements – Easements are awarded non-competitively for a one-time fee equal to the fair market value of the easement interest to be conveyed; a \$500 administrative fee shall be paid by the requestor.

D. Permit Fees

1. Applicants seeking to acquire a Permit are required to pay HLB a non-refundable \$250 fee to initiate the application review process. An additional administration fee of \$250 may be charged by HLB for issuance of permits on an expedited basis, i.e., within 10 working days.
2. Intra-Governmental Authorizations requested by non-tax based municipal agencies, including but not limited to AWWU, Port of Anchorage and ACDA, shall pay a minimum \$500 administration fee or 10% of the property's assessed value, whichever is greater.
3. Renewals, amendments, subleases, assignments or extensions of existing HLB leases and permits may require a minimum administrative fee of \$250 for each action (includes subleases and assignments). A security deposit may be required, based on the property to be permitted and the use proposed.

Permit Type	Fee Estimate
Special Event Permit (race, tournament, etc.)	\$500/day
Land Use Permit	10% of Assessed Value per year, or minimum of \$750/week for up to four weeks; \$250/week for remaining 48 weeks.

Land Use Permit (user fee)	Fee based on number of users. Minimum \$2 per user adjusted based on anticipated impact.
Intra-Governmental Authorization/Permit	\$500 or 10% of the Assessed Value, whichever is greater

All permit fees are reviewed and approved by the Director.

XI. Definitions

Appraised Fair Market Value. The most probable price in cash, terms equivalent to cash, or in other precisely defined terms, for which the appraised property will sell in a competitive market under all conditions requisite to fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming neither is under duress. Professional services may be obtained to coordinate an agreed upon purchase price and/or terms.

Disposals. Per AMC § 25.40.025A, HLB land disposals include land sales, land exchanges, leases and easements.

Fair Market Lease/Rental Value. The rental income a property most probably commands in the open market, indicated by the current rents paid for comparable area or space as of the effective date of agreement.

Gross Receipts. All money, income, revenue and any and all other things of value received by, paid to or transferred for the benefit of a lessee on HLB land, without offsets or deductions of any sort whatsoever, where such receipts or payment(s) are made as a result of or in connection with the lessee's interest in the leasehold.

Improvements. A valuable addition to HLB property or an amelioration in its condition, intended to enhance its value or utility or adapt it for new or further purposes, including expenditures to extend the useful life of the property asset, to improve its performance, or for off-site mitigation necessary to improve HLB land.

Appendix C

MAJOR FUND ACTIVITIES BY YEAR

YEAR	END BALANCE
1983	\$2,586,713
1984	\$4,537,120
1985	\$4,308,970
1986	\$3,005,271
1987	\$1,803,175
1988	\$2,594,701
1989	\$3,293,525
1990	\$3,624,931
1991	\$3,700,673
1992	\$3,966,486
1993	\$2,406,449
1994	\$2,962,852
1995	\$3,546,394
1996	\$4,138,399
1997	\$3,228,745
1998	\$4,217,517
1999	\$4,185,393
2000	\$3,234,525
2001	\$2,924,418
2002	\$3,925,486
2003	\$5,981,641
2004	\$4,289,774
2005	\$2,971,400
2006	\$2,265,044
2007	\$1,530,258
2008	\$713,705
2009	\$1,005,448
2010	\$1,699,849
2011	\$1,134,197
2012	\$884,995
2013	\$6,670,173
2014	\$6,792,168
2015	\$6,328,043
2016	\$5,388,261
2017	\$5,392,257

2018	Start Balance	\$5,392,257
	Revenue	\$775,747
	Expenses	-\$840,147
	Other Sources	-\$164,000
	End Balance	\$5,163,857

2019	Start Balance	\$5,163,857
	Revenue	\$1,521,635
	Expenses	-\$696,377
	Other Sources	\$426,250
	End Balance	\$6,415,365

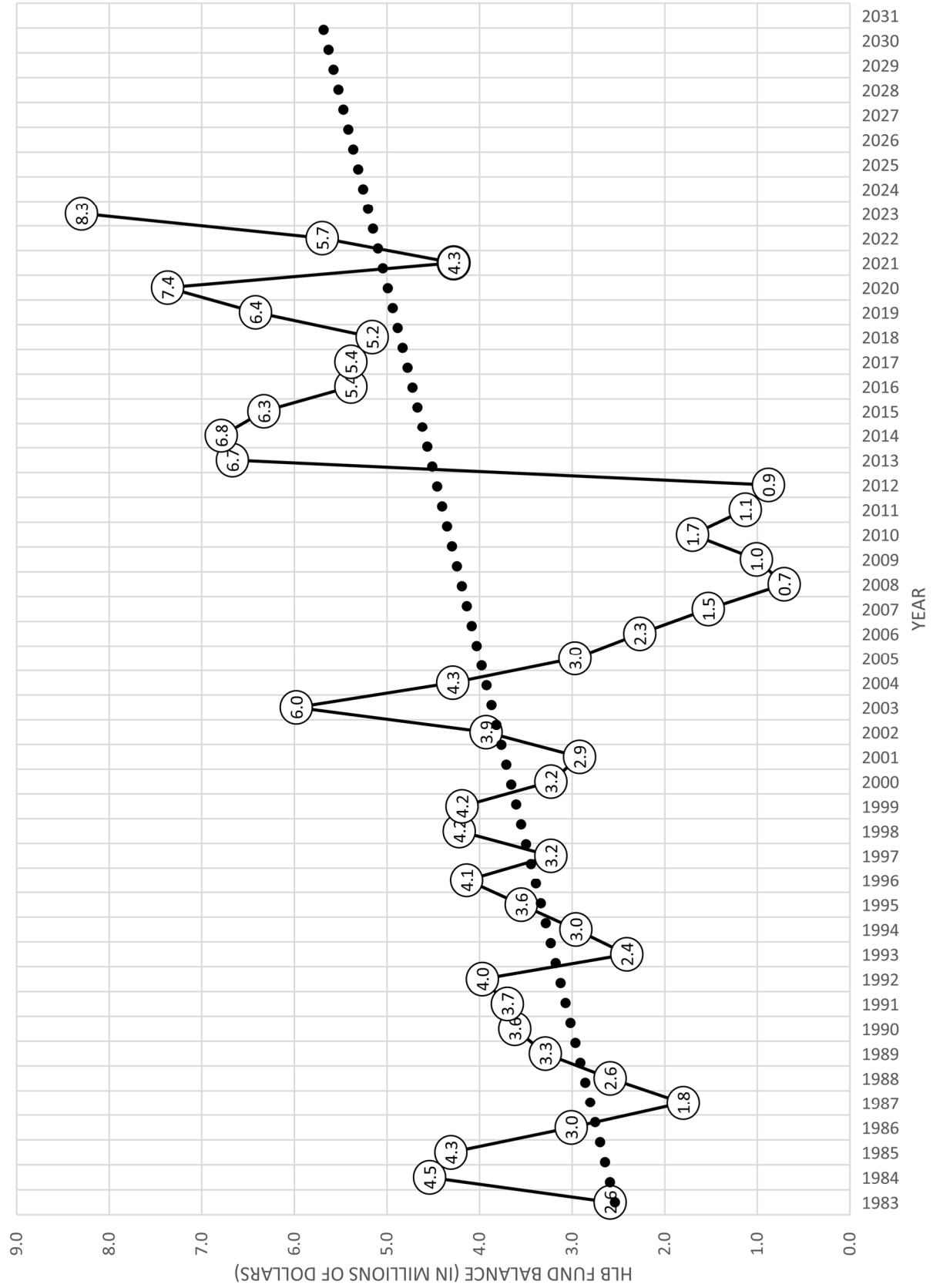
2020	Start Balance	\$6,415,365
	Revenue	\$999,189
	Expenses	-\$690,134
	Other Sources	\$643,000
	End Balance	\$7,367,420

2021	Start Balance	\$7,367,420
	Revenue	\$493,783
	Expenses	-\$650,117
	Other Sources	-\$2,933,352
	End Balance	\$4,277,734

2022	Start Balance	\$4,277,734
	Revenue	\$669,525
	Expenses	-\$437,482
	Other Sources	\$1,172,054
	End Balance	\$5,681,831

2023	Start Balance	\$5,681,831
	Revenue	\$1,069,794
	Expenses	-\$521,498
	Other Sources	\$2,025,540
	End Balance	\$8,255,667

2024 and 2025 financials have not yet been completed and audited by the Finance Department.



Appendix D

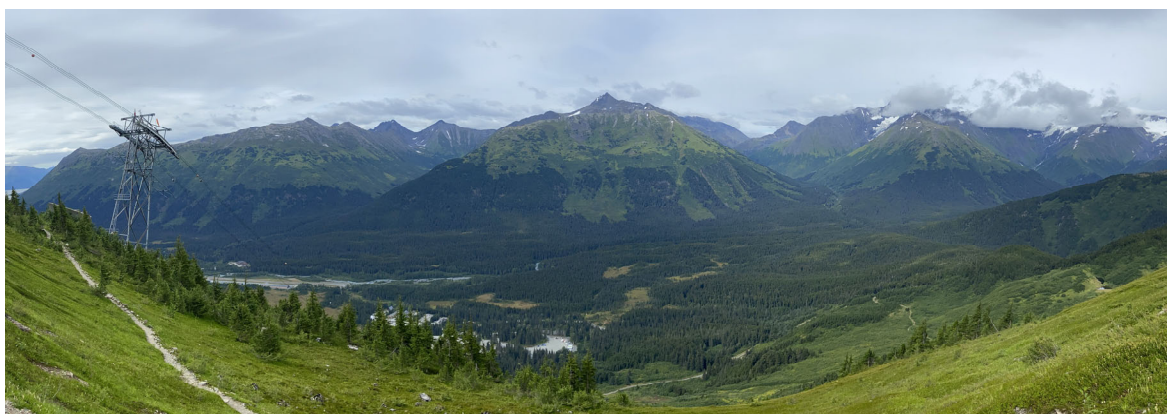
LEASE AND PERMIT LIST (AS OF SEPTEMBER 2025)

([***comment 109](#))

Contract Number	Permittee / Lessee	HLB Parcel Number	Permitted Use	Contract End Date
1973-001	Chugach Electric Association	3-027A	Dowling Substation	2028-01-28
1987-002	Mt. Alyeska Ski Resort, LP sublease to Alyeska Resort Operations LP	6-014	Ski Operations	2028-02-28 sublease; 2048-03-31 lease
1996-004	Alascom, Inc. dba AT&T Alaska	6-048 (portion); 6-049; 6-050	Cell tower and equipment	2029-12-31
1996-005	SOA DNR/DPOR	1-090 & 1-091	Ptarmigan Valley trailhead	2046-11-03
1998-003	Anchorage Fueling and Service Co.	Tidelands on west side of AKRR ROW and 1 Port leased parcel	12" pipeline	2038-10-11
2003-02	Alaska Botanical Garden, Inc.	3-038; 3-040; 3-041; 3-044; 3-045; 3-046	Botanical garden	2058-01-31
2004-05	Catholic Social Services assigned to Cook Inlet Housing Authority	4-021	Brother Francis shelter	2043-02-02
2007-08	Girdwood Parks & Recreation	6-134, 6-076 (portion)	Frisbee Golf Course	2025-12-31
2008-06	ACS Easement	4-033A, 4-033B, 4-034	non-exclusive utility easement	2028-04-29
2008-23	The Salvation Army (Clitheroe Center)	4-033B (portion)	Rehabilitation Facility	2024-04-15
2009-03	SOA/Dept. of Admin. GSA	3-070	Crime Lab	2059-02-28
2009-06	Rupinder Alaska, Inc. (Ramada)	4-013	Ramada parking	2024-03-31
2009-13	Girdwood Valley Service Area	6-057F (portion)	Equipment & materials storage; woodlot	2025-12-31
2011-15	Robert Wolfe dba Snow Free Snowplowing	6-057F (portion)	Equipment and sand materials storage	2025-12-31
2012-05	GCI Cable, Inc.	6-002	Telecommunication Easement	2030-12-31
2012-07	Chugach Electric Association Telecom	6-009C	Telecommunication facility lease	2032-01-31
2014-09	Chugiak Volunteer Fire & Rescue Lease	1-075	Lease fire station #35	2069-12-31
2015-06	Boys & Girls Clubs of Southcentral Alaska; Woodland Park	4-029	Lease: Operate Boys & Girls Club; Ice Rink Management Agreement	2030-05-31
2015-17	Girdwood Nordic Ski Club	6-251, 6-296	Nordic 5k ski loop	2029-07-29
2016-09	Girdwood Forest Fair	6-076, 6-134	Camping	2025-07-07
2016-17	Tesoro Alaska Pipeline Co.	4-033A-E (portion), 4-034 (portion)	Nikiski pipeline	2031-01-29

Contract Number	Permittee / Lessee	HLB Parcel Number	Permitted Use	Contract End Date
2016-21	Silverton Mountain Guides	6-011; 6-064; 6-066; 6-067; 6-068; 6-069; 6-070; 6-073; 6-074E; 6-251; 6-295; 6-281; 6-296	Heli-skiing	2025-06-30
2017-10	Alaska Railroad Corp.	6-060; 6-074A; 6-074B	Avalanche mitigation	2025-12-31
2017-12	FAA	4-033A; 4-043	Runway protection zone	terminated 2025-02-28
2017-29	Chugach Adventure Guides, LLC dba Chugach Powder Guides	6-014, 6-251, 6-281, & 6-295	Sno-Cat, Heli-skiing	202 6 5-05-31
2018-01	ADOT&PF/TSAIA	4-034	Access permit	2026-03-20
2018-10	Chugach Adventure Guides, LLC dba Chugach Powder Guides	6-281	Shelter access	2025-05-31
2018-13	Alaska Guide Collective, LLC	6-011; 6-066; 6-067; 6-068; 6-069; 6-251; 6-295; 6-281; 6-296	Recreation	2024-06-30
2019-08	GVSA Street Maintenance	6-022 (portion)	Park & Ride	2025-12-31
2020-10	Straight to the Plate	6-057F (portion)	Storage	2026-05-31
2021-03	SOA Department of Public Safety	3-065 (portion)	Emergency Heliport	2032-11-01
2021-07	Turnagain Tree Care	6-057F (portion)	Contractor wood lot	2026-02-10
2021-18	Ridgetop Builders	6-057F (portion)	Wood mill	2026-07-31
2022-04	Girdwood Community Land Trust	6-057F (portion)	Storage	2026-02-10
2023-01	Ritual Bough	6-061; 6-062; 6-036; 6-067; 6-034; 6-011 (portion)	Ceremonies	2026-01-31
2023-02	Girdwood Community Land Trust	6-076	Land and site planning, surveying etc.	2026-04-30
2023-03	AWWU	6-011 & 6-029 (portions)	Investigative geotechnical	2025-04-25
2023-05	Alyeska Development Holdings, LP and Seth Andersen	6-011 (portion)	Land and site planning, surveying etc.	2026-09-15
2024-01	ACDA	4-046 & 4-047	Due diligence	2026-04-15
2024-06	Alaska Natural Burial	2-156	due diligence	2025-10-27
2024-07	Ridgetop Builders	6-057F (portion)	Wood Mill	2025-05-31

Contract Number	Permittee / Lessee	HLB Parcel Number	Permitted Use	Contract End Date
2024-08	Sundog Mountain Guides	6-010 (portion), 6-011B, 6-251, 6-296, 6-295, 6-281, 6-062, 6-065, 6-066, 6-067, 6-068, 6-069, 6-071, 6-072, 6-073, 6-074A, 6-074B	Guided Skiing	2025-05-31
2025-01	Anchorage Fire Department	3-035, 3-035A, 3-039, 3-040, 3-041, 3-045	Vegetation Clearing for Shaded Fuel Break	2025-10-31
2025-02	Anchorage Police Department	4-033B,4-033C,4-033D,4-033E,4-033F	Incident Response and Police Tactics Training	2026-04-30
2025-03	Anchorage Police Department	3-080	Incident Response and Police Tactics Training	2025-06-30
2025-04	QAP	3-064	Equipment and Materials Storage	2025-09-15
2025-05	Girdwood Backcountry Guides	6-281, 6-251, 6-296, 6-295, 6-062, 6-065, 6-066, 6-067, 6-068, 6-069, 6-071, 6-072, 6-073, 6-074A, 6-074B, 6-011B, and a portion of 6-010	Notch Hut access and guided backcountry skiing	2026-08-21
2025-06	Anchorage Fire Department	2-126 and 2-125	Vegetation Clearing for Shaded Fuel Break	2026-02-28
2025-07	Bikewood (Girdwood Mountain Bike Alliance)	6-251 and 6-296	Construction of Bikewood Phase 2	2025-12-15
2025-08	Anchorage Soil and Water Conservation District	Portions of HLB Parcels 4-032, 4-033A-F, and 4-034	Invasive plant management activities	2025-12-31
2025-09	U.S. Marshals Service	4-033B,4-033C,4-033D,4-033E,4-033F	Incident Response and Police Tactics Training	2025-10-31
2025-10	Chugach Electric Association,	3-042 (portion)	Due diligence	2025-10-14



View of the Girdwood Valley, including 6-010, 6-011B, 6-251, 6-281, 6-296

Appendix E

Response to Public and Community Council Comments on the Public Review Draft 2026 Annual Work Program & 2027-2031 Five-Year Management Plan

Chapter 1. Heritage Land Bank Overview				
Reference		Commenter	Comment	Response
1	Pg. 7	Amanda Tuttle	Regarding Land Management Objectives, bullet 1: Please update the statement "real property interests are reasonably protected from adverse impacts including flooding".	This bullet point will be simplified to provide more holistic land management. Update text to read "...protected from adverse environmental impacts and illegal or unpermitted activity."
2	Pg. 7 & Pg. 38	Amanda Tuttle	Regarding Land Management Objectives, bullet 3: There is a lot of confusion throughout the Girdwood community concerning the transfer and disposal of parcels. It has been unclear when Girdwood's public input is allowed and if and when parcels are transferred to other departments within the Municipality, including the Project Management and Engineering Department. Please include a section within the plan that clearly outlines the transfer/disposal process of parcels per code for clarity and transparency.	Please see AMC 25.40.015B for the codified process to transfer land to other municipal agencies. This process is further defined and specified in Appendix B (pg.38) "Overview and Policies, Section VII." Staff will propose an amendment to this section to further clarify process and public involvement opportunities.
3	Pg. 8	Amanda Tuttle	Regarding Overview of Land acquisition, second paragraph: Please provide further clarification and include what the variances are between decision documents and patents, which parcels those jurisdictions are held, and whose jurisdiction water and mineral rights within HLB Girdwood Lands is held.	Thank you for suggesting this analysis. An overview as suggested goes beyond the basic outline intended within this section. However, HLB staff conducts research on these issues when a particular use or interest is planned for a given parcel. A summary analysis of water and mineral rights of all land within HLB's inventory may be included as a project in a future work plan.
4	Pg. 8	Amanda Tuttle	Regarding Table 1.1 and 1.2: For clarity and transparency please provide 5 years of previous data for comparison to Table 1.1 and 1.2.	This information can be found within previous work plans available through the Public Portal to Assembly Documents www.muni.org/departments/assembly/pages/publicportalassemblydocuments.aspx
5	Pg. 9	Amanda Tuttle	Regarding Overview of the Annual Work Program; second paragraph: Please clarify what core parameters constitutes a "fair market value of land". It is important to take into consideration the cost that will become the burden of a community from development that... includes public utility easements and public utility installation, updates, and maintenance.	"Fair Market Value" is defined within AMC 24.40.025G.

6	Pg. 9	Amanda Tuttle	Regarding Overview of the Annual Work Program; third and fourth paragraph: AMC 25.40.030 states " All HLB activities requiring notice to the public shall be preceded by notice by publication calculated to achieve the greatest reasonable notice". Please define the word 'calculated' and HLB's activities that show how the code is being met within this Annual Work Program for clarification and transparency for public notification procedures.	The required public notice period prior to any item requiring action by HLBAC is 14 days per AMC 25.40.030E. The 14-day notice period is inclusive of weekends and municipal holidays.
7	Pg. 10	Amanda Tuttle	Regarding Overview of the Five-Year Management plan; second paragraph: Please expand how "public comments on consistency with adopted plans will be given due consideration". It would be helpful if the complete list of 'adopted plans' HLB is consistent with is located somewhere within the plan. Additionally, please explain how the public comments would be given due consideration and how to raise those concerns formally outside of HLB.	The staff report provided to HLBAC on a given action item will include an overview of compliance with applicable elements of the comprehensive plan. The adopted elements of the comprehensive plan are listed within AMC 21.01.080B. All public comments are reviewed by staff and provided to HLBAC as part of the staff report.
8	Ch. 1 & Pg. 13	Amanda Tuttle	Please identify all parcels known to be a contaminated site within the HLB land inventory within Chapter 1. The Girdwood School is a known contaminated site with ADEC Solid Waste Department.	Thank you for the suggestion. Staff will include this list as an amendment to "Chapter 2, Land Management, Contaminated Sites" (page 13) The Girdwood School site is not within HLB inventory, but is listed as "Cleanup Complete" as of January 1999 within the ADEC Contaminated Site database.
9	Ch. 1	Amanda Tuttle	Public Utility Easements should be identified, expanded, and defined within Chapter 1. Water is a utility that must be included in the definition. HLBs hold responsibility within the MOA for our waterways along Navigable and Public Waters in the Glacier Creek Valley. Our public utility easements should be identified and discussed in detail. Maps should also be generated and included within the plan.	It can be difficult to convey detailed easement information for every parcel through static maps included in the work plan. Please use the online interactive maps to find more granular information which can be found using the QR code on page 26 or muni.org/hlbmap . Additionally, HLB parcels may be subject to Public Utility Easements, but the easements themselves are managed by the provider of any public utility infrastructure within them. The dedication of any Public Utility Easement on HLB land requires review by HLBAC and approval by the Anchorage Assembly.
10	Ch. 1	Amanda Tuttle	Contracts for the public easements with USFS, AKDOT, AKDNR, and the Alaska Railroad should be outlined within Chapter 1.	Contract and Land Use Permit information is provided within Appendix D. However, many easements do not have a management contract associated with them and are not included within this appendix.

11	Ch. 1	Amanda Tuttle	Land Management decisions are inconsistent with implementing measures for snow disposal to receiving waters as HLB has not selected effective snow storage and disposal sites in the Glacier Creek Watershed. APDES Permit No. AKS05255-8. HLB must identify snow disposal sites for all disposed and currently held lands. Please explain the program within Chapter 1 of the plan.	The selection and use of snow disposal sites in the Glacier Creek Watershed is within the purview of the Girdwood Valley Service Area. This concern should be conveyed to GVSA for their consideration. Should an HLB parcel be determined to be the preferred location for a snow disposal site, HLB staff will collaborate with GVSA on this matter.
Chapter 2. 2025 Progress Report				
Reference		Commenter	Comment	Response
12	Ch. 2	Girdwood Board of Supervisors	Request: Summarize all action items in 2025 HLB Plans and include explanation of status (i.e.: completed, in process, or postponed)	Completed items are listed within the Progress Report of the Work Plan. All other items listed should be assumed to be in-progress or yet to be completed. HLB staff will consider a reformatting of tasks and progress for future work plans.
13	Pg. 12: 6-057F	Girdwood Board of Supervisors	Thank you. GBOS supports the progress made on this.	HLB staff appreciates the support and collaboration with GBOS on this item.
14	Pg. 12: 6-011A	Girdwood Board of Supervisors	Regarding Holtan Hills: Request: HLB update the description in this section to reflect current status of parcel disposals	Staff will amend the text to read "HLB Parcel 6-011A, Holtan Hills Tracts 1 & 2 (Holtan Hills)."
15	Pg. 12: 6-011A	Amanda Tuttle	Regarding Holtan Hills: Title 21 and Title 25 both require that the disposal of these parcels were to complete a downstream assessment before the project began. There still has not been a completed downstream assessment on any of HLB's public utility easements including waterways and culverts. However this project constructed a road that has redirected surface and subsurface flow from Glacier Creek into the California Creek drainage. HLB's Ruane Culverts are operating at max capacity and need funding to be repaired promptly in order to mitigate the immediate impacts from the road on downstream public infrastructure and public utilities. Please provide information, clarification, processes, and management of HLB's public utility easements for all of HLB's disposals/transfers/exchanges within the plan.	Title 21 nor Title 25 require a downstream assessment prior to disposal of any HLB parcel. Culverts installed underneath public roadways or within municipal right-of-way such as the Ruane Rd culverts, are managed by the Girdwood Valley Service Area or AK DOT&PF and are not under the purview of HLB. During the disposal process for any HLB parcel, any known public utility easements would be provided through a survey exhibit of the parcel.
16	Pg. 13	Amanda Tuttle	Regarding Contaminated Sites: The Girdwood School, which encompasses several HLB parcels and the current Holtan Hills Development is a well known contained site and is a Solid Waste Site within the Department of Environmental Conservation. Please update the paragraph to show all affected parcels of the Girdwood Landfill to known contaminated sites.	The Girdwood School site is not within HLB inventory, but is listed as "Cleanup Complete" as of January 1999 within the ADEC Contaminated Site database.

17	Pg. 13	Turnagain Community Council	Regarding Wetland Mitigation: The Assembly-approved 2020 HLB Plan included a more detailed description of the work HLB does regarding these important public lands, which TCC supported. In addition to inclusion of Table 2.1, TCC requests consideration of inserting previously included language in this section of the 2026 HLB Work Program.	Thank you for your interest in this unique responsibility of HLB. We will consider reformatting and expanding upon this section in future work plans.
Chapter 3. 2026 Work Program				
Reference		Commenter	Comment	Response
18	Pg. 16	Amanda Tuttle	It states that HLBAC will address action items in nearly every regular scheduled meeting. Please explain within the plan the process in which actions items are deemed to be able to be on a monthly agenda. HLB's critical public infrastructure should be a standing agenda item but has never been addressed in a meeting. Items of public concern and safety on Public Lands should be given utmost attention and priority. Please explain in detail HLB's process.	HLBAC serves to advise HLB staff and the Anchorage Assembly on land disposals, drafting of the work plan, management of the HLB Fund, and the appointment of the HLB Executive Director. Items that are not included in the work plan or require additional review determined on an as-needed basis are brought before the Commission at the discretion of the HLB Executive Director.
19	Pg. 16: 2-156	Rachel Bernhardt, Alaska Natural Burial	Writing in to voice my ongoing and unwavering support for this project. I have commented at length in previous years about the project's merits and about community need. May 2026 be the year that all the planning and collaboration come together! Thank you for all the hard work you do on this and other projects in Anchorage and beyond.	HLB staff looks forward to making progress on this project with ANB in 2026! We anticipate this project being before HLBAC in early 2026.
20	Pg. 16: 2-156	Rabbit Creek Community Council	Comment #1: RCCC supports continued work to dispose of this 9.5-acre parcel to Alaska Natural Burial, a non-profit, at less than fair market value, with conditions and restrictions. Anchorage needs additional affordable burial space. Natural burial is an environmentally friendly alternative to cremation and most modern burial practices. Parcel 2-156 adjoins two municipal parks. Management of this area as a natural burial site will not detract from either adjacent park and provides an opportunity to share features such as parking and access.	HLB staff notes your support of this project.
21	Pg. 16: 2-156	Rabbit Creek Community Council	Comment #2: Conditions of disposal of this parcel. Commit to burial methods that ensure no bear or other predator or scavenger attraction.	HLB staff will address this issue through research conducted as part of the disposal process and will request a narrative of burial best management practices from AK Natural Burial.
22	Pg. 16: 2-156	Rabbit Creek Community Council	Comment #3: Collaborate in 2026 with Anchorage Municipality (Muni) Parks and	Anchorage Parks and Recreation is currently undergoing the Park Master Planning process for Potter Marsh

			Recreation planning efforts for Potter Marsh Watershed Park. Explore options for joint-use parking, access, and other potential uses of onsite visitor amenities.	Watershed Park. As an adjoining landowner, HLB is a stakeholder for this project and will be participating in discussions to enhance and collaborate on ways to maximize public access to this new park.
23	Pg. 16: 2-156	Rabbit Creek Community Council	Comment #4: Commit to eventual transfer of this parcel, once the burial site is occupied at the planned density, to Muni Parks and Recreation for inclusion into Potter Marsh Watershed Park.	HLB will discuss this idea with the Parks & Recreation Department during the disposal process. This would only be a condition on the disposal at the request of P&R.
24	Pg. 16: 2-156	Rabbit Creek Community Council	Comment #5: Change the reference name of this parcel to "South Golden View," a reference more in keeping with its location and ambiance. This parcel was not part of the tract for the ill conceived Legacy Pointe venture, to our knowledge.	HLB staff will amend the common name of this parcel to "South Golden View."
25	Pg. 16: 2-156 Pg. 24: 1-111	Debbie Ossiander	new project describes a Hillside cemetery! There has been no discussion of alternative cemetery locations with the Chugiak (and the Girdwood ?) cemetery advocates. Why are the areas that have sites identified and community backing being ignored? I note that p. 23 even states HLB will be working with us in Chugiak and Girdwood on cemetery issues. I take exception to a Hillside cemetery when there has been so much effort elsewhere to develop ones. This ignores longstanding community efforts.	New cemeteries are a municipal-wide need. HLB's mission is to provide land to fulfill municipal need. The proposed cemetery on 2-156 is a non-profit led effort and does not require bond funding nor long-term management or funding by the municipality.
26	Pg. 16: 6-011A 6-011B	Girdwood Board of Supervisors	Request: HLB determine funding for re-alignment of trail and trail improvement needed to support increased use with Phase 1 development of Holtan Hills.	Edit text to read: "HLB will collaborate with Girdwood Parks & Recreation, USFS, and private landowners to determine funding for, and location of, any necessary trail realignments and easements."
27	Pg. 17: 6-014	Christina Cope Hendrickson	Alyeska Resort seeks to further develop along Chair 7. Girdwood Valley's Trail Plan denotes the use and interconnectivity to the Winner Creek Trail. This Trail's viewshed has been significantly impacts by development of Alyeska's Nordic Spa, its new parking lot, the lack of reclamation from the 5K, and the move from the hand tram to the bridge. As use increases, so do footprints. Maintaining the integrity of this trail and its ecosystem of hemlocks and spruce should be a high priority for HLB.	Amend this section to read: "Evaluate the process and interest for disposal, by direct sale, to the owners of the Alyeska Resort. Prior to any disposal, HLB would collaborate with Girdwood Parks and Recreation to dedicate a trail easement for the Winner Creek Extension Trail."
28	Pg. 17: 6-014	Girdwood Board of Supervisors	GBOS supports valuation/disposal of the parcel while maintaining the integrity of the Winner Creek Extension Trail and trail easements.	An appraisal for this parcel was completed in 2021, and a presentation of the findings was given to HLBAC in July 2022. These documents are available upon request. Please see the above comment response regarding trail easement.

29	Pg. 17: 6-036 6-061 6-057F	Girdwood Board of Supervisors	Regarding the Joe Danich Trail: GBOS supports	HLB staff notes your support.
30	Pg. 17: 6-036 6-062	Girdwood Board of Supervisors	Regarding the Lower Virgin Creek Trail: GBOS supports	HLB staff notes your support.
31	Pg. 17: 6-076	Girdwood Board of Supervisors	Comment: The Girdwood Parks Plan document needs to be completed and will determine public interest and various proposals for use.	Given the interest and variety of comments received about this parcel, and the on-going effort to draft the Girdwood Parks Plan, HLB will amend this item to combine it with parcel 6-134 and move both items to the 5-year plan. "Following the recent adoption of the 2025 Girdwood Comprehensive Plan, and drafting of the forthcoming Girdwood Parks Plan, there has been renewed interest in the development of these parcels for a variety of uses. Local non-profit Girdwood Community Land Trust has a land use permit to perform due diligence on 6-076 in an effort to help determine what the consensus on the highest and best use may be. Additionally, Girdwood Parks & Recreation has submitted a request for management authority of 6-134. However, based on this renewed community interest and feedback, no transfer or disposal will be reviewed by HLBAC until the Girdwood Parks Plan is completed. "
32	Pg. 17: 6-076	Girdwood Board of Supervisors	Request: HLB add text: ...consistent with the Girdwood South Townsite Area Master Plan and the Girdwood Comprehensive Plan (2025).	See response to comment 31
33	Pg. 17: 6-076	Krystal Hoke, Girdwood Community Land Trust	Suggested Edits to Plan: HLB Parcel 6-076 (South Townsite) – Girdwood Community Land Trust (GCLT) submitted an application for a long-term ground lease. A Land Use Permit was executed to allow due diligence to move forward. GCLT had the parcel surveyed and released a Request for Information in 2024. This information has been used to inform projects, such as the Arts and Recreation District they intend to propose. Girdwood Community Land Trust has expressed interest in utilizing the developable portion of this parcel for current and future community land-need purposes. Development of this site should be consistent with the new Girdwood Comprehensive Plan. Additional comments: Suggestion for making development easier/less expensive: HLB to	HLB appreciates the due diligence work GCLT has conducted thus far. Given the interest and variety of comments received about this parcel, and the on-going effort to draft the Girdwood Parks Plan, HLB will not move forward with any disposal or development of Girdwood South Townsite until community consensus on the highest and best use is reached. The necessity of the plat notes affecting this parcel will be evaluated upon receiving a development proposal or subdivision of the area. See response to comment 31 for proposed amendment.

			remove Plat Note requiring the road to be developed on 2 sides of the parcel.	
34	Pg. 17: 6-076	Rabbit Creek Community Council	RCCC supports the efforts of HLB and Girdwood Community Land Trust to develop affordable housing, consistent with the Girdwood Comprehensive Plan and community input. RCCC assumes the HLB Fund will subsidize infrastructure needed for such community housing (as HLB did for Holtan Hills).	Given the interest and variety of comments received about this parcel, and the on-going effort to draft the Girdwood Parks Plan, HLB will not move forward with any disposal or development of Girdwood South Townsite until community consensus on the highest and best use is reached. See response to comment 31 for proposed amendment.
35	Pg. 17: 6-076 6-134	Amanda Tuttle	The South Townsite Master plan does not meet Title 25.40.025(c) due to inconsistencies with the Girdwood Area Plan, the Coastal Management Plan, implementing measures, and the requirements of a Site Specific Land Use plan. No disposals of these parcels can occur until a Site Specific Land Use plan is completed. Please include in the annual and 5 year work plan sections, plans, Studies, and Surveys, to include the land use studies HLB anticipates it will need to complete to dispose of this land. Please also ensure the land use plan adheres to the Coastal Management Plan and recognizes Old Girdwood Townsite as an Area Meriting Special Attention. HLB's culverts under the Ruane Rd are operating at max capacity and currently the community of Girdwood does not have enough funding to replace the culverts.	The Girdwood South Townsite Master Plan and the Girdwood Comprehensive Plan detail the desired and appropriate land use designations for these parcels. Thus, a site specific land use is not required per AMC 25.40.025C. Additionally, the culverts within the Ruane Rd right-of-way are not owned or managed by HLB. Right-of-way is publicly owned space and in this particular case is managed by the Girdwood Valley Service Area.
36	Pg. 17: 6-134	Girdwood Board of Supervisors	Comment: GBOS encourages HLB to transfer parcel. GBOS has submitted a Resolution of Support for the transfer, 2025-08 and request from GPR for transfer.	Given the interest and variety of comments received about this parcel, and the on-going effort to draft the Girdwood Parks Plan, HLB will not move forward with any disposal or development of Girdwood South Townsite until community consensus on the highest and best use is reached. See response to comment 31 for proposed amendment.
37	Pg. 17: 6-251 6-296	Girdwood Board of Supervisors	Regarding Bikewood: GBOS supports	HLB staff notes your support.
38	Pg. 18	Girdwood Board of Supervisors	Regarding Utility Easements Generally: HLB shall coordinate with utility providers within the MOA to provide easements that benefit residents <i>and</i> the MOA in general.	Thank you for the suggestion. This item is included in the work plan to allow HLB to generally consider the dedication of utility easements on HLB lands without having to amend the work plan for every easement. However, the dedication of any easement on HLB lands shall be reviewed by HLBAC and the Anchorage Assembly through a public process per code.

39	Pg. 18	Amanda Tuttle	Regarding Utility Easements Generally: Utility easements need to be specifically identified within the annual and five year management work plan listed by each affected parcel. This section lacks transparency of the management of our public utility easements under HLB's jurisdiction. If the parcels have been transferred to another agency, please list who is the responsible party for each parcel. If there is multiple responsible parties for an easement, please explain the role each agency/department performs.	It can be difficult to convey detailed easement information for every parcel in the work plan. Please use the online interactive maps to find more granular information which can be found using the QR code on page 26 or muni.org/hlbmap . Additionally, HLB parcels may be subject to Public Utility Easements, but the easements themselves are managed by the provider of any public utility infrastructure within them. The level and frequency of maintenance may vary depending upon the type(s) of utilities installed within the easement.
40	Pg. 16	Christina Cope Hendrickson	Regarding Utility Easements Generally: HLB should partner with GBOS in addressing utility applications to expand networks, footprints, and question capacity needs and actual ecosystem footprints and needs. Rubber stamping utilities' initial proposals without documented due diligence could open HLB to litigation.	The responsibility of evaluating service networks rests with the applicable utility provider(s). If a public utility determines that the installation of a new service line and corresponding easement are necessary on any HLB parcel, the dedication of said easement requires review by HLBAC and approval by the Assembly through a public process.
41	Pg. 18	Deb Essex, Girdwood Nordic Ski Club	Regarding Utility Easements Generally: GNSC urges HLB to coordinate regularly with utility providers within the MOA to provide easements that benefit residents and the MOA in general. GNSC would be interested in supporting year-round, especially the winter-use of easements for recreation, so diverse residents may travel along easements, thus achieving goals stated in the Girdwood Trails Plan (GTP 2024). Such sensible and safe objectives include the principal ambition of increasing trail connectivity throughout Girdwood Valley. The recognition and establishment of easements would potentially enable residents and visitors to recreate on greenbelts, from varying locations including driveways, neighborhoods, businesses, multiple parking lots, parks, etc. This notion has been overwhelmingly supported, opposed to driving between limited parking spaces at a few parking lots. Further, keeping cars off the road by enabling alternative access creates a healthier, safer, enjoyable environment for all users, and most importantly matches aspirations clearly stated in the Girdwood Comprehensive Plan (GCP 2025). The community of Girdwood is consistently recognized as a destination; a resort town where visitors and locals alike come en masse to recreate. Allowing people to recreate	The responsibility of evaluating service networks rests with the applicable utility provider(s). If a public utility determines that the installation of a new service line and corresponding easement are necessary on any HLB parcel, the dedication of said easement requires review by HLBAC and approval by the Assembly through a public process. The purpose of Public Utility Easements is to allow for the installation and maintenance of service lines. This purpose does not include public access, due to the potential harm that access may cause to the utility itself. However, public access may be granted by the utility provider when appropriate.

			without driving another vehicle - by way of coordinating with utility providers for easements is a worthy path to best experiences in the outdoors.	
42	Pg. 18	Rabbit Creek Community Council	<p>Regarding CSP Access: RCCC requests that specific mention of potential property acquisitions that can provide additional or improved access opportunities to Chugach State Park be included here as examples:</p> <ul style="list-style-type: none"> • Parcel 2-139 in Bear Valley is "land-locked" by lack of a road right-of-way (ROW) across one or two nearby parcels. Acquisition of those parcels, or a ROW, would provide the legal access that Parcel 2-139 needs for potential trailhead development to ease the regular overflow at the DeArmoun/Rabbit Lake, Honey Bear, and Glen Alps trailheads. Legal access might also enable residential lots on part of Parcel 2-139, pending terrain evaluation. Hikers currently access Parcel 2-139 from two trails that originate from Brewsters Way on a privately owned parcel (MOA Parcel ID 02012104000) or from Snow Bear Drive on a privately owned parcel (MOA Parcel ID 02012103000). Obtaining a trail right-of-way across either of those parcels would assure ongoing access to Parcel 2-139. Alternatively, a trail right-of-way along Brewsters Way to HLB Parcel 2-139, and construction of a new trail up the ridge would provide similar access to Chugach State Park via the HLB parcel. • Now that Stewart Homestead Trail has been reopened to pedestrian traffic, parking at Steamboat Drive still needs to be resolved. Perhaps HLB can facilitate acquisition of parking suitable to the neighborhood. 	<p>Thank you for the detailed comments on this issue. The intent of this language is to allow HLB broad consideration of acquiring parcels that may increase public access opportunities to Chugach State Park without the need to amend the work plan for each purchase.</p>
43	Pg. 18: 4-033B	Turnagain Community Council	<ul style="list-style-type: none"> • The 2040 Anchorage Land Use Plan designates where Clitheroe is located as "Community Facility or Institution" — and the HLB land adjacent to it is designated "Park or Nature Area." • The Municipality of Anchorage 1983 Coastal Trail Route Study identifies the area generally located near the Clitheroe Center area /end of Point Woronzof Dr. to the Coastal Trail route as a "potential coastal park with trail link to Point Woronzof Drive, parking facilities, shelters, restrooms, and information signage." • Currently, the only two vehicle access areas to the Tony Knowles Coastal Trail between Point Woronzof Overlook and Kincaid Park are at these 	<p>The dedication of general public access to this area is subject to approval by AK DOT&PF. HLB has executed an access agreement with AK DOT&PF to provide formal legal access to the Clitheroe Center by the Municipality, its agents, representatives, and assigns. However, this agreement would not provide general public access to the former Clitheroe Center and surrounding HLB land. Staff will add this achievement to Chapter 2, 2025 Progress Report.</p>

			<p>two locations — leaving a length of several miles without easy public access to the Coastal Trail.</p> <ul style="list-style-type: none"> TCC requests that West Anchorage community councils have an opportunity to collaborate with HLB in regard to future use of the HLB land in this area — to ensure compatibility with any future use of this strategically high value land along the Tony Knowles Coastal Trail/Greenbelt area — as well as consider potential development of a much-needed connectivity trail link to the Coastal Trail. 	
44	Pg. 18: 6-011A Holtan Hills Tract 1 & 2	Amanda Tuttle	Regarding HLB Parcel 6-011A, Holtan Hills Tracts 1 & 2 (Holtan Hills): Please clarify the specific status of each parcel that has or has not been transferred/disposed. Please update each annual and five year plan as necessary.	The disposal of Holtan Hills Tracts 1 and 2 was completed in 2024, and are under ownership by CY Investments. Tract 3 is still within HLB inventory (Parcel 6-011A).
45	Pg. 18: 6-011A Holtan Hills Tract 1 & 2	Girdwood Board of Supervisors	Regarding Holtan Hills: HLB clarify progress toward lot disposals for Girdwood Community Housing specified in AO 2023-137 and reiterates that these lots are acquired by HLB in Phase 1.	HLB has been discussing the potential for acquiring parcels within Phase 1 for transfer to a Girdwood housing trust or non-profit entity with the developer. Financial feasibility of acquiring these parcels in Phase 1 is dependent upon HLB receiving profits from land sales and has yet to be determined.
46	Pg. 18: 6-011B	Deb Essex, Girdwood Nordic Ski Club	Thank you for the narrative of the recent history regarding Res. 2017-09 and our public use easement for development of Nordic ski trails. Additionally, thank you for asserting the intention to not propose disposal of mixed use development area until such a time that the trail easement(s) and plat have been recorded.	HLB staff thanks you for your comment.
47	Pg. 18: 6-011B	Girdwood Board of Supervisors	Thank you for the commitment to not dispose of any property in the mixed-use development area until trail easements are recorded. Any work needs to be consistent with Girdwood Trails Plan and any other relevant local plans.	HLB staff thanks you for your comment.
48	Pg. 19: 6-011C	Girdwood Board of Supervisors	GBOS supports the concept; recommends moving this to the 5-year plan.	HLB staff will amend this item as suggested.
49	Pg. 19: 6-039	Girdwood Board of Supervisors	Request: Update to reflect GBOS support and plat submission. Thank you for your work on platting this parcel.	HLB staff appreciates the support and collaboration with GBOS on this item. This item will be added to Chapter 2 and updated in Chapter 3 to reflect current status and support received from GBOS and Land Use Committee.
50	Pg. 19: 6-039	Girdwood Board of Supervisors	Request: HLB include language committing to disposal of the parcel for community led development and workforce housing through	HLB staff thanks you for your comment. We look forward to further discussion on a potential disposal of this parcel to serve

			potential disposal to a Girdwood non-profit to achieve local benefit.	the highest and best use for Girdwood residents.
51	Pg. 19: 6-039	Christina Cope Hendrickson	Development of these parcels should reflect the steep grade and abutting wetlands. Sourcing fill material from Anchorage and creating proper grade will increase development costs. Sewer connectivity to these parcels should be part of extending sewer to the Girdwood Industrial Park whose only current access is through Ruane.	Conceptual development feasibility is currently being evaluated by HLB staff. HLB looks forward to further collaboration with GBOS, LUC, and GVSA to determine community needs and desires for further subdivision of the residentially zoned parcel.
52	Pg. 19: 6-039	Krystal Hoke, Girdwood Community Land Trust	It is important to note that subdivision of the residential portion of this parcel was discussed at Girdwood Housing and Economic Committee a number of times. Support to subdivide out the 13.5 acre section was given support at Girdwood Housing and Economic Committee (GHEC), Girdwood Land Use Committee (LUC) and resulted in a Resolution of Support from Girdwood Board of Supervisors. The resolution was titled "Support for Subdivision of Parcel 6-039 for Community led project development" (See attached) I recommend an update to HLB work plan comment that reflects the resolution.	HLB staff appreciates the support our platting action has received from the Girdwood Community. We look forward to further community-wide discussions on a potential disposal of this parcel to serve the highest and best use for Girdwood residents. This item will be updated to reflect current status and support received from GBOS and LUC (see comment 49).
53	Pg. 19: 6-057F	Girdwood Board of Supervisors	Request: Update to reflect GBOS support and plat submission. Thank you for your work on the Girdwood Industrial Park.	HLB staff appreciates the support and collaboration with GBOS on this item. This item will be updated in Chapter 2 and 3 to reflect current status and support received from GBOS and LUC.
54	Pg. 20	Amanda Tuttle	Regarding Wildland Fire Fuels Reduction: The Anchorage Fire Department does not have the authority to enforce fuels mitigation efforts, nor does the Girdwood Fire Department. Please consider Girdwood HLB Lands for Wildland Fire Fuel Reduction for the safety and economy of the Girdwood community.	We share your concern to protect the Girdwood community from wildland fire risk. To clarify this item, staff will amend it to read as: "HLB will collaborate with applicable Fire Departments to address high priority HLB parcels at the wildland-urban interface in accordance with the Community Wildland Fire Protection Plan (CWPP)."
55	Pg. 20	Girdwood Board of Supervisors	Regarding Wildland Fire Fuels Reduction: Request: Include reference to CWPP and add Girdwood Fire Department	HLB staff thanks you for your comment. Please see the response to comment 54 and corresponding amendment.
56	Pg. 20	Rabbit Creek Community Council	Regarding Wildland Fire Fuels Reduction: We suggest the following addition: Wild land Fire Fuels Reduction - HLB will collaborate with the Anchorage Fire Department and current development of the Community Wildfire Protection Plan to address high priority HLB parcels at the wild land-urban interface.	HLB staff thanks you for your comment. Please see the response to comment 54 and corresponding amendment.
57	Pg. 20	Girdwood Board of Supervisors	Regarding Plans, Studies & Surveys: For any disposal, GBOS requests explanation of what	This information is included within the staff report provided as part of any proposed disposal.

			land use study is required and justification for cited land use study is currently relevant	
Chapter 4. Five Year Management Plan: 2027-2031				
Reference		Commenter	Comment	Response
58	Pg. 21: 2-125 2-126	Rabbit Creek Community Council	RCCC supports the recommended action and recognition of our "Schools on Trails" project. We suggest the following clarification: "Rabbit Creek Community Council is evaluating a trail to connect Goldenview Middle School with Bear Valley Elementary School and Bear Valley through HLB Parcels 2-125 and 126 in coordination with the Parks and Recreation Department and the Section 36 Master Plan (2014)."	HLB staff will take this comment into consideration and amend this item.
59	Pg. 21: 2-144 A-D	Rabbit Creek Community Council	<ul style="list-style-type: none">• RCCC requests specific mention that Parcel 2-144B is identified as a potential trailhead in the Potter Valley Land Use Analysis and the 2018 replatting action (AO 2017-163). For example, these parcels could be linked to HLB parcels 2-146 and 2-147 to provide access to Chugach State Park and the ridge that overlooks Turnagain Arm and ultimately connects to the McHugh Peak complex.• HLB parcels 2-144D and 2-146 are connected by an Alaska Mental Health Trust parcel (MOA Parcel ID 02031103000). Acquiring a right-of-way between parcels owned by Gieser (MOA Parcel ID 02032103000 and 02032125000) or between Gieser 02032125000 and Woodycrest Acres LLC (MOA Parcel ID 02032124000) would then connect HLB parcels 2-146 and 2-147 or connect HLB parcel 2-146 with State of Alaska land (MOA Parcel ID 09007103000) and State of Alaska Parks & Recreation (MOA Parcel ID 09007102000) parcels, respectively, to connect with Chugach State Park.• The work program should also state: HLB will evaluate potential for public access to Chugach State Park and Potter Creek Ravine Park, through trail or trailhead development, in cooperation with community groups, Municipal Parks and Recreation, and Chugach State Park.	HLB staff thanks you for your detailed comments on this matter. A recorded 20-foot IGP (Intergovernmental Permit, Document #s 2017-006528, 006529, and 006530) exists on HLB parcels 2-144B through D to provide public trail access to this area. HLB staff will amend this item to clarify that public trail access will be preserved and made a condition of any future disposal.
60	Pg. 21: 2-147	Rabbit Creek Community Council	Addition to Page 20: Initiate a transfer/exchange to Chugach State Park. HLB reviewed the potential of this remote parcel in 2024-2025. HLB verified the original findings of the PVLUA (1999) that best future use of this steep, northwest-facing alpine parcel is open space, watershed, and retention in public ownership for transfer/exchange to Chugach State Park. Near-	HLB staff appreciates your detailed comments on this item. The trade or exchange of HLB parcel 2-147 has been contemplated by HLB staff in previous years and is generally referred to under <i>Potential Projects, CSP Access</i> .

			term action will benefit the public. With the recent gift of two nearby parcels from Great Land Trust to Chugach State Park, there is potential for trail and trailhead development. Consolidating ownership and management by Chugach State Park would facilitate this public use.	
61	Pg. 22: 2-152 2-158	Rabbit Creek Community Council	RCCC supports the stated intent to evaluate and determine recreation access potential to several nearby parklands, with a context sensitive design. However, we recommend switching order of these two sentences to state that determination of the parcel's recreation access potential will precede the proposed granting of an Intergovernmental Permit to Project Management and Engineering.	HLB Staff will make the suggested amendment to the text.
62	Pg. 22: 4-032 4-033A-F 4-034	Turnagain Community Council	<p>TCC has a long history of advocating for transfer of these parcels to the Municipal Parks Department to ensure permanent protection of the Tony Knowles Coastal Trail and associated Natural Open Space Buffer within these parcels.</p> <p>These parcels have been included in previous 5-Year HLB Plans for many years. TCC requests that initiation of transfer of these specific parcels to the Parks Department be included in the 2026 Plan as well as the 2027-2031 HLB Management Plan, to ensure long-term protection of this important natural open space and section of the Coastal Trail.</p> <p>TCC requests that HLB and the Municipal Parks and Recreation Department meet with the Council as soon as possible to provide information regarding these contracts, and steps being taken to ensure the integrity of these natural areas are protected.</p>	HLB recognizes TCC's interest in the area and the importance of the Coastal Trail and the open space along it. One of HLB's objectives is to ensure that open space preservation is considered during any land disposal or development. At this time, HLB recommends that these properties stay in the HLB inventory due to existing leases/permits/easements in the area. These particular parcels have land uses related to the airport that make them more practical for HLB to manage. There are no current plans for any development on HLB land in this area, and the only potential disposal is leasing the building on 4-033B (former Clitheroe Center). Please reach out to HLB Staff directly with questions regarding specific contracts or to discuss this with the community council as a whole.
63	Pg. 23: 6-011B	Deb Essex, Girdwood Nordic Ski Club	Thank you for the narrative regarding 6-011B. The disposal process and its recipient reads predetermined. The purchase and development agreement, beginning following a replat, should be made available to the Girdwood residents. GNSC appreciates the emphasis on the requirement of the project to be in compliance of the GCP, GTP, ... and follow public process. Further, GNSC acknowledges the inclusion of a reversionary clause, noting if conditions are not met, the development project area (6-011B platted) will come back into public ownership.	Thank you for your comment. HLB looks forward to working with the Girdwood community on this project.

64	Pg. 23: 6-011B	Girdwood Board of Supervisors	Comment: Thank you for including the list of suggested conditions for any future disposal. GBOS emphasizes that the community has strong concerns about development of this area and requires strong collaboration.	Thank you for your comment. HLB looks forward to working with the Girdwood community on this project.
65	Pg. 23: 6-053 6-054 6-055 6-056	Amanda Tuttle	The utmost consideration must be given to the businesses before any disposal is considered and with the greatest amount of public notification before proceeding. The disposal of this land is in direct opposition to the vitality of local businesses and critical public utilities for the community. Local businesses and residents of Old Girdwood must be involved and kept informed.	HLB will take this comment into consideration if and when a disposal is discussed with DOT&PF.
66	Pg. 23: 6-053 6-054 6-055 6-056	Girdwood Board of Supervisors	Request: HLB Include language that Girdwood has strong concerns about the currently proposed highway interchange from AKDOT and encourage close communication with GBOS, residents and businesses.	HLB will take this comment into consideration if and when a disposal is discussed with DOT&PF.
67	Pg. 23: 6-053 6-054 6-055 6-056	Girdwood Board of Supervisors	Request: HLB add language that AKDOT is required to comply with the Coastal Management Plan	HLB will take this comment into consideration if and when a disposal is discussed with DOT&PF.
68	Pg. 23: 6-053 6-054 6-055 6-056	Christina Cope Hendrickson	HLB's disposal to DOT should only occur after NEPA is complete. These parcel support our salmon runs, wetlands and provide refuge for migratory bird species. Disposal prior to federal permitting being complete could open HLB to litigation.	HLB will take this comment into consideration if and when a disposal is discussed with DOT&PF.
69	Pg. 23: 6-057F	Christina Cope Hendrickson	Girdwood supports the GVSA; it keeps us safe, our roads maintained and our recreational pursuits available year round. Ensuring GVSA has the utility connection it needs to meet or exceed these objectives should be an HLB priority. Girdwood small businesses benefit from using the Girdwood Industrial Park and welcomes additional engagement, site meetings and a maintenance schedule to address the increasingly degrading footprint that impacts operations, equipment and the ability to grow our capabilities and capacity. This support to our physical footprint enables us to grow as the Valley develops more housing and retail space, as outlined in this Plan and Girdwood Plans overall. With additional staff capacity, HLB should assign a Land Management Office to engaging Public-Private-Partnership opportunities with cornerstone retailers to bring in funding. Even Sterling and Cooper Landing	HLB looks forward to further collaboration on this project with the Girdwood community.

			have a Three Bears. With the number of current residential construction permits and the amount of rooftops forecasted for development, this would be an easy win for HLB to progress from Phase II to Phase III and maximize this commercial space.	
70	Pg. 23: 6-057F	Girdwood Board of Supervisors	Regarding the Girdwood Industrial Park: GBOS supports	HLB staff thanks you for your support.
71	Pg. 24: 6-251 6-296	Deb Essex, Girdwood Nordic Ski Club	GNSC supports the suggestion of disposal of the 5K area land to Girdwood Parks and Recreation. The Girdwood community and its visitors flock to this area for biking and hiking most months of the year, as the winter season is unfortunately growing shorter. Especially during the spring, summer, and fall, this area resembles a park and accommodates all abilities, ages, recreation intents, and outdoor experiences. The grassroots efforts of Bikewood has demonstrated how challenging building bike trails can be, with extensive time duration being most evident. Their goals to propose and build more trail networks within these parcels would come to fruition with less unnecessary expense and resistance if this land area was disposed to and managed by Girdwood Parks and Recreation in the 2027-2031 Management Plan.	HLB staff thanks you for your detailed comment and passion for recreational trails. Lacking a survey of these parcels completed by BLM, HLB has not received formal patent to these parcels yet. Until that action takes place, HLB cannot transfer ownership or management authority to another municipal entity.
72	Pg. 24: 6-251 6-295 6-296	Girdwood Board of Supervisors	Request: HLB provide update on progress and what is required to make progress toward the SOA conveyance of land to HLB. Where is the blockage of conveyance? Survey? Funding?	Lacking a survey of these parcels completed by BLM, HLB has not received formal patent to these parcels yet. The survey costs are likely to be excessive given the remote nature of these parcels in relation to recently surveyed and monumented parcels. Until that action takes place, HLB cannot transfer ownership or management authority to another municipal entity.
73	Pg. 24	Rabbit Creek Community Council	Regarding CSP Access: RCCC supports the stated intent to explore access to CSP from certain HLB parcels in southeast Anchorage. We concur with the wording that "HLB parcels, such as but not limited to:" and suggest that Parcel 2-144B be added to this list as it has previously been recognized as a potential trailhead, along with the other named parcels.	HLB staff will amend this item to be more broadly encompassing of CSP access issues throughout the Municipality so it reads as "...HLB will continue exploring the feasibility of exchanging and/or acquiring parcels or allowing development of access to CSP in the Upper Hillside, Chugiak/Eagle River, and Turnagain Arm (including Girdwood)..." and will remove Figure 2.
74	Pg. 24: 6-018 1-111	Girdwood Board of Supervisors	Regarding cemeteries: GBOS supports	HLB staff thanks you for your support.

75	Pg. 24: 6-018	Christina Cope Hendrickson	Girdwood supports its Cemetery. Though unfortunate that Eagle River did not agree to fund its effort, Girdwood continues to lead by example. We have a phased Plan that reflects our community's input from previous community meetings. Girdwood's cemetery benefits all of Anchorage; it will be part of the network that provides a final resting place for anyone within the Municipality. My expectation as that HLB will fund additional steps to bring forth this phased Plan. Holtan Hills' Phase II's access to Crow Creek Road will result in DOT upgrading that road. This will create an obvious interconnection to better access our proposed Cemetery's location. HLB should be prepared to fund and dovetail its next steps from this upgrade.	New cemeteries are a municipal-wide need. HLB's mission is to provide land to fulfill municipal need. HLB looks forward to collaborating with Girdwood Parks and Recreation, GVSA, and non-profits to determine an appropriate development schedule, funding, and management for the proposed Girdwood Cemetery.
76	Pg. 25:	Girdwood Board of Supervisors	Regarding potential Mitigation Bank Sites: GBOS Support for the concept of a mitigation bank site in the Girdwood Valley.	HLB staff thanks you for your support.
77	Pg. 25	Amanda Tuttle	Suggestion to add Wildland Fire Fuels Reduction to the 5-year plan: The Anchorage Fire Department does not have the authority to enforce fuels mitigation efforts, nor does the Girdwood Fire Department. Please consider Girdwood HLB Lands for Wildland Fire Fuel Reduction for the safety and economy of the Girdwood community.	We share your concern to protect the Girdwood community from wildland fire risk. As stated in comment response 54, staff will amend this item in the annual work plan. Keeping this item solely within the annual work plan brings it to the forefront of priorities.
78	Pg. 26: 1-007A 1-008 1-090 1-091 1-092	Debbie Ossiander	Regarding a Chugiak Section 16 Site Specific Land Use Study: calls for a land use study for parcels 1-007A, 1-008, 1-090, 1-091, 1-092 The limited maps appear to show these as the parcels near the Peters Creek access to Chugach Park. Parking and access in this area have been very controversial in past years. Property owners have been to our Community Council several times telling us the Muni ignores them. PLEASE allow for early and frequent community input here. This will be a hot button for Chugiak, Birchwood and Eagle River Community Councils.	HLB staff thanks for your detailed comment. We understand that there is strong community interest and a variety of opinions on the best use of these parcels. Knowing this, we intend to have an extensive public involvement process focused on collaboration as part of the site specific land use study. HLB will keep the community informed prior to this project starting.
79	Pg. 26:	Girdwood Board of Supervisors	Regarding Potential Plans, Studies & Surveys: Request: Reorder the plans so that the Girdwood Comp plan is presented first, supporting plans below.	HLB staff thanks you for your comment. These plans are not listed in a manner to note priority or magnitude, but rather to recognize them as potential projects. To assist with ease of reading, HLB staff will reorder these plans in alphabetical order.
80	Pg. 26	Amanda Tuttle	Regarding the Girdwood Comprehensive Plan: Please update the statement to accurately reflect the Girdwood Comprehensive Plan is an amendment to the 1995 Girdwood Area Plan.	Thank you for your comment. As stated in the 2025 Girdwood Comprehensive Plan <i>"The Plan is an update to the 1995 Girdwood Area Plan. The Plan is a</i>

				<i>comprehensive plan element of the Municipality and supersedes the 1995 Girdwood Area Plan.</i> " Thus, the Girdwood Area Plan was updated and replaced by the 2025 Girdwood Comprehensive Plan. Staff will amend this section to clarify this.
81	Pg. 26	Girdwood Board of Supervisors	Regarding the Girdwood South Townsite Master Plan: Request: Update language to clarify that the Girdwood Comprehensive Plan is the governing document for the Girdwood South Townsite area. Any update to South Townsite should be consistent with GCP and with the forthcoming Girdwood Parks MP.	HLB staff thanks you for your comment and will amend this item to clarify the relationship between the Girdwood South Townsite Master Plan and the Girdwood Comprehensive Plan.
82	Pg. 26	Christina Cope Hendrickson	Regarding a Girdwood Valley Watershed Management Plan: Much of the Girdwood-based HLB parcels are designated within or adjacent to wetlands that maintains flow networks in our dynamic ecosystem. GVSA invested in upgrading culverts and roads impacted by climate change and longer, wetter shoulder seasons. HLB needs to be more than just a stakeholder for a watershed management plan. My expectation from a land owner guided by codified governance is to lead an effort, fund it and map stakeholders with a concerted effort to align with other Plans' objectives. This will protect properties and serve as a blue print to sustain the alluvial fan we call home.	HLB thanks you for your comment. The drafting and creation of watershed management plans falls under the purview of MOA Project Management & Engineering, Watershed Management Services Section. HLB looks forward to participating as a stakeholder on any future drafting of this plan.
83	Pg. 26	Girdwood Board of Supervisors	Regarding a Girdwood Valley Watershed Management Plan: Request: Thank you for recognizing the need for a Girdwood Valley Watershed Management Plan. GBOS requests that the plan includes identifying responsibilities of HLB and other government entities for waterways' infrastructure, including levees. GBOS looks forward to working with HLB to secure funding for this plan.	HLB thanks you for your comment. The drafting and creation of watershed management plans falls under the purview of MOA Project Management & Engineering, Watershed Management Services Section. HLB looks forward to participating as a stakeholder on any future drafting of this plan.
Appendices				
Reference	Commenter	Comment	Response	
84	Pg. 27	Amanda Tuttle	Regarding Appendix A, Girdwood Parcel Map: This plan states that over half of the HLB inventory is in the Girdwood Valley, however only one map is depicted to show over half of HLB's inventory. The map is not transparent and does not provide the information needed to review the plan. The public should not have to jump between a paper and computer document to review a public policy that is open for public comment. It does not also meet the intention of AS 44.62.	The plan states " <i>about half of the HLB inventory is forested lands in the Girdwood Valley, with a small percentage of HLB inventory developed or improved</i> ". We have found over the years, that putting staff time into having static quick reference maps in the document and high quality interactive digital maps is more helpful for the public. Please use the online interactive mapping to find more granular information, which can be found at the QR

				code on page 26, or at www.muni.org/hlbmap . If there is a particular area, or parcel, you are wanting a more fine-detailed map of, HLB Staff would be happy to assist directly. Also, a wealth of geographic information can be found at www.muni.org/mapit , which is maintained by the MOA's Geographic Information and Data Center. Compliance with AS 44.62 is addressed under "General Comments" below.
85	Pg. 35	Amanda Tuttle	Regarding Appendix B, Overview and Policies, Section II: It states that HLB Advisory Commission members are to be "from a diversity of geographic residence, occupations, and civic involvement" however the boards current members are from a monotone perspective and do not fairly or compliantly represent the public lands and interests of the communities the land actually resides within. Additionally, the Executive Director of HLB does not meet the requirements of having natural resource management experience, therefore HLB should replace or increase the Board size to include a Department of Natural Resource employee who is qualified to make natural resource management decisions in lieu of an unqualified board and Executive Director.	The HLB Director was recommended by the HLBAC and confirmed by the Anchorage Assembly to have the necessary skills and training to perform the duties of the position (HLBAC Res. 2023-03; AM 571-2023). Additionally, every HLB commissioner is required to go through a public review process including a recommendation for appointment by the Mayor's Office and confirmation by the Assembly after review. Members of the public may express their opinions on any appointment to the Mayor's Office and Anchorage Assembly during this process.
86	Pg. 35	Turnagain Community Council	Regarding Appendix B, Overview and Policies: TCC will carefully review any proposed Policy changes in this Draft Plan, to ensure they adhere to long accepted HLB Policies in past years — intent is to ensure HLB public land management actions are in the public's best interest.	The only proposed change to the Overview and Policies for the 2026 Work Plan is based on a public comment received requesting clarification on public involvement opportunities.
87	Pg. 48	Amanda Tuttle	Regarding Appendix C: Please replace the deleted graphs showing the Five-year Projection to 2031 as was done in previous plans. The sales and funds from Public Lands is public knowledge and must be transparently provided within the plan.	Thank you for your detailed review. The omission of this graph appears to be the result of a file conversion error and will be included in the final copy.
88	Pg. 48	Girdwood Board of Supervisors	Regarding Appendix C, Fund Activity: Return the HLB Fund balance with 5-year projection diagram in Appendix C	Thank you for your detailed review. The omission of this graph appears to be the result of a file conversion error and will be included in the final copy.
89	Pg. 49	Turnagain Community Council	Regarding Appendix D, Lease and Permit List: At the January 26, 2024, HLB Advisory Commission meeting, staff announced that the proposed two-year lease renewal with FAA of portions of Parcels 4-033A and 4-034 will likely be the last renewal, as FAA plans to decommission the	That is correct, the FAA lease terminated in February of 2024, and a renewal will not be issued.

			locator beacon currently located west of the Airport east-west runways. TCC presumes these FAA leases have not been renewed.	
90	Pg. 49	Turnagain Community Council	<p>Regarding Appendix D, Lease and Permit List: TCC notes that Appendix D includes multiple contracts associated with the above parcels that include:</p> <ul style="list-style-type: none"> • “Vegetation Clearing for Shaded Fuel Break” (Anchorage Fire Department) • “Incident Response and Police Tactics Training” (Anchorage Police Department & U.S. Marshals Service) • “Invasive plan management activities” (Anchorage Soil and Water Conservation District) <ul style="list-style-type: none"> • TCC has not received any information regarding the above contracts and how/if such activities are compatible with the below Assembly-approved documents that recognize the high value Natural Open Space, Wildlife Habitat and public use of the Tony Knowles Coastal Trail Greenbelt located within the parcels. • TCC requests that HLB and the Municipal Parks and Recreation Department meet with the Council as soon as possible to provide information regarding these contracts, and steps being taken to ensure the integrity of these natural areas are protected. 	<p>HLB thanks you for your detailed comments. Short term land use permits (with a term of one year or less) do not require public noticing, but they are reported to HLBAC as part of the Director's Report during regularly scheduled meetings. If there are specific concerns related to a permit, the public may express those concerns to HLB staff. Regarding the cited land use permits: the shaded fuel break occurred along Campbell Creek Road in east Anchorage; the Police Response and Tactics permits for APD and the US Marshal Service were for use of the former Clitheroe Center buildings and grounds; invasive plant management is done in coordination with the Parks and Recreation Department and Health Department to remove invasive choke cherry trees by hand with minimal herbicide use.</p> <p>HLB looks forward to an invitation from the Turnagain Community Council to discuss the cited land use permits and any future plans for the former Clitheroe Center.</p>
Other General Comments				
Reference	Commenter	Comment	Response	
91	Amanda Tuttle	It is not transparent, when reviewing the document, which information is being edited through submission, deletion, or change of verbiage. Please provide a redlined version for public review processes as per AS 44.62 Alaska Administrative Procedure Act.	HLB staff thanks you for your comment. AS 44.62 applies to state boards, commissions, and officers to define the rulemaking process. It is not applicable on this matter. Typically, although not required by code, the HLBAC Public Hearing draft is annotated with proposed amendments. Other drafts, including the Public Review Draft, and the Assembly Draft are clean copies without edits or notes.	
92	Amanda Tuttle	This policy document is MOA issued to show the compliance for Alaska's State Pubic Lands (Title 25) that were either conveyed or selected to the MOA during Statehood. It would be helpful if this document was extremely clear and transparent, and provided a step by step, on the public	Land selections from the State of Alaska as part of the Municipal Entitlement Act have been completed. Any land sales, transfers, or exchanges with the State of Alaska that may occur now or in the future are being	

			process of the State Public Lands being disposed/exchanged/transferred and when land use studies, and public involvement should occur.	conducted independent of the Municipal Entitlement Act.
93		Amanda Tuttle	Please include within this plan an explanation and clarification of which HLB Land is managed under the 1995 Girdwood Area Plan and which is managed under the Anchorage Comprehensive plan. The multitude of governing agencies at the MOA, State, and Federal levels and the differences in the disposal methods between the plans is confusing to our community. It would be beneficial if this plan accurately showed the different jurisdictional governances of all land covered within the Glacier Creek Watershed/Valley including public easements of waterways. Please also provide information on the Alaska Department of Natural Resource's jurisdictions on HLB lands and provide maps showing the easements with multi governmental responsible parties.	<p>Thank you for your comment. As stated in the 2025 Girdwood Comprehensive Plan "The Plan is an update to the 1995 Girdwood Area Plan. The Plan is a comprehensive plan element of the Municipality and supersedes the 1995 Girdwood Area Plan." Thus, the Girdwood Area Plan was updated and replaced by the 2025 Girdwood Comprehensive Plan. The Anchorage Comprehensive Plan (i.e. Anchorage 2020 and 2040 Land Use Plan) does not apply to Girdwood.</p> <p>It is difficult to accurately display the easement data within the 8.5x11 static maps included in the Work Plan. More detailed information on easements can be viewed on interactive maps found on www.muni.org/hlbmaps</p> <p>HLB is working with MOA Legal Department to determine HLB's responsibility to manage waterways on and adjacent to lands within our inventory. This response is forthcoming, but will not be provided in the 2026 Work Plan as this issue is outside of the intent and purpose of the HLB Work Plan.</p>
94		Amanda Tuttle	Please include within the plan a complete section describing a corrective action process for questions and concerns to be formally submitted to HLB. Describe the process of how the concerns are managed and the corrective action plan for those concerns that HLB will do to ensure that public concerns on public lands are being met.	HLB staff are available to meet with community members to discuss concerns, please contact HLB staff directly to set up a meeting.
95		Amanda Tuttle	For clarity and interpretation please provide total acreage of each parcel discussed in Chapters, 2, 3, and 4 in the introduction of each parcel, next to the numerical identifier.	The requested information is outside of the intent and purpose of the HLB Annual Work Plan. However, this information can be found on a parcel-by-parcel basis at www.muni.com/hlbmaps
96		Amanda Tuttle	Please provide tables showing the acres for each project, potential disposals/exchanges/transfers, and potential projects in Chapter 2, 3, and 4 categorized by each impacted community. Currently the plan is convoluted and not transparent how many acres	The requested information is outside the intent and purpose of the HLB Annual Work Plan. The work plan serves as a way for HLB Staff to receive initial feedback from the Commission, the public, reviewing agencies, and the Assembly on proposed

			are being disposed of within the Girdwood Valley. The public should not have to review multiple resources to discern what the land management actions are, the amount of acres in discussion, or to evaluate the direct and indirect impacted areas. All potential projects and disposals should also state whether they qualify as a small project or large complex project in accordance with MOA code.	land disposals, acquisitions, transfers, and management. This document guides staff to ensure time and effort are prioritized on projects fulfilling municipal and community needs to accomplish the purpose and mission of HLB.
97		Liam Coyle	<p>I am writing to seek corrective action with future disposals after the recent failure with CY Investments in Girdwood, Alaska. With the mitten coming up, I would like for the HLB to exercise its entire ability to enforce or leverage the building of affordable workforce housing for the entire Girdwood community with Pomeroy Lodging LP. With the nuance of public/private partnership in the Girdwood Valley, recent grants, and a history of third party subsidizations, I believe that there are substantial resources the HLB may coordinate for the benefit of their constituents in Girdwood. Otherwise, I would strongly recommend that they increase their attendance in Girdwood meetings and correspondence with our advisory boards (e.g., required attendance at LUC, GHEC, etc.) so that they may leverage the passion and knowledge of locals in the area and help delegate accordingly. There is a palpable divide between Anchorage and Girdwood aside from 36.5 miles to the Loussac Library. With virtual meetings and a deep desire to set things right, there is zero excuse for negligence. Please note the following questions.</p> <ul style="list-style-type: none"> • What steps may be made in negotiating with Pomeroy Lodging LP to ensure the building of community-wide affordable housing in their upcoming housing projects? • How may HLB better partner and participate with Girdwood advisory committees? • How may Girdwood be better represented within the HLB? 	<p>Any disposal, including the potential disposal of a portion of 6-011B to the Alyeska Resort owners, would have a rigorous public process. This specific project is in the very early stages, and over the coming months and years HLB will work with many other departments and entities, including local Girdwood groups, to move forward a disposal with terms and conditions that have broad support.</p> <p>HLB is a municipal-wide division, with land holdings throughout the Municipality. Due to a shortage of resources and staff time, it is not possible for staff to attend all community council and/or board meetings. However, when HLB staff is asked to attend a meeting to address a specific agenda item, a good faith effort is made to attend. Additionally, representatives from councils and boards are welcome to provide an update on any pertinent information through public comment at our monthly HLBAC meetings whether in writing, in-person, or online. HLB staff can also be addressed directly with updates via email or telephone.</p>
98		Northeast Community Council	We propose the acquisition of parcels (or portions of parcels) that encompass a trail corridor along South Fork Chester Creek, specifically between Chester Court and Muldoon Road. This trail is memorialized in the 2014 East Anchorage District Plan and the trail site currently includes undeveloped, developed, or municipally held parcels.	Thank you for your detailed comments. Within the Anchorage Parks Service Area, the acquisition of parcels for park or trail purposes is initiated by the MOA Parks & Recreation Department with support from the Real Estate Services Division. However, HLB regularly collaborates with MOA Parks & Recreation and assists on these matters. We will forward your comments to the

				Parks and Recreation for their consideration.
99		Northeast Community Council	<p>The Muldoon Perimeter Line Trail plan supported by NECC starts at Ship Creek and follows the eastern border of the municipality to Far North Bicentennial Park. At Far North Bicentennial the trail will intersect with the Chugach Foothills Connector Trail and connect Muldoon neighborhoods directly to the municipality's world class paved trail system. To support the development of the Muldoon Perimeter Line Trail, parcels along the eastern edge of Northeast Anchorage will need to be acquired. Parcels needed for trail development are currently under federal ownership and management of Joint Base Elmendorf-Richardson. We encourage the Heritage Land Bank to explore discussions with the appropriate local, state, and federal authorities and identify potential swap opportunities and/or acquisitions. This will enable the creation of a safe, scenic perimeter trail that enhances mobility, recreation, and neighborhood connectivity. This trail is also memorialized in the 2014 East Anchorage District Plan.</p>	<p>Thank you for your detailed comments. Within the Anchorage Parks Service Area, the acquisition of parcels for park or trail purposes is initiated by the MOA Parks & Recreation Department with support from the Real Estate Services Division. However, HLB regularly collaborates with MOA Parks & Recreation and assists on these matters. We will forward your comments to the Parks and Recreation for their consideration.</p>
100		Turnagain Community Council	<p>Regarding Acquiring Municipal Entitlement Lands (pages 6, 8, 17, 22 & 34):TCC supports multiple references in the Draft Heritage Land Bank document regarding the conveyance of State of Alaska-owned lands included in the 1986 Municipal Entitlements Act to the Municipality — and once acquired, advocates the transfer to the Municipality Parks and Recreation the following parcels in TCC/West Anchorage, due to the important value they have as public parks/natural open spaces/recreational areas:</p> <ul style="list-style-type: none"> • Parcels #21 & #68 — where Point Woronzof Overlook/sections of the Tony Knowles Coastal Trail are located • Parcel #77 — Little Campbell Lake Park • Parcel #78 — land adjacent to Kincaid Park • Parcel #113 — Delong Lake Park • A portion of Parcel #71— northern section of Connors Bog Park <p>In addition, TCC supports transfer of the Kloop Snow Disposal Site (located within Parcel 71) TCC notes that the Draft HLB Plan does not specifically reference the above parcels, as it has in many previously approved-HLB Plans. TCC requests that this specific parcel information be reinserted in the Draft HLB Plan.</p>	<p>Thank you for your detailed comment. This is an ongoing issue. Further research into why these parcels were not conveyed will need to be conducted to determine next steps. However, many of these parcels are functionally managed as parks, or fenced in airport land, with no pending alteration to current land use.</p>

HLB Staff Comments on the Public Review Draft				
Reference		Commenter	Comment	Response
101	Pg. 11: 4-046 4-047	HLB Staff	Timeline for this action needs to be updated	Update last sentence to read: "This lease is being drafted and will be executed in early 2026."
102	Pg. 11: 6-251 6-296	HLB Staff	Timeline for this action needs to be updated	Update text to read: "...Now that the trails are constructed, a record of survey and easement will be recorded in early 2026. In 2024..."
104	Pg. 12: 5-041	HLB Staff	Update to reflect progress	Update text to include Recorder's Office document number for the deed.
106	Pg. 12: Holtan Hills	HLB Staff	Update to reflect progress	update to reflect progress made during the fall of 2025
107	Pg. 13	HLB Staff	Update Table 2.1	Add second Laurel Acres CE from 2021
108	Pg. 15	HLB Staff	Update Table 2.2	Add HLBAC Res. 2025-06 prior to submitting this plan to the Assembly
109	Pg. 53	HLB Staff	Update Lease and Permit List	Updated to add new permits, delete out of date permits, and update end dates.
Comments Received In-Person at the HLBAC Public Hearing				
Reference		Commenter	Comment	Response
Amendments made by HLBAC				
Reference		Commenter	Comment	Response
Amendments made by the Assembly				
Reference		Commenter	Comment	Response

Appendix F

MUNICIPALITY OF ANCHORAGE HERITAGE LAND BANK ADVISORY COMMISSION

HLBAC Resolution 2025-06

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF THE 2026 HLB ANNUAL WORK PROGRAM AND 2027-2031 FIVE-YEAR MANAGEMENT PLAN.

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

WHEREAS, pursuant to AMC § 25.40.020, the HLB Advisory Commission (HLBAC) shall recommend and submit for assembly action a comprehensive land and fund management program to accomplish the purpose and mission of the HLB, and that such a program shall contain at a minimum such documents as the Five-Year Management Plan and an Annual Work Program; and

WHEREAS, pursuant to AMC § 25.40.020A, the Five-Year Management Plan shall identify those land acquisition, inventory, management, transfer and disposal objectives anticipated during this time frame; and

WHEREAS, pursuant to AMC § 25.40.020B, the Annual Work Program shall conform to the current or proposed Five-Year Management Plan, and which includes detailed descriptions of the proposed land acquisitions, inventory, management, transfer and disposal activities of the HLB for the coming year; and

WHEREAS, pursuant to AMC § 25.40.020B, a public notice, as set forth in this chapter, of not less than forty-five (45) days, is required prior to a hearing by the HLBAC on the Annual Work Program; and

WHEREAS, on September 30, 2025, the Public Review Draft of the 2026 HLB Annual Work Program and 2027-2031 Five-Year Management Plan (Work Plan) was posted on the HLB website, the MOA Public Notice website, and an e-mail was sent to Assembly members, all community councils, municipal department heads, and public and private organizations that have subscribed to the HLBAC mailing list; and

WHEREAS, on September 30, 2025, the notice for the December 18, 2025, HLBAC public hearing on the Work Plan was posted on the HLB website, the MOA Public Notice website, and an e-mail was sent to Assembly members, all community councils, municipal department heads, and public and private organizations that have subscribed to the HLBAC mailing list; and

WHEREAS, on December 18, 2025, the HLBAC held a public hearing on the Work Plan; and

WHEREAS, the Draft 2026 HLB Annual Work Program and 2027-2031 Five-Year Management Plan document complies with the provisions as set forth in AMC § 25.40.020A-C; now, therefore,

BE IT RESOLVED, THE HLBAC APPROVES THE DRAFT 2026 HLB ANNUAL WORK PROGRAM AND 2027-2031 FIVE-YEAR MANAGEMENT PLAN WITH ANY AND ALL ADOPTED AMENDMENTS.

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

PASSED and APPROVED on this, the 18th day of December, 2025.

Approved:

Attest:

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

Tiffany Briggs, Director
Real Estate Department