

# Heritage Land Bank Advisory Commission Meeting

**Thursday, February 26, 2026 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#*

## **AGENDA**

- I. Call to Order and Roll Call**
- II. Statement of Procedure**
- III. Disclosures**
- IV. Approval of Agenda and Minutes**
  - a. February 26, 2026, Agenda
  - b. January 22, 2026, 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 2026-01:** A resolution of the Heritage Land Bank Advisory Commission recommending the competitive disposal of Heritage Land Bank Parcel 2-156 (PID 020-181-68-000), legally described as Tract B-2 Legacy Pointe Subdivision (Plat 2013-18), to the non-profit organization Alaska Natural Burial for less than fair market value for the purposes of a natural burial cemetery.
- 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, March 26, 2026, 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, January 22, 2026 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)  
Chair Marshall called the meeting to order at 1:30pm  
  
Present: Chair Marshall, Vice Chair Chmielowski, Commissioners Hurst and Hansen.  
Excused: Commissioners Oswald and Charnon  
Staff Present: Director Tiffany Briggs, Land Management Officers Emma Giboney and Ryan Yelle
- II. **Statement of Procedure** (Recording Timestamp: 0:43)  
Chair Marshall gave the Statement of Procedure.
- III. **Disclosures**  
No disclosures were made.
- IV. **Approval of Agenda and Minutes** (Recording Timestamp: 1:50)
  - a. January 22, 2026, Agenda: The Agenda was passed with no objection.
  - b. December 18, 2025, Minutes: The Minutes passed with no objection.
- V. **Director's Report** (Recording Timestamp: 2:50)  
Director Tiffany Briggs gave a Director's Report and answered Commissioner questions.
- VI. **Presentation** (Recording Timestamp: 6:35)  
Rachel Bernhardt, Executive Director of Alaska Natural Burial, presented the proposed Natural Burial Cemetery on HLB Parcel 2-156.
- VII. **Persons or Items Not on the Agenda** (Recording Timestamp: 26:35)  
No one present wished to speak.
- VIII. **Commissioner Comments** (Recording Timestamp: 26:57)  
No Commissioners wished to speak. HLB Staff asked the commissioners a couple logistical questions
- IX. **Next Regularly Scheduled Meeting Date** (Recording Timestamp: 28:41)  
Thursday, February 26, 2025, at 1:30pm in the Permit & Development Center (4700 Elmore Road) or via Microsoft Teams and telephone.
- X. **Adjournment**  
Commissioner Chmielowski made a motion to adjourn, Commissioner Hurst seconded. The meeting was adjourned at 1:59 without objection.



**MUNICIPALITY OF ANCHORAGE**  
**REAL ESTATE DEPARTMENT**  
**HERITAGE LAND BANK**

**LAND MANAGEMENT REPORT**

**February 26, 2026**

**Pending and Recent Disposals**

- *4-046 and 4-047 – Former Native Hospital Site*  
In 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 (*AO 2025-71; 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, which will include conditions such as a development timeline and revenue sharing with HLB.

**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. ANB presented to HLBAC in January, and action will be requested during the February meeting.
- *3-080 – Former Tozier Track:*  
HLB staff have secured grant funding to conduct hazardous materials testing on the two remaining structures on this parcel, and funding for a market demand study of the area to determine the best and highest use of the parcel to fit community needs. This project has begun and is anticipated to be completed this summer.

- *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 several months, the building has been used by APD, US Marshall Service, and the FBI for police tactics training.
- *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. The Assembly authorized an appropriation from the HLB Fund to pay for the construction of offsite infrastructure in August 2025 (*AR 2025-220*). HLB Staff continues to work with other municipal agencies as construction of the off-site infrastructure to support the Holtan Hills project nears completion this spring. Construction activity has paused for the winter. Remaining items that will be completed this Spring include pavement striping, final grading and hydroseeding. 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. Although not an HLB action, the related CY Investments application for a Conditional Use Permit for a Planned Unit Development and Subdivision was heard and approved by the Planning and Zoning Commission on Monday, January 5<sup>th</sup>. 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 during the summer of 2025. HLB is moving forward with platting out the residentially zoned portion of this parcel along the Alyeska Hwy, as described in the 2025 and 2026 Work Plans, to facilitate future residential development. There were community meetings regarding this plat at the Girdwood Land Use Committee and GBOS in September, 2025. GBOS and LUC expressed support for this replat in October. The application to subdivide this parcel into three tracts was heard and unanimously approved by the Platting Board on January 7<sup>th</sup>. HLB's has worked with R&M Consultants to complete a sewer mainline feasibility analysis of a gravity flow sewer mainline along proposed Tract B to support a future residential development. This analysis has been included in this month's packet. 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 during the summer of 2025. There were community meetings regarding this plat at the Girdwood Land Use Committee and GBOS in September. GBOS and LUC expressed support for this replat in October. The platting application to subdivide the GWIP into six tracts was heard and unanimously approved by the Platting Board on January 7th. Staff will be working our consultant to prepare and record the final plat this Spring. 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. Until then, HLB will continue to be an active participant in these discussions.

## **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 HLBAC public hearing taking place December 18<sup>th</sup>. HLBAC unanimously recommended Assembly approval of the work plan, as amended (*HLBAC 2025-06*). The Work Plan was introduced to the Assembly on January 13<sup>th</sup>, a work session was held on January 30<sup>th</sup>, and the Public Hearing was held on February 17<sup>th</sup>. The 2026 Work Plan was approved by the Assembly via AR 2026-07 with one amendment which emphasized HLB’s role in Mayor LaFrance’s “10,000 Homes in 10 Years” initiative.
- *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, with assistance from GDIC, completed a spatial analysis of HLB parcels to determine development constraints and identify parcels of opportunity for residential use. This analysis was presented to the Assembly during a January 30<sup>th</sup> work session.

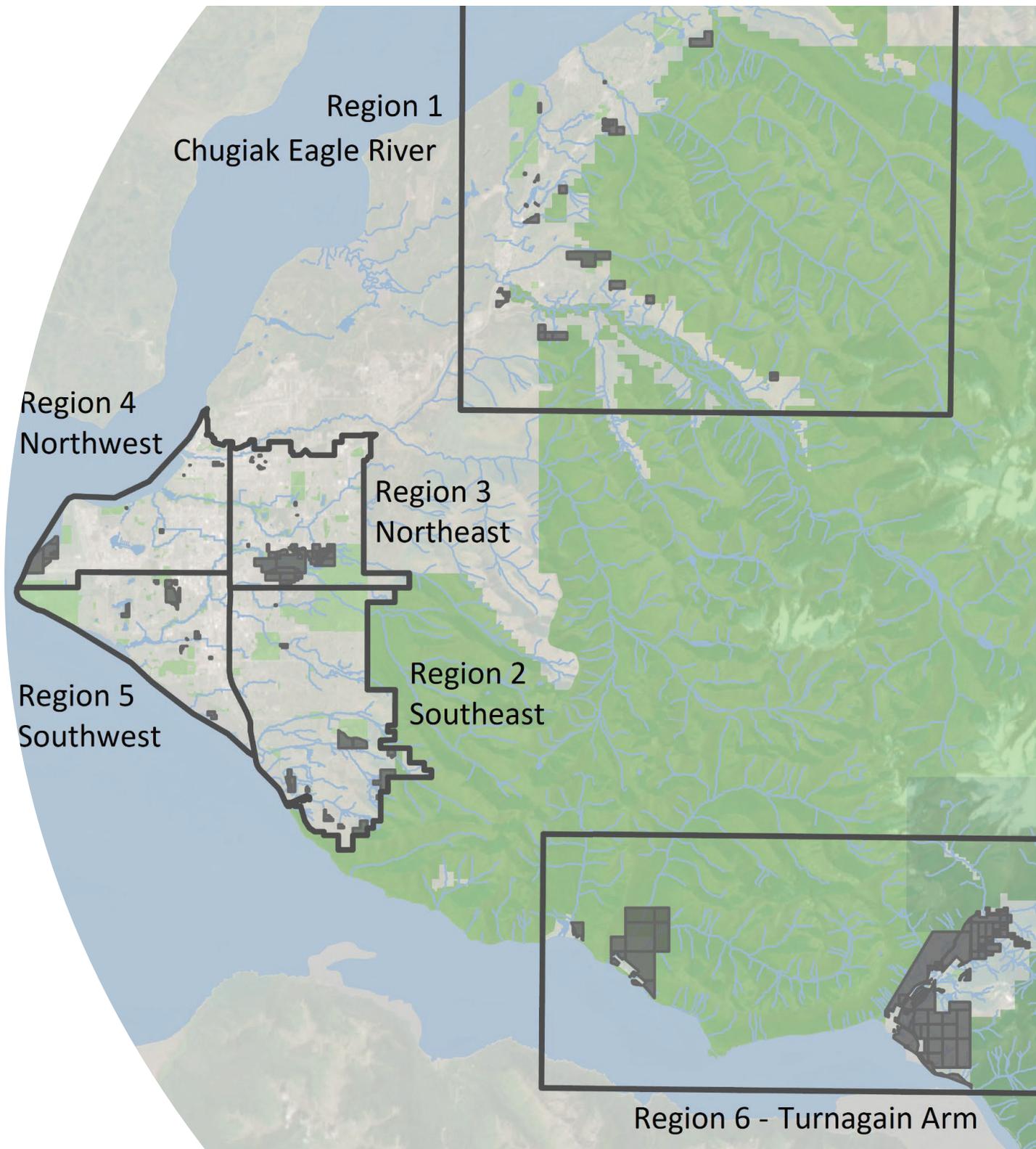
- *Site Visits/Clean-Ups*

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

<b>Contract Number</b>	<b>Permittee</b>	<b>Use</b>	<b>Contract End</b>
2007-08	Girdwood Parks & Recreation	Disc golf course	2026-12-31
2009-13	Girdwood Valley Service Area	Equipment & materials storage	2026-12-31
2011-15	Snow Free Snowplowing	Equipment & materials storage	2026-12-31
2016-21	Silverton Mountain Guides	Backcountry skiing	2026-06-30
2017-10	Alaska Railroad Corp.	Avalanche mitigation	2027-12-31
2017-29	Chugach Powder Guides	Backcountry skiing	2026-05-31
2018-01	ADOT&PF/TSAIA	Access permit	2026-03-20
2019-08	Girdwood Valley Service Area	Park & Ride	2026-12-31
2020-10	Straight to the Plate	Boat storage	2026-05-31
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	Land and site planning	2026-04-30
2023-03	AWWU	Land and site planning	2026-04-25
2023-05	Alyeska Development Holdings, LP and Seth Andersen	Land and site planning	2026-09-15
2024-01	ACDA	Due diligence	2026-04-15
2024-06	Alaska Natural Burial	Due diligence	2027-01-09
2025-02	Anchorage Police Department	Incident response and police tactics training	2026-04-30
2025-05	Girdwood Backcountry Guides	Backcountry skiing and Notch Hut	2026-08-21
2025-06	Anchorage Fire Department	Vegetation clearing for shaded fuel break	2026-02-28
2025-10	Chugach Electrical Association	Due diligence	2026-10-14
2026-01	FBI	Incident response and police tactics training	2026-01-16
2026-02	Snow Free Snowplowing	Equipment storage	2026-05-15

# HLB Regional Analysis & Parcels of Opportunity



# Land Suitability Analysis

---

Item within the 2025 Work Plan and continued to the 2026 Work Plan:

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

- “Developable land” can have several different meanings and scales based upon existing conditions and feasibility of development. This adds difficulty and several caveats to an analysis of this type.
- We intend to have this be a reoccurring item in the 5-year Management Plan in future Work Plans. Work will continue and be reevaluated as inventory, infrastructure, regulatory, and policy priorities change.

# Overview of Analysis

---

## Methodology

- *Spatial Analysis:* GDIC performed a spatial analysis of all HLB parcels in relation to several other existing datasets to include infrastructure (utilities, developed streets), zoning, and environmental factors (seismic, avalanche zones, and wetlands).
- *Statistical Analysis:* HLB organized and evaluated this information and performed a statistical analysis to summarize the results based on region. The purpose of this analysis is to gain a better understanding of the existing conditions within and surrounding HLB parcels.

## Analysis Limitations

- *Distance skew:* Distance to a given feature is measured via a straight line from the center of the parcel. This means the distance may be more accurate for small square parcels, and less accurate for large oddly shaped parcels.
- *Ignores real world constraints:* Distance to a given feature does not account for environmental constraints such as topography, wetlands, land ownership, etc. that would affect infrastructure alignment.
- *Regional availability:* Availability of data across regions varies due to different utility providers, lack of information on avalanche and seismic hazard, etc.
- *Proximity ≠ Developable:* Proximity to infrastructure should not be assumed to mean “developable” by itself. Other factors such as land use plan classifications, zoning, market demand, use restrictions on the property, community input, etc. should also be considered.
- *Zoning ≠ Developable:* Zoning by itself should also not be assumed to mean “developable” without looking at other factors.

# Summary Stats of HLB Parcels

SUMMARY STATISTICS	Northern Communities	Anchorage	Turnagain Arm	Girdwood	Total
Number of Parcels	45	107	27	53	232
Total Area (ac)	1184.9	2795.6	2396.3	6283.6	12660.4
Percentage of Total Area	9%	23%	19%	49%	100%
Zoning: Other (ac)	898.74	2263.24	2390.69	5785.01	11337.68
Zoning: Residential (ac)	283.23	459.3	0	354.76	1097.29
Zoning: Industrial (ac)	0	43.83	0	18.05	61.88
Zoning: Commercial (ac)	0	22.23	0	26.9	49.13
Zoning: Resort Use (ac)	0	0	0	83.56	83.56
% of total land with "developable zoning"*	5.80%	19.33%	0.90%	3.79%	29.81%
% of total "developable zoned" land per region*	19.44%	64.82%	3.01%	12.73%	100%

\*"Developable zoning" for this statistic means that the underlying zoning district allows for the construction of residential, commercial, industrial, or community uses.

# Summary Stats - Environmental Factors

---

<b>ENVIRONMENTAL FACTORS</b>	<b>Northern Communities</b>	<b>Anchorage</b>	<b>Turnagain Arm</b>	<b>Girdwood</b>	<b>Total</b>
Total Wetland Area (Acres)	45.5	1142.33	30.57	587.98	1806.38
Very High and High Seismic Risk Area (Acres)	0	107.72	no data	no data	107.72
High and Moderate Avalanche Risk Area (Acres)	128.56	79.98	no data	409.54	618.08
100 & 500 year Flood Hazard Area (Acres)	2.25	336.88	49.1	695.48	1083.71
Average Slope %	26.0	10.6	15.3	17.5	15.7

# Summary Stats - Infrastructure

<b>MEDIAN DISTANCE TO INFRASTRUCTURE (ft)</b>	<b>Northern Communities</b>	<b>Anchorage</b>	<b>Turnagain Arm</b>	<b>Girdwood</b>	<b>Total</b>
Street	598	372	262	705	444
AWWU Water Main	2334	662	N/A	2593	1472
AWWU Water Service Line	2511	758	N/A	2595	1469
AWWU Sewer Main	2540	943	N/A	1378	1435
AWWU Sewer Pressurized Main	3340	4953	N/A	4175	4744
AWWU Sewer Service Line	3289	946	N/A	1452	1307
Enstar Main	825	497	457	1323	640
Enstar Service	875	479	469	1299	740
CEA Overhead Utilities	N/A	627	289	1418	749
CEA Underground Utilities	N/A	412	599	1099	528

# Parcels of Opportunity & Projects in Motion

---

Five parcels have been identified by staff as opportunities for residential development given existing adjacent infrastructure and conditions:

## **Anchorage**

2-144A through D

## **Chugiak/Eagle River**

1-081 and 1-082

1-085LL and 1-111

1-088

## **Turnagain Arm**

6-001B through 6-001G

**HLB is not proposing a disposal or development of any of these parcels at this time.** These parcels have simply been identified as having potential to support residential uses and could be developed without the need for excessive off-site improvements or infrastructure.

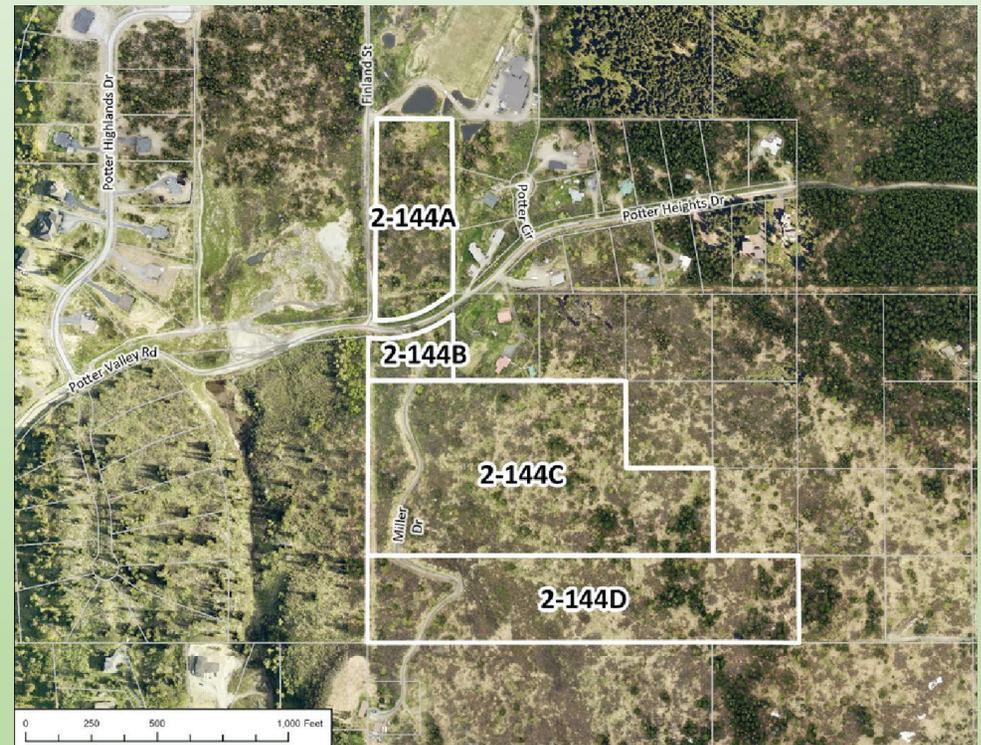
**Projects in Motion:**

- Orca Mountain View (Girdwood)
- Holtan Hills (Girdwood)
- 3-080, former Tozier Track (Anchorage)

# HLB Parcels 2-144A through D

## (The Stairsteps)

- Located along Potter Valley Dr in the Anchorage Hillside
- 2-144C is zoned R-6 (1-acre) and is approx. 17.5 acres (12-14 lots)
- 2-144A, B, and D are zoned PLI and envisioned to serve as trailhead or passive recreation for Potter Valley Trail
- Approximate 20-25% slopes
- Not within a Road Service Area
- Cost to construct a road likely around \$750 LF
- Viability of onsite services is unknown without further study
- Recent Panoramic View Subdivision to the west (Lots listed for >\$225k)



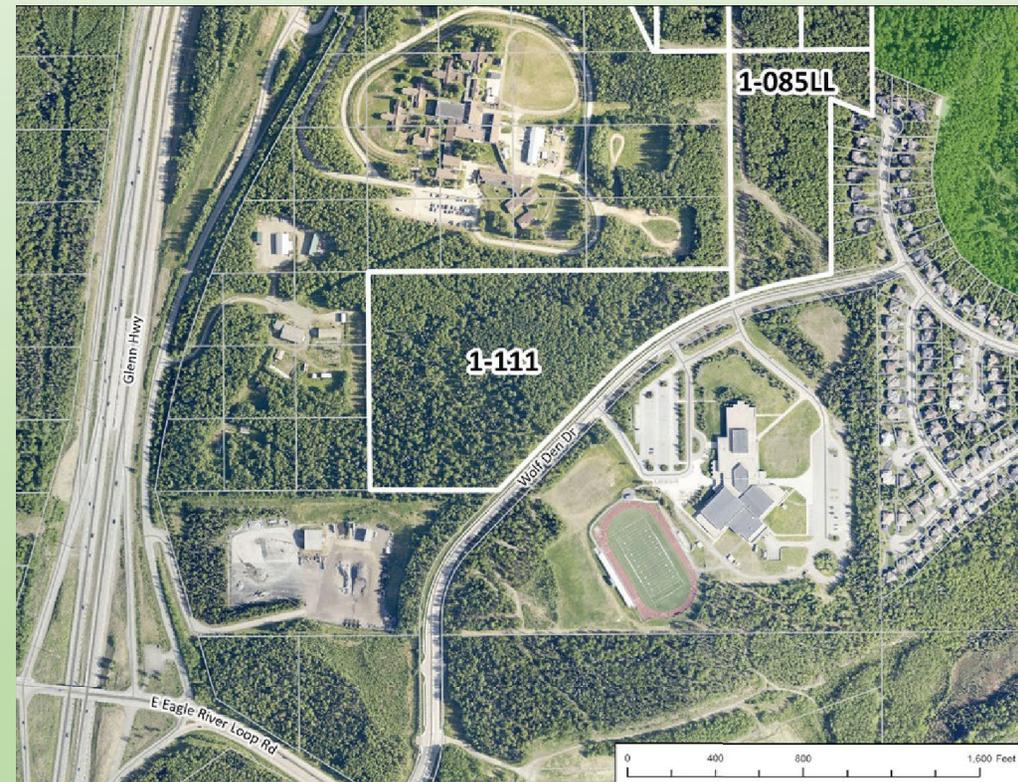
# HLB Parcels 1-081 & 1-082

- Located along Eagle River Rd (Eagle River Valley)
- 1-081 is split zoned CE-R-6 and WS, 80 acres
- Steep slopes (>40%), slopes over 50% shall remain undisturbed per AMC Title 21
- Within a Road Service Area
- Viability of onsite services is unknown
- Large-lot development with access to Chugach State Park



# HLB Parcels 1-111 & 1-085LL

- Located along Wolf Den Dr
- 1-111 (25.5 acres) 1-085LL (12.4 acres)
- Zoned PCD (Uses restricted to residential or public institutional)
- Moderate slopes
- Within a Road Service Area
- Access to Public Water and Sanitary Sewer
- Mixed-Residential possible
- Community desire for cemetery development



# HLB Parcel 1-088

- Located at the terminus of Stonehill Dr.
- 36 acres (4-5 lots possible)
- Zoned CE-R-10
- Steep slopes (>40%), slopes over 50% shall remain undisturbed per AMC Title 21
- Within a Road Service Area
- Viability of onsite services is unknown, but lack of groundwater accessibility is suspected due to shallow bedrock
- Large-lot development with access to Chugach State Park



# HLB Parcels 6-001B through 6-001G

- Located along undeveloped “Old Johns Rd” in Indian
- 8.25 acres in total (8 lots)
- Zoned TA
- Moderate slopes
- Not within a Road Service Area
- Viability of onsite services is unknown without further study
- Access to Seward Hwy unknown
- Cost of developing Old Johns Rd would be around \$750-\$900 LF (\$1,312,500 - \$1,575,000)



# Projects in Motion

---

## Orca Mountain View (6-039)

14.5-acre Tract 2 being created for further exploration into residential opportunities for Girdwood.

Plat was approved by the Platting Board on Jan 7<sup>th</sup> and is anticipated to be recorded by late April pending fulfillment of conditions imposed on the preliminary plat.

HLB is conducting a sewer mainline extension feasibility analysis on Tract 2 to determine viability and cost of public sewer infrastructure. The results of this analysis will influence development decisions on this parcel and ultimately how many dwelling units can be constructed.



# Projects in Motion (cont.)

## Holtan Hills

A public-private partnership between CY Investments and Heritage Land Bank to develop a residential subdivision within the Crow Creek Neighborhood.

- Phase 1 in 2026 (39 lots)
- Phases 2 and 3 forthcoming

Holtan Hills – Phase 1

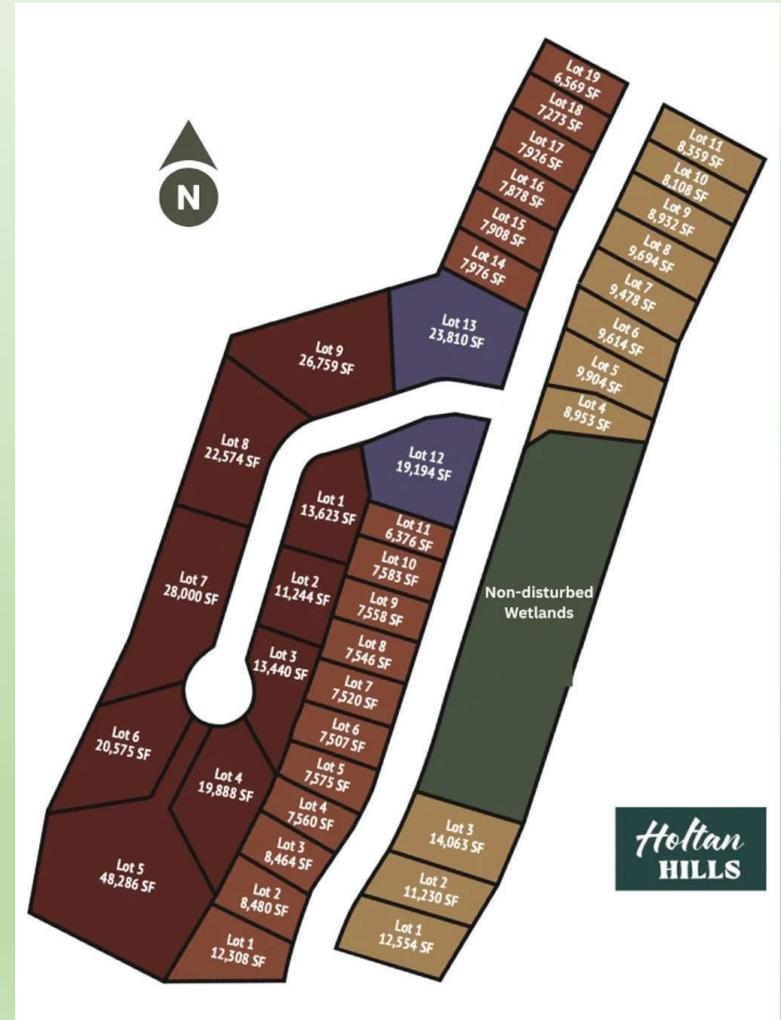


Image source: [holtanhills.com](http://holtanhills.com)

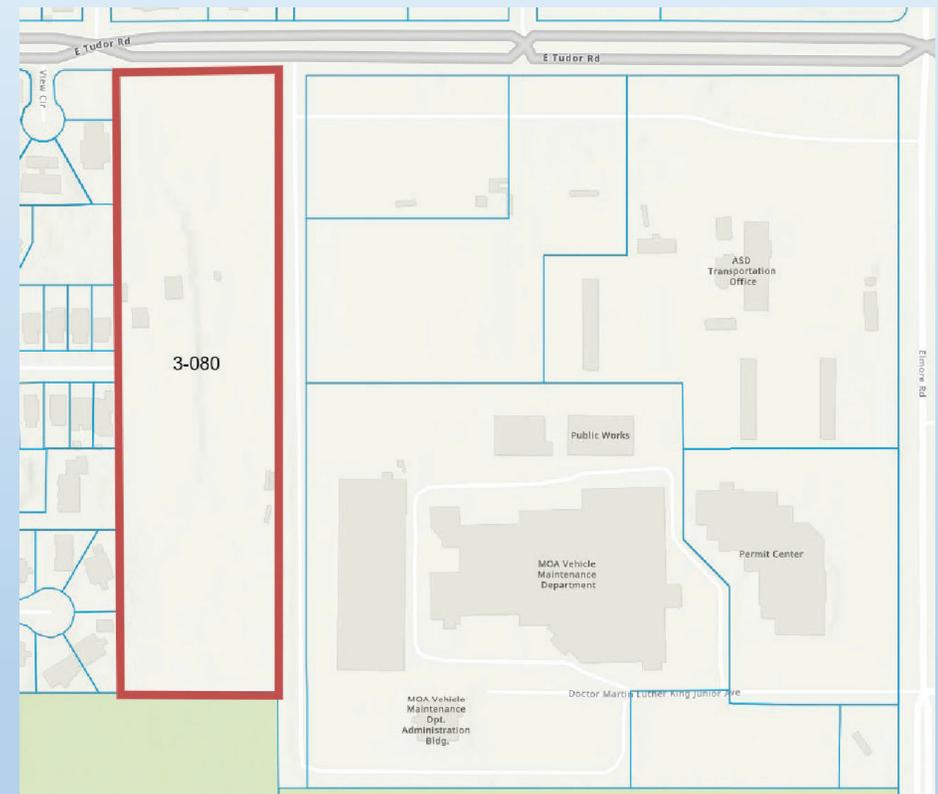
# Projects in Motion (cont.)

## 3-080 (former Tozier Track)

Acquired by HLB through a land transfer with Alaska Sled Dog Racing Association in 2021.

Envisioned as an extension of the Tudor/Elmore Municipal Campus and/or mixed use for approximately 40 years through adopted plans.

HLB is conducting a Market Study for the parcel to determine the parcel's best use. This study should be completed by late Spring. The results of the study will influence future land use decisions and development options.



# Any Questions?



Tiffany Briggs, Real Estate Director

Emma Giboney, Land Management Officer

Ryan Yelle, Land Management Officer

Municipality of Anchorage

# Sewer Feasibility Study

Orca Mountain View Subdivision  
Proposed Tract B  
within Tract 18-B Supplemental Cadastral Survey of  
T10N, R2E, S.M., AK, Per Plat 73-220

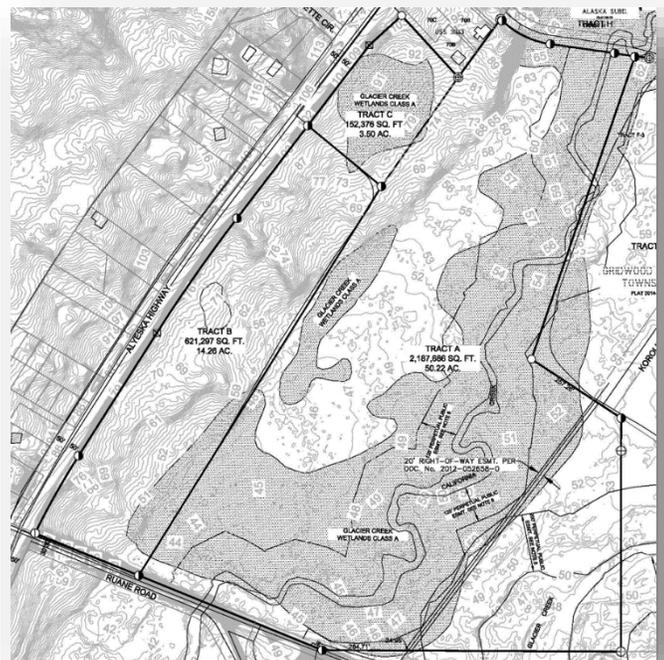
Girdwood, Alaska

February 2026

Prepared for:  
Heritage Land Bank  
4700 Elmore Road  
Anchorage, AK 99507



R&M CONSULTANTS, INC.



# Table of Contents

Table of Figures.....i

Exhibits .....i

1. INTRODUCTION.....1

    Parcel Information.....1

2. CONSIDERATIONS & CONSTRAINTS.....2

    Topography.....2

    Wetlands & Streams .....2

    Right-of-way Access.....2

    Existing Utility Infrastructure.....3

    MOA Standards.....3

3. FEASIBILITY SUMMARY.....4

    Concept Design.....5

    Construction Cost Narrative.....5

## TABLE OF FIGURES

Figure 1: Project Site.....1

Figure 2: Wetlands.....2

Figure 3: Existing Sewer Mainline.....3

## EXHIBITS

- Exhibit A      Concept Design
- Exhibit B      Concept Design with Aerial Image
- Exhibit C      Engineer’s Cost Estimate



# 1. INTRODUCTION

The Heritage Land Bank (HLB) through the Municipal Surveyor has contracted with R&M Consultants, Inc. to provide a report that addresses sewer feasibility of HLB property in Girdwood in the vicinity of Ruane Road. The goal of this analysis is to determine the feasibility of a public sewer mainline installation within proposed Tract B, Orca Mountain View Subdivision that will achieve total or partial gravity flow. The sewer line analyzed would be sized to accommodate development for up to 100 dwelling units as this is the maximum density permitted by zoning. This report reviews utility development based upon topography, wetlands and streams, access to public rights-of-way, proximity to existing utility infrastructure, and conformance with Municipality of Anchorage (MOA) regulations.

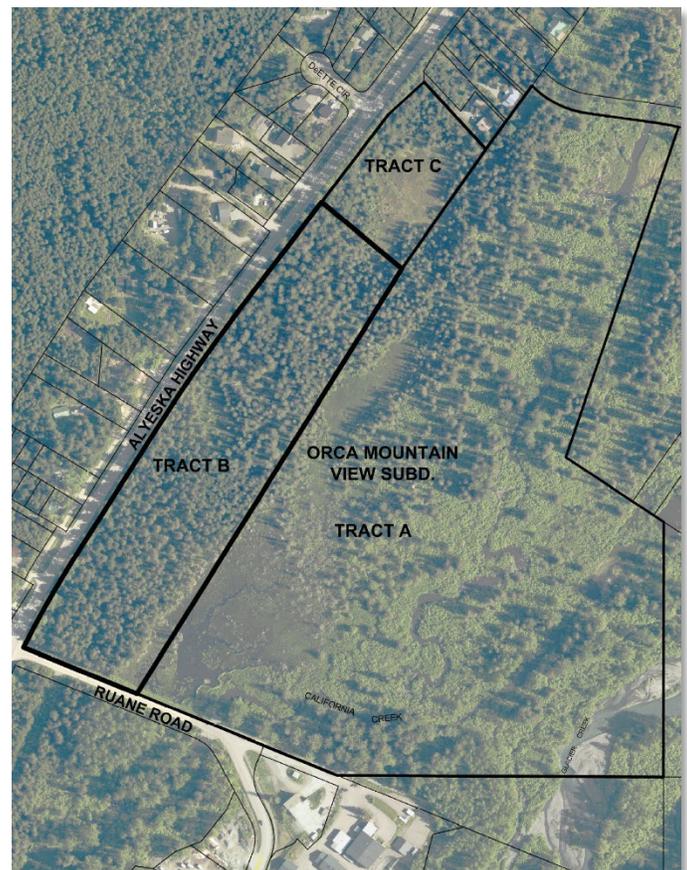
The site-specific summaries contained in this report were developed from public sources. No ground survey, geotechnical engineering, or wetland delineation was performed to support this feasibility analysis. Actual soils and wetlands data and surveyed ground topography may differ from available public information and may be required prior to development of a final subdivision design.

## Parcel Information

Proposed Tract B, Orca Mountain View Subdivision located within Tract 18-B Supplemental Cadastral Survey of Township 10N, Range 2E, Seward Meridian, Alaska, (plat 73-220) is a single, 14.26-acre parcel owned entirely by the Heritage Land Bank (Figure 1). Relevant assumptions and site information are summarized below.

All contours, wetlands, and creeks depicted in Figures and Exhibits were downloaded from available GIS data. The contours are from a 2015 LiDAR acquisition project and are expected to closely approximate actual ground topography. Sewer locations depicted were drawn from Municipal Record Drawings. The aerial imagery was obtained from the MOA and is current as of 2024. Boundary lines and easements were drawn from data collected for the subdivision process of the parent parcel.

*Figure 1: Project Site*

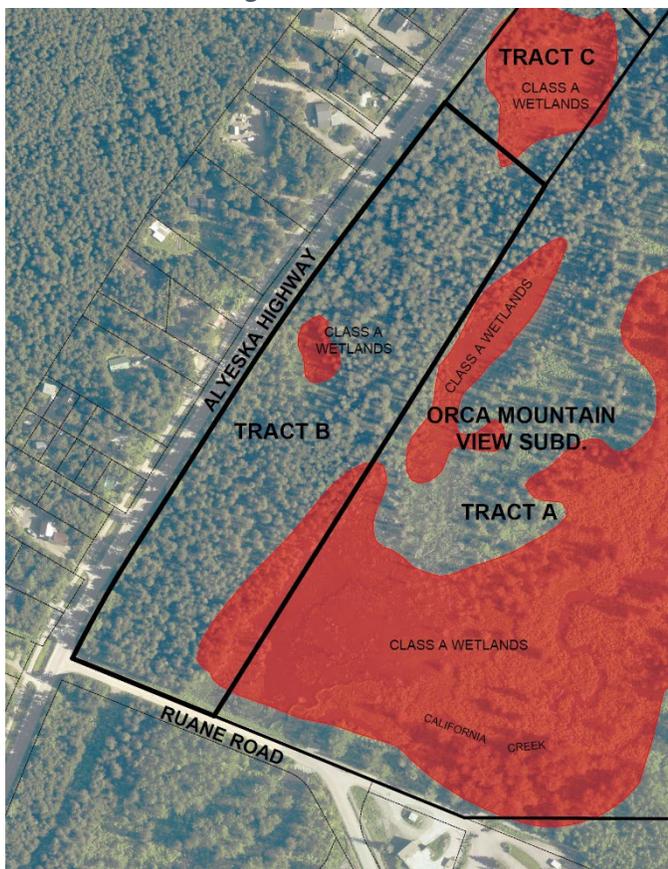


## 2. CONSIDERATIONS & CONSTRAINTS

### Topography

Topography is a principal consideration in evaluating the feasibility of a gravity fed sewer system. The property generally slopes southeast towards California Creek. Elevations within proposed Tract B vary from 46 to 111 feet. The lowest surface elevation exists adjacent to Ruane Road. Due to the undulating topography, cut and fill for installation of sewer along the southeast property line would be necessary to maximize development potential.

*Figure 2: Wetlands*



### Wetlands & Streams

California Creek and the adjacent wetlands restrict the total developable area for the HLB parcel. MOA GIS data indicates the presence of high value (Class A) wetlands in the southeast portion of the HLB Parcel (Figure 2). Fill of wetlands requires an Army Corps of Engineers permit and often compensatory mitigation.

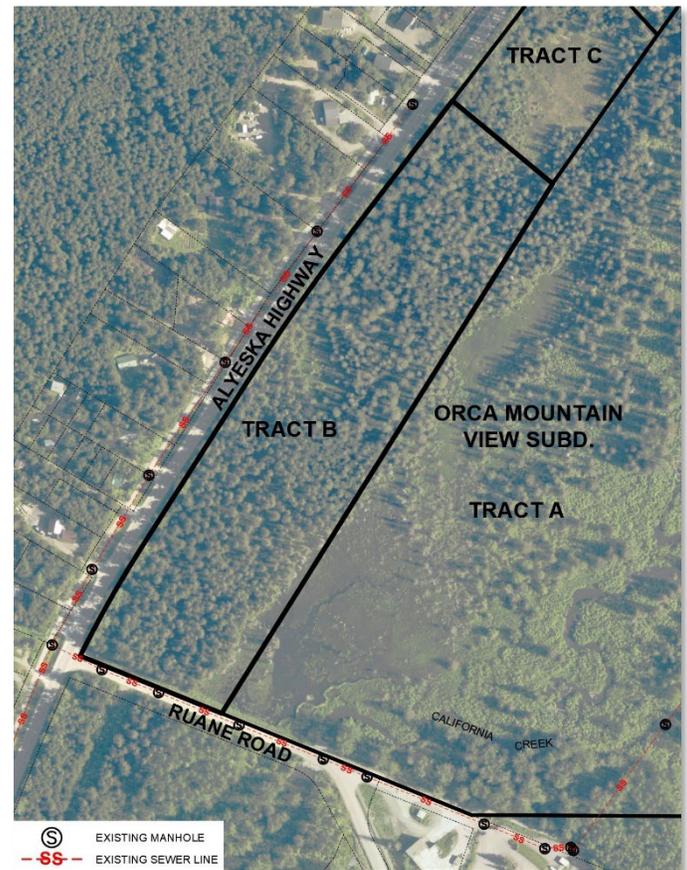
### Right-of-Way Access

Ruane Road is located along the southwest parcel boundary and is owned and maintained by the MOA. It is classified by the Official Streets & Highways Plan (OS&HP) as a local road and has a dedicated right-of-way width of 60 feet. The Alyeska Highway, located along the northwest parcel boundary, is owned and maintained by the State of Alaska. It is classified by the OS&HP as a Class II, minor arterial roadway and has a dedicated right-of-way width of 100 feet.

## Existing Utility Infrastructure

A review of MOA record drawings shows that sewer mainlines exist in the Alyeska Highway and Ruane Road rights-of-way as shown in Figure 3. A sewer system serving proposed Tract B may tie-in to existing sewer access structures (manholes) at five (5) Alyeska Highway locations, and two (2) locations in Ruane Road. Outside of these locations, the closest manhole is approximately 700 feet straight line distance to the northeast of Tract B at the west end of the undeveloped Juniper Drive right-of-way. This system is higher in elevation and would not be a practicable connection point. Another existing sewer line flows within the Karolius Drive right-of-way and the connected easement continuing to the south and ending adjacent to the utility treatment facility. This location is approximately 900 feet straight line distance through wetlands and creeks and is also not a practicable connection point. There are no other existing manholes in easements or rights-of-way adjacent this parcel boundary. The nearest water mainline is located at the intersection of Egloff Drive and Karolius Drive, approximately  $\frac{3}{4}$  mile straight line distance from proposed Tract B. Given this distance, public water service extension to this parcel is likely not feasible in the near-term. A private water system should be considered with development of this parcel.

Figure 3: Existing Sewer Mainline



## MOA Standards

Municipal standards for burial depth of sewer and the minimum pipe slopes are governing constraints which dictate the relative sewer line elevations throughout the parcel.

- Anchorage Water and Wastewater Utility (AWWU) Design and Construction Practices Manual (DCPM) Code 30.02.02.01 stipulates a standard of 8-foot burial depth for gravity sewer with criteria for shallower burial and insulation requirements.
- AWWU DCPM Code 30.02.01.04 allows 8-inch sewer pipe for use by up to 100 dwelling units at a slope of 0.4 / 100-feet (0.4% grade).

### 3. FEASIBILITY SUMMARY

This analysis maintains the preference to keep the sewer a gravity only system and avoid the maintenance and installation costs of a pressurized system. A 100 dwelling unit capacity created by using 8-inch sewer pipes connecting to the existing 16-inch sewer under Ruane Road was anticipated. The reasonably developable area outside the Alyeska Highway and Ruane Road rights-of-way consists of average grade less than 15%, all sloping generally towards the southeast allowing for sewer services to gravity flow in this direction.

Using existing elevations to provide required burial depth of the sewer would route the sewer alignment in a serpentine fashion and create substantial challenges to future parcel development. Routing the sewer through the middle of the parcel would reduce the amount of required fill over the pipe, but gravity fed sewer service to all lots would likely not be feasible without requiring either deep sewer installation or substantial fill of the downhill lots to raise elevation. Routing the sewer through the lower elevations near the southeastern parcel boundary outside the mapped wetlands, and filling over the sewer, would achieve a gravity fed system without adding unnecessary long term development constraints. Given the MOA's long-term ownership and maintenance responsibility, it is recommended that the sewer main and public roadway follow the same alignment.

Because of the low elevation of the southern portion of the parcel, substantial fill would be required over the sewer line, and in some cases, would require placement below the pipe elevation while traversing the lowlands. Between 4 feet and 10 feet of additional fill along the sewer route for approximately 1,150 feet of pipe would be required to provide the minimum burial depth required to meet MOA standards for freeze protection.

Economics is a factor in development. Therefore, this routing avoids filling the Class A wetlands which would add costs for permitting and likely require compensatory mitigation through the Army Corps of Engineers. To evaluate feasibility, the Engineers Estimate uses the routing proposed for gravity sewer per **Exhibit A**.

A private water system is anticipated to be installed on the site that would require adequate separation distances from all sewer components both public and private per MOA standards. Availability of groundwater and installation costs for a private water system were not evaluated with this study.



An onsite wetland delineation would be recommended prior to final parcel sewer layout planning and development to verify MOA GIS data mapping. GIS mapping appears to show upland areas along the perimeter of the lowlands adjacent California Creek as being wetlands.

## Concept Design

**A gravity sewer system is possible on this parcel.** The concept presented avoids fill of wetlands and maximizes developable area of the site.

The possible alignment layout presented in **Exhibits A and B** are based largely on elevation of available gravity feed sewer connectivity at the existing structure that best serves the parcel from the Ruane Road right-of-way. The alignment maximizes the buildable area of the parcel and ability to install gravity sewer with future development. The routing avoids filling the wetlands which creates additional costs and may require compensatory mitigation.

See **Exhibit A: Concept Design** and **Exhibit B: Concept Design with Aerial Image**

## Construction Cost Narrative

An 8-inch sewer line at 0.4% grade was used for this estimate. Most of the development costs for sewer piping and structures at the alignment shown are for embankment installation and to provide adequate burial depth of sewer utilities. It is anticipated that culverts will be required to convey water through the installed mound of material over the sewer to maintain drainage of water flowing towards California Creek. The cost of culvert is grouped with gravel material costs. Sewer pipe and structure installation costs are anticipated to be a smaller portion of the total as detailed below.

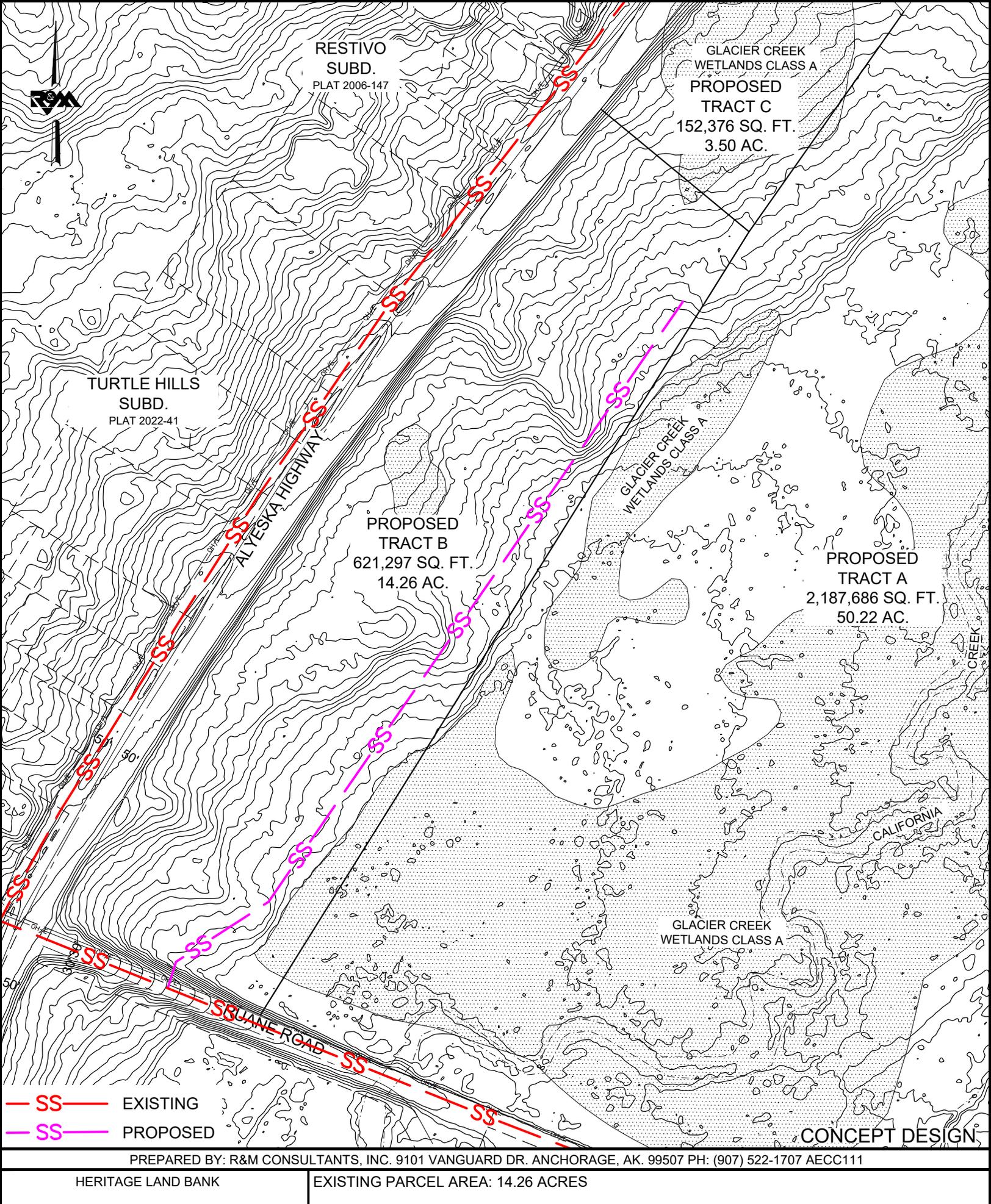
The estimate was created using borrow material to provide adequate burial depth of the sewer line. Clearing and grubbing under the embankment prism was assumed to only remove brush and trees required to install sewer line and fill without burying large pieces of woody vegetation which would cause large voids in the embankment as organics decompose. Grass, soil organics, and smaller wood materials were assumed to remain. Unit prices are from MOA Capital Projects average bid tabulation database (2025 Bid Tabs) with engineers' judgement used to reduce the installation cost of two items. Sewer pipe and structure costs were reduced due to large portions of the alignment being installed at shallower depths than standard. Fill placed above the pipe provides required cover and incurs fewer installation expenses than traditional methods.



Estimate is for 1,490 linear feet of mainline sewer installed near the southeast parcel boundary of Tract B as depicted in Site Plan **Exhibits A and B**. These quantities bring the estimated construction costs of this infrastructure to \$908,124. (See **Exhibit C: Engineer's Cost Estimate**). This estimate for mainline sewer cost is \$610 per linear foot for the pipe installation including the additional gravel required to attain adequate burial depth. A 20% contingency was included in the estimate.



Exhibit A:  
Concept Design



RESTIVO  
SUBD.  
PLAT 2006-147

GLACIER CREEK  
WETLANDS CLASS A  
PROPOSED  
TRACT C  
152,376 SQ. FT.  
3.50 AC.

TURTLE HILLS  
SUBD.  
PLAT 2022-41

PROPOSED  
TRACT B  
621,297 SQ. FT.  
14.26 AC.

PROPOSED  
TRACT A  
2,187,686 SQ. FT.  
50.22 AC.

ALYESKA HIGHWAY

SRUANE ROAD

GLACIER CREEK  
WETLANDS CLASS A

GLACIER CREEK  
WETLANDS CLASS A

CALIFORNIA

— SS — EXISTING  
— SS — PROPOSED

CONCEPT DESIGN

PREPARED BY: R&M CONSULTANTS, INC. 9101 VANGUARD DR. ANCHORAGE, AK. 99507 PH: (907) 522-1707 AECC111

HERITAGE LAND BANK

EXISTING PARCEL AREA: 14.26 ACRES

ORCA MOUNTAIN VIEW SUBDIVISION  
CONCEPT UTILITY DESIGN  
OF TRACT 18-B2 (MOA CASE No. S12866)

LENGTH OF SEWER: 1,490 FT.

SCALE: 1"=200'

DATE: 02/12/26 PAGE: 1 OF 2

**Exhibit B:**  
**Concept Design with Aerial Image**



RESTIVO  
SUBD.  
PLAT 2006-147

GLACIER CREEK  
WETLANDS CLASS A

PROPOSED  
TRACT C  
152,376 SQ. FT.  
3.50 AC.

TURTLE HILLS  
SUBD.  
PLAT 2022-41

ALYESKA HIGHWAY

PROPOSED  
TRACT B  
621,297 SQ. FT.  
14.26 AC.

GLACIER CREEK  
WETLANDS CLASS A

PROPOSED  
TRACT A  
2,187,686 SQ. FT.  
50.22 AC.

CALIFORNIA  
CREEK

GLACIER CREEK  
WETLANDS CLASS A

— SS — EXISTING  
— SS — PROPOSED

CONCEPT DESIGN

PREPARED BY: R&M CONSULTANTS, INC. 9101 VANGUARD DR. ANCHORAGE, AK. 99507 PH: (907) 522-1707 AECC111

HERITAGE LAND BANK

EXISTING PARCEL AREA: 14.26 ACRES

ORCA MOUNTAIN VIEW SUBDIVISION  
CONCEPT UTILITY DESIGN  
OF TRACT 18-B2 (MOA CASE No. S12866)

LENGTH OF SEWER: 1,490 FT.

SCALE: 1"=200'

DATE: 02/12/26 PAGE: 2 OF 2

Exhibit C:  
Engineer's Cost Estimate

### HLB Girdwood Sewer Feasibility - Engineers Estimate

Work Item	Est. Quantity	Unit type	Unit Price	Bid Price
Clearing and Grubbing	0.9	AC	\$20,000	\$18,800
Borrow	11,250	Ton	\$28	\$315,000
Bedding Class C	1,490	LF	\$53	\$78,970
Connect Existing Manhole	1	EA	\$7,500	\$7,500
4' Sewer Structure	7	EA	\$12,700	\$88,900
SS Pipe, 8" PVC	1,490	LF	\$100	\$149,000
24" CMP Culvert	340	LF	\$290	\$98,600
			Total	\$756,770
			20% Contingency	\$151,354
			Bid + Contingency	\$908,124



**MUNICIPALITY OF ANCHORAGE**  
**REAL ESTATE DEPARTMENT**  
**HERITAGE LAND BANK**

**STAFF REPORT**

**HLBAC Resolution:** 2026-01  
**Action:** Competitive disposal to a non-profit organization for less than fair market value  
**Hearing Date:** February 26, 2026  
**Subject Property:** HLB Parcels 2-156  
**Prepared By:** Emma Giboney, Land Management Officer

**SUMMARY**

**Proposal:** The competitive disposal of Heritage Land Bank Parcel 2-156 (PID 020-181-68-000), legally described as Tract B-2 Legacy Pointe Subdivision (Plat 2013-18), to the non-profit organization Alaska Natural Burial for less than fair market value for the purposes of a natural burial cemetery.

**Applicable Regulations & Standards:** AMC § 25.40.025H provides authority for the disposal of HLB land for a specific project with public benefits through a competitive RFP process.

**HLB Work Plan:** This item has been in the work plan since 2023. In the current 2026 Annual Work Program (AR 2026-7, As Amended) it states: *“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.”* (Page 16)

**Staff Recommendation:** Staff recommends APPROVAL of Resolution 2026-01 (Appendix B).

**PROPERTY INFORMATION**

**HLB Parcel Numbers:** 2-156

**Parcel/Tax IDs:** 020-181-68

**Legal Description:** Tract B-2 Legacy Pointe Subdivision (Plat 2013-18)

**Location:** South Anchorage along Golden View Drive across from Moen Park (Appendix A).

**Size:** ≈ 9.6 Acres (419,432 Sq. Ft.)

**Zoning:** PLI (Public Lands and Institutions)

**Slope:** 13% average

**Wetlands:** Minimal amount of low value wetlands (Class C) within the 25-foot setback of the northwestern parcel boundary (less than 500 sq. ft.). This was confirmed in a 2006 wetland delineation.

**Seismic Zones:** Entire parcel is classified as Zone 2, Moderately-Low Ground Failure Susceptibility.

**Existing condition and land use of the parcel and surrounding area:** This HLB parcel is currently vacant land used for passive outdoor recreation. To the east is Golden View Drive, with Moen Park across the street. To the south and west is the recently established 300-acre Potter Marsh Watershed Park (PMWP). To the north is an Anchorage Water and Wastewater Utility parcel that is not developed. Through the north tip of the parcel there is a 25-foot-wide trail easement for Moen Trail running from PMWP to the AWWU parcel and eventually Golden View Drive and Moen Park.

**Adopted Plans:**

- *Anchorage 2040 Land Use Plan (2017):* This site is shown as “Large Lot Residential”.
- *Hillside District Plan (2010):* This area, along with the AWWU parcel, are shown as “Limited Intensity Residential (0-1 dua)”.
- *The Potter Valley Land Use Analysis (1999)* does not include this parcel since it was not in HLB inventory at that time.

## BACKGROUND INFORMATION

### Acquisition History

- 1979 February: State of Alaska approved the Municipal Entitlement selection of the larger aliquot part of T11N R3W Sec 10 NW4NE4 & S2NE4 for conveyance to the MOA (Book 382, Page 0811; Record Number 1979-009857).
- 1980 April: State of Alaska conveyed the larger aliquot part to the MOA through Patent 5011 (Book 484, Page 0771; Record Number 1980-012968-0).
- 1995 July: The Anchorage Assembly passed Ordinance 95-138. This Ordinance authorized the disposal of 273 acres of HLB land, including this larger aliquot part (then known as HLB 2-137), back to the State due to ongoing litigation with Alaska Mental Health Trust. However, there was a condition that at a future date a 15-acre parcel be subdivided out and conveyed back to the MOA for a potential school site.
- 1996 November: The larger aliquot parcel was quitclaim deeded to the State (Record Number 1996-057327).
- 2003 January: Alaska Mental Health Trust conveyed the larger aliquot parcel to a private entity, subject to AO 95-138 (Record Number 2003-007886-0).
- 2006 January: The larger aliquot part was subdivided into Legacy Pointe Tracts A and B with the intent that Tract B be conveyed to the MOA as a potential school site (Platting case S-11418-1; Plat 2006-10; Record Number 2006-004983-0). Anchorage Assembly approved the acquisition of Tract B for the purposes of a potential future school site (AR 2005-323). The property was deeded to the MOA on January 25, 2006, and became known as 2-156 in the HLB Inventory (Record Number 2006-005316-0). This parcel

was never transferred to Anchorage School District's management or formally earmarked as a school site. The remainder of Legacy Pointe stayed in private ownership.

### **Planning for Potential Land Uses in the Area**

- 2010: *Hillside District Plan* was adopted in April 2010 (AO 2010-22). In this plan there is a section on school sites that references a *Southeast Hillside Elementary School Site Evaluation* and that no suitable sites were identified. Further in the plan is discussed the anticipation of needing another school on the Hillside to accommodate projected housing and population growth, but the plan does not mention this HLB parcel as a potential site.
- 2012: The Anchorage Assembly authorized the withdrawal and transfer of a 3.6-acre portion of 2-156 to AWWU for a water storage tank (AO 2012-67). In this Ordinance and accompanying Memorandum (AM 423-2012), a 2005 Anchorage Water Master Plan is cited as identifying the need for more water storage infrastructure in the Golden View Drive area in anticipation of potential housing being developed on the remainder of the privately held Legacy Pointe Subdivision (this development did not come to fruition).
- 2013: HLB 2-156 (Tract B) was subdivided into two tracts (Plat 2013-18, Platting Case S-11961-1; Record Number 2013-015799-0), with Tract B-2 remaining as 2-156 in HLB inventory, and Tract B-1 transferring to AWWU on May 24, 2013 (Record Number 2013-029046-0)
- 2017: *Anchorage 2040 Land Use Plan* was adopted in September of 2017 (AO 2017-116). The Land Use Plan Map shows the entire Legacy Pointe area as large lot residential and does not mention a school site.
- 2020: There were attempts by private entities to develop the surrounding Legacy Point and Viewpoint subdivisions, but no subdivision or development ever came to fruition. In 2020 the MOA Real Estate Department entered into a Letter of Intent with the then owner, a subsidiary of GCI, Inc., to purchase the Legacy Pointe and Viewpoint Tracts surrounding 2-156 to develop the entire area into housing with greenspaces and trails along the streams integrated into the subdivision. However, upon further analysis, it was deemed that development of the area was "not economically viable under the current conditions" and that the acquisition and development would be a "losing proposition". Less than two months later the LOI was terminated.
- 2021-2026: After several years of collaborative work, the non-profit Great Land Trust negotiated the purchase of the large Legacy Pointe and Viewpoint Tracts using grant funding that used neighboring HLB parcels (not including HLB 2-156) as a grant match. Potter Marsh Watershed Park was established as a municipal owned park, and the park master planning process is currently underway (AO 2024-49; Recorded Document 2024-036525-0).

### **Cemetery Context**

- The Municipality of Anchorage has one municipal cemetery, Anchorage Memorial Park Cemetery. It was established in 1915 and is 22-acres in size. In 2017, the cemetery staff drafted a White Paper on its status stating "at the current burial and reservation rates, the public areas will reach capacity in just over 10 years or by 2028". The report later recommends that the municipality "acquire a minimum of 10 acres for another municipal cemetery in the Anchorage bowl."

- Over the years there has been an effort in the Girdwood and Eagle River communities to establish municipal cemeteries. In Spring of 2024 a bond for \$4,100,000 was placed on the ballot to finance areawide cemetery capital improvement projects, including improvements at Memorial Park (\$500k), as well as the initial construction of Eagle River and Girdwood Cemeteries (\$1.75mil each). The Assembly Ordinance that approved placing the bond on the ballot (AO 2024-5(S)) mentions the imminent lack of cemetery space facing the Municipality, and the need for more cemeteries to fulfill demand. However, the majority of voters rejected the bond, and the Eagle River and Girdwood Cemetery projects have not moved forward.

## CURRENT PROJECT

The current proposed action before HLBAC is the competitive disposal of HLB Parcel 2-156 to the non-profit organization Alaska Natural Burial for less than fair market value for the purposes of a natural burial cemetery.

### Application and Competitive Process

In August of 2022 Alaska Natural Burial submitted an application to HLB to lease Parcel 2-156 for use as a natural burial cemetery, “offering affordable interment services to the residents of MOA while preserving the integrity of the site’s existing ecological features.”

In 2024, it was decided that HLB would prefer to dispose of the property through AMC 24.40.025H. as opposed to AMC 25.040.025F.2. Subsection F.2. allows HLB to lease parcels non-competitively at less than fair market value to non-profit organizations if the public benefits are found to be in the best interest of the Municipality. However, it was decided that a lease was not a desirable long-term path for the MOA, and that the preferred path was Subsection H. This subsection allows for a competitive disposal, through a Request for Proposals, at less than fair market value for the purpose of facilitating a specific project that will provide public benefits.

In June of 2024, HLB released a Request for Proposals for the development of HLB 2-156 as a cemetery that would include a mix of interment options and integrate well with the surrounding park use. Alaska Natural Burial’s proposal was the only proposal received during the six-week submittal period. A few key excerpts from the introduction of the proposal are:

- “At a time when Anchorage is in critical need of cemetery infrastructure... Alaska Natural Burial will be responsible for the planning, construction, operations, and perpetual maintenance of the property – a responsibility that would otherwise fall on the taxpaying public for a new municipal cemetery.”
- “Our intention is to operate a natural burial cemetery on the site while preserving the integrity of the existing ecological features. This type of natural burial relies on affordable, low-density burial, restricting the use of large monuments or gravestones so viewsheds remain uninterrupted and the land can serve the community as a multi-purpose space and as wildlife habitat.”
- “We look forward to collaborating with Parks and Recreation to ensure a seamless recreational experience for all visitors to the pocket of urban forest that includes Parcel 2-156. Such collaboration secures our ability to preserve the existing habitat and wildlife corridor between Potter Marsh and the Chugach Mountains.”

The proposal was evaluated by a selection committee consisting of six municipal employees from various departments including Planning, Parks and Recreation, Cemetery, and Watershed Management Services. The

project was deemed to meet or exceed the criteria of the RFP, and in September of 2024 Alaska Natural Burial's project was formally selected.

### **Due Diligence and Site Planning**

HLB issued a land use permit to Alaska Natural Burial to perform due diligence activities including, but not limited to, land and site planning, land surveying, wetland delineations, and geotechnical investigation (HLB Permit 2024-06).

In October of 2025 a targeted geotechnical study of the parcel was completed to determine the bedrock depth and if the proposed land use was suitable. A total of eight test pits were dug, with five of the test pits having a depth to bedrock greater than four feet, the minimum preferred for most natural burials. It was determined that the site was partially useable for natural burials.

In March of 2025 an appraisal of the property was obtained. The parcel was valued at \$583,000.

Alaska Natural Burial has begun working on site planning, but a cemetery tract plat will not be submitted until after a disposal is approved.

### **AGENCY REVIEW and COMMUNITY GROUP SUPPORT**

In October of 2022 HLB Staff performed an initial agency review after receiving the application. Feedback was received from AWWU and the Parks and Recreation Department stating that they did not object to the disposal or land use. Parks further commented about maintaining trail connections already in the area.

HLB completed a second agency review in early 2024 prior to releasing the RFP. The agency review not only asked if there was a public purpose need of the parcel, but also inquired if agencies had any concerns or considerations that should be taken into account during the RFP and disposal process. Comments were received from the Clerk's Office, Right of Way Section, Traffic Engineering, AWWU, Parks and Recreation, and the Anchorage School District:

- The Clerk's Office and ROW had no comments on the disposal or proposed land use.
- Traffic Engineering did not have a public purpose need, had no concerns about the land use, but did note that topography may affect site access and parking needs.
- AWWU had no objection to the land disposal, but noted they had an ongoing need for the neighboring AWWU parcel.
- The Parks and Recreation Department did not object to the disposal and supported the concept of a natural burial cemetery. They noted the immediate need for cemetery space. Parks requested the possibility of shared parking facilities for the cemetery and surrounding park land. Parks noted that maintaining and improving the "existing trail system would be consistent with conservation and natural resource values and would promote public appreciation of the property". Additionally, they stated that neighbors and community stakeholders would be involved in the master planning efforts for Potter Marsh Watershed Park.
- ASD stated that they have "no interest in or comment on this property or action"

HLB staff reached out to AWWU and Parks and Recreation in February 2026 and both agencies reconfirmed their previous comments. Parks stated that the previous 2022 and 2024 comments align with "the community desires that have come out through the Potter Marsh Watershed Park master planning process."

Although HLB did not receive any additional comments in the formal agency reviews, it should be noted that the Cemetery Director for Memorial Park, a Senior Planner from Long Range Planning, and a Watershed Hydrologist from the Watershed Management Services Division participated on the selection committee for the RFP and provided valuable feedback and did not object to the land use or proposed disposal.

In addition to the agency reviews, the disposal of the property for use as a natural burial cemetery has been included in four HLB work plans. Each year the project received broad support from The Rabbit Creek Community Council and members of the public, ranging from neighbors to those who would like to someday be laid to rest there. During the 2026 Work Plan public comment period, RCCC made several specific comments on the potential disposal:

- “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.”
- RCCC recommends a condition of disposal be that ANB “commit to burial methods that ensure no bear or other predator or scavenger attraction.”
- “Collaborate in... Parks and Recreation planning efforts for Potter Marsh Watershed Park. Explore options for joint-use parking, access, and other potential uses of onsite visitor amenities.”
- “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.”

The full text of these agency reviews and comments are available in an appendix of this report.

## **PUBLIC NOTICE**

As per AMC § 25.40.030, public notice procedures were followed for the proposed action. Public notice signs were posted on the property on Thursday, February 12, 2026. Notices were mailed to the neighboring 112 property owners within at least 500 feet of the HLB Parcels Wednesday, February 11, 2026. The HLBAC meeting agenda with this action item and public hearing was posted on the Municipal Meetings website, Boards and Commissions website, the HLB website, and emailed out to the applicable community councils and regular HLB mailing list on Thursday, February 12, 2026.

## **CONCLUSION AND RECOMMENDATION**

HLB Staff recommends support of the competitive disposal of HLB Parcel 2-156 to the non-profit organization Alaska Natural Burial for less than fair market value for the purposes of a natural burial cemetery. HLB Staff makes this recommendation based on several factors: stagnate land use, direct public benefit, indirect financial public benefit, and community support.

This property has been in HLB inventory and remained uncommitted for over 20 years. Originally intended for a school site that never came to fruition, then subdivided to provide AWWU with a parcel for infrastructure that still has yet to be constructed. Then considered for part of a residential development that was deemed too costly to build. A natural burial cemetery will activate this site while also maintaining the long-time social use as a recreational area. This project provides a direct public benefit by creating much

needed cemetery space. In a time when Memorial Park Cemetery is nearing capacity, this non-profit has stepped in to facilitate this much needed public service. The failure of the cemetery bond may demonstrate that at this time, there is not adequate public interest in funding new cemeteries through taxpayer contributions. This project indirectly saves the Municipality as well as current and future tax-payers hundreds of thousands, if not millions of dollars, by providing a service that will provide additional cemetery capacity for years to come. For this reason, HLB Staff recommends a less than fair market value purchase price of zero dollars (\$0.00). For several years now, HLB has received comments of support on this project from members of the public, the local community council, and other municipal agencies. Some comments received included recommended conditions. HLB Staff recommends adding the following conditions and restrictions on the transaction to promote the timeliness of the project moving forward as well as to reassure the public that the project will move forward as proposed:

- 1) A reversionary clause placed on the deed that if the property is not platted into cemetery tracts within five (5) years the property will revert back to the Municipality of Anchorage and placed back into the Heritage Land Bank inventory.
- 2) A deed restriction shall be placed on the property limiting its sole uses to recreation and/or natural burial cemetery use, and that it may only be deeded to a government agency or non-profit organization with the express intent of managing and maintaining the cemetery and/or recreational uses. The Municipality of Anchorage retains the first right of refusal for reacquiring the property.
- 3) If at a later date a conservation easement is placed on the property as part of becoming a certified conservation burial ground, HLB reserves the first right of refusal to be the holder of the easement.
- 4) Alaska Natural Burial will collaborate with the Parks and Recreation Department to identify opportunities for shared infrastructure and trail connections across the property lines. Including creating an agreement for the trail easement for Moen Trail across the northern end of the property.
- 5) Alaska Natural Burial will continue to work with Alaska Department of Fish and Game to create a document with guidelines for best practices to avoid human-wildlife conflict. This document will be supplied to HLB prior to disposal.
- 6) Prior to disposal, Alaska Natural Burial shall show proof of funding at 105% of the proposed budget for the first phase of the project.
- 7) Prior to disposal, Alaska Natural Burial will share with HLB a site plan for the first phase of the project.

This competitive disposal with these conditions is consistent with the HLB work plan and mission of HLB. The Mission of HLB is to manage uncommitted land and the HLB Fund in a manner designed to benefit present and future residents of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan. This disposal with conditions accomplishes all these aspects by supporting a long-term project and land use that will activate an uncommitted property in a way that will benefit the entire municipality. This proposal will not require any contributions from the HLB Fund.

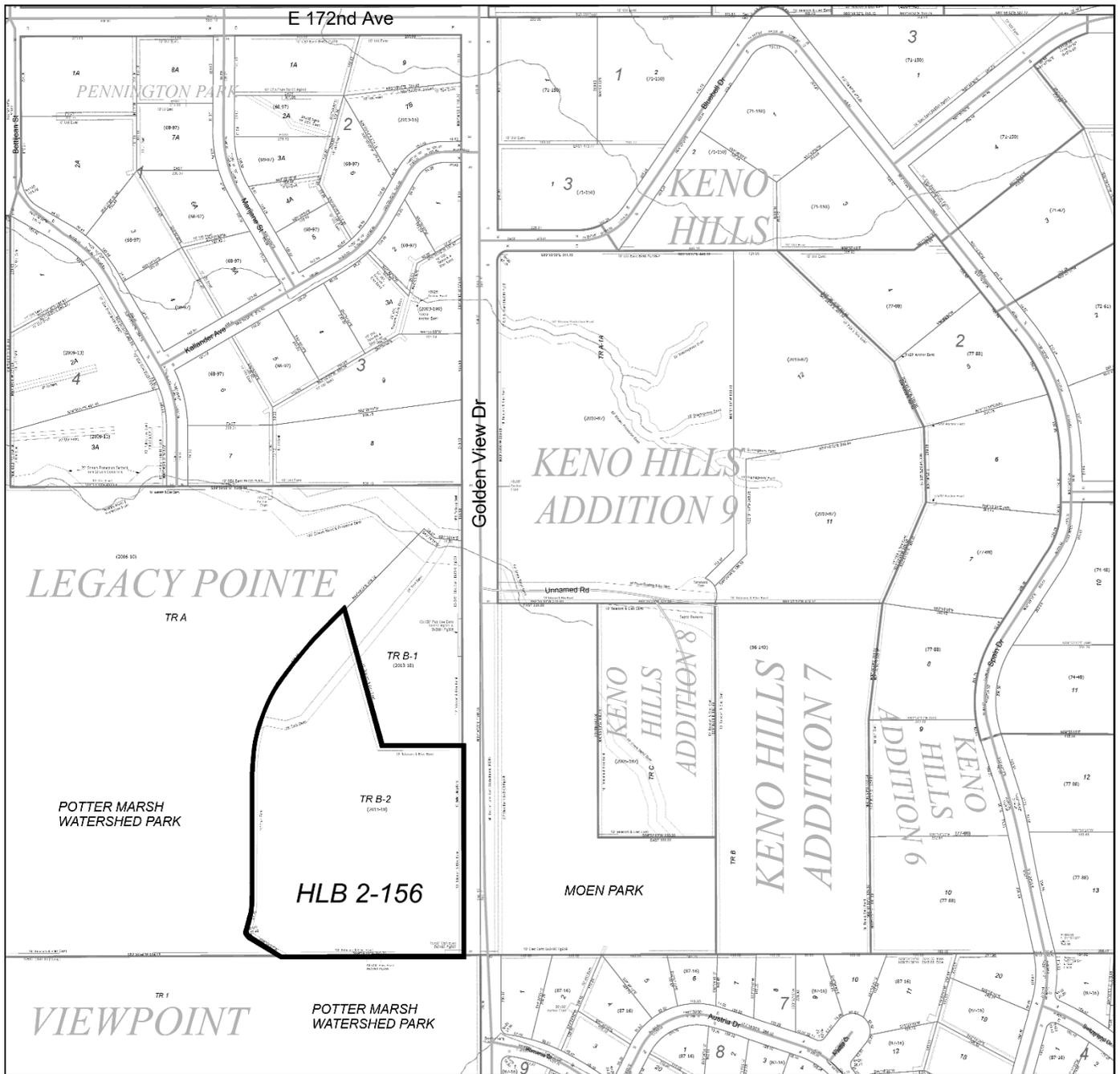
Appendices:

A – Vicinity Map

B – Resolution 2026-01

C – Agency Comments

# Appendix A – Vicinity Map



**MUNICIPALITY OF ANCHORAGE**  
**HERITAGE LAND BANK ADVISORY COMMISSION**

**HLBAC RESOLUTION 2026-01**

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING APPROVAL OF THE COMPETITIVE DISPOSAL OF HERITAGE LAND BANK PARCEL 2-156 (PID 020-181-68-000), LEGALLY DESCRIBED AS TRACT B-2 LEGACY POINTE SUBDIVISION (PLAT 2013-18), TO THE NON-PROFIT ORGANIZATION ALASKA NATURAL BURIAL FOR LESS THAN FAIR MARKET VALUE FOR THE PURPOSES OF A NATURAL BURIAL CEMETERY.

---

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

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

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

**WHEREAS**, Anchorage Memorial Park Cemetery is nearing capacity and has long advocated for the creation of additional cemeteries; and

**WHEREAS**, the bond that would have funded the creation of two new municipal cemeteries was not passed by voters in April 2024; and

**WHEREAS**, HLB issued a Request for Proposals in June 2024 for the development of a portion of HLB Parcel 2-156 for cemetery purposes and a proposal by the local non-profit Alaska Natural Burial was selected; and

**WHEREAS**, Alaska Natural Burial’s proposal offers affordable interment services to the residents of the municipality while preserving the integrity of the site’s existing ecological features; and

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

- 1) A reversionary clause placed on the deed that if the property is not platted into cemetery tracts within five (5) years the property will revert back to the Municipality of Anchorage and placed back into the Heritage Land Bank inventory.
- 2) A deed restriction shall be placed on the property limiting its sole uses to recreation and/or natural burial cemetery use, and that it may only be deeded to a government agency or non-profit

organization with the express intent of managing and maintaining the cemetery and/or recreational uses. The Municipality of Anchorage retains the first right of refusal for reacquiring the property.

- 3) If at a later date a conservation easement is placed on the property as part of becoming a certified conservation burial ground, HLB reserves the first right of refusal to be the holder of the easement.
- 4) Alaska Natural Burial will collaborate with the Parks and Recreation Department to identify opportunities for shared infrastructure and trail connections across the property lines. Including creating an agreement for the trail easement for Moen Trail across the northern end of the property.
- 5) Alaska Natural Burial will continue to work with Alaska Department of Fish and Game to create a document with guidelines for best practices to avoid human-wildlife conflict. This document will be supplied to HLB prior to disposal.
- 6) Prior to disposal, Alaska Natural Burial shall show proof of funding at 105% of the proposed budget for the first phase of the project.
- 7) Prior to disposal, Alaska Natural Burial will share with HLB a site plan for the first phase of the project; and

**WHEREAS**, this disposal is supported by the 2026 HLB Annual Work Program (AR 2026-7, As Amended); and

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

**WHEREAS**, the HLB Staff finds the competitive disposal at less than fair market value of HLB Parcel 2-156 to be in the best interest of the Municipality and consistent with the HLB purpose and mission; now therefore

BE IT RESOLVED THAT THE HLBAC RECOMMENDS APPROVAL OF THE COMPETITIVE DISPOSAL OF HERITAGE LAND BANK PARCEL 2-156 (PID 020-181-68-000), LEGALLY DESCRIBED AS TRACT B-2 LEGACY POINTE SUBDIVISION (PLAT 2013-18), TO THE NON-PROFIT ORGANIZATION ALASKA NATURAL BURIAL FOR LESS THAN FAIR MARKET VALUE FOR THE PURPOSES OF A NATURAL BURIAL CEMETERY.

PASSED and APPROVED on this, the 26th day of February 2026.

Approved:

Attest:

---

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

---

Tiffany Briggs, Director  
Real Estate Department

## Appendix C – Agency Comments

---

**From:** Wise, Seth A. <Seth.Wise@awwu.biz>  
**Sent:** Monday, November 7, 2022 3:41 PM  
**To:** Giboney, Emma  
**Cc:** Sorenson, Edward A.  
**Subject:** RE: Agency Review: Potential disposal of HLB Parcels 2-156 (PID 020-181-68-000)  
**Attachments:** 2-156\_AgencyReview\_AWWU Comments.pdf

Good Afternoon Emma,

Please see attached AWWU's comments on the proposed disposal of HLB Parcel 2-156. Thanks again for your patience.

Best,



**Seth Wise**  
**Engineering Technician III**  
**Anchorage Water & Wastewater Utility**  
**Direct: 907-564-2757**  
**[seth.wise@awwu.biz](mailto:seth.wise@awwu.biz)**

MUNICIPALITY OF ANCHORAGE  
M E M O R A N D U M

Date: October 18, 2022  
To: Municipal Department Directors and Mailing List Distribution  
From: Emma Giboney, Land Management Officer, Heritage Land Bank, Real Estate Department  
Subject: Agency Review: Potential disposal of HLB Parcels 2-156 (PID 020-181-68-000)

---

MOA's Heritage Land Bank (HLB) is requesting an agency review for the disposal of HLB 2-156 (PID 020-181-68-000), legally described as Tract B-2 of the Legacy Pointe Subdivision (Plat 2013-18) for the purposes of creating a natural burial cemetery.

Zoning: PLI  
Location: In South Anchorage, across from Moen Park on Golden View Drive (See Attached Map)  
Size: 9.6 Acres

If your department or agency has a **public purpose need** for the property and/or improvements, please provide information about that need. Needs will be considered, and a determination made regarding request(s).

If you have questions, please contact **Emma Giboney** at 907-343-7536 or e-mail at [emma.giboney@anchorageak.gov](mailto:emma.giboney@anchorageak.gov)

Please indicate your response in the space provided and return to HLB no later than  
**Tuesday, November 1, 2022** by e-mail at [emma.giboney@anchorageak.gov](mailto:emma.giboney@anchorageak.gov)

---

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

Public Purpose Need (Circle One):        YES        NO

Date: 11/07/22

Name and Title: Anchorage Water and Wastewater Utility (AWWU)

Department/Organization: Planning Department

Describe Public Purpose Need: AWWU has no objection to this proposed land disposal. The Municipality of Anchorage, AWWU, owns the parcel immediately to the northeast, Tract B-1 of the Legacy Pointe Subdivision. AWWU purchased this land from the HLB for a potential reservoir site to provide water for potential future developments in the area.

---

**From:** Korosei, Tom J.  
**Sent:** Wednesday, November 9, 2022 4:11 PM  
**To:** Giboney, Emma  
**Cc:** Rafuse, Stephen J.; Keegan, Taylor H  
**Subject:** RE: Agency Review: Potential disposal of HLB Parcels 2-156 (PID 020-181-68-000)

Hi, Emma,

Parks & Recreation does not find the subject property essential to meet an identified need in the 2006 *Park Plan*. However, Parks believes that development of the property as a cemetery likely would maintain use patterns and neighborhood character compatible with nearby Moen Park.

Parks & Recreation understands that the community would like this parcel to remain relatively undeveloped and, moreover, that the natural burial site would facilitate pathways and trails for public use (and would provide a more environmentally sustainable facility).

With respect to trails and connectivity, Parks & Recreation recommends in particular retaining an easement for public trail use along or near a well-established trail traversing the site from Golden View Drive to the west.

Parks understands that such a trail known as the "Old Moen Trail" (highlighted), other social trails, and non-motorized use pattern are indicated via Strava heatmap website in the image below. This route connects Golden View Dr., adjacent to Moen Park and vicinity, with undeveloped land to the west, and potentially to HLB land adjacent to that.



Please let us know if you have further questions.

Thank you for the opportunity to comment.

Sincerely,



Tom Korosei  
Municipality of Anchorage Parks and Recreation  
P.O. Box 196650 | 632 W. 6<sup>th</sup> Avenue | Anchorage, Alaska 99519  
T 907.343.4503 F 907.278.6595 W [www.muni.org/Parks](http://www.muni.org/Parks)

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

Public Purpose Need (Check One):  YES  NO

Date: 2/9/23 From: Jamie Heinz

Department/Organization: Municipal Clerk's Office

Describe Public Purpose Need:

---

**From:** Walters, Michael S.  
**Sent:** Friday, February 23, 2024 1:21 PM  
**To:** Giboney, Emma  
**Subject:** RE: 2/23 AGENCY REVIEW: HLB Parcel 2-156 (Legacy Pointe)

Emma,

Right of Way has no comments at this time.

Thank you,

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



---

**From:** Coy, Bradly B  
**Sent:** Tuesday, January 23, 2024 5:00 PM  
**To:** Giboney, Emma; Heritage Land Bank  
**Subject:** RE: AGENCY REVIEW: HLB Parcel 2-156 (Legacy Pointe)

Date: 1/23/2024  
From: Brad Coy  
Dept: MOA Traffic Engineering Department

1. Is there a Municipal need for this parcel?

No

2. Are there any concerns or considerations that need to be evaluated related to the proposed use of a natural burial cemetery?

No

3. Are there any details about the site that should be considered during the RFP process?

Site access and parking needs, particularly due to the topography

4. Does your Department/Agency have any comments, concerns, or considerations with compatibility of the natural burial use with the park use proposed to the north and west of the site (Potter Marsh Watershed Park Project)?

No



**Brad Coy, P.E., PTOE**

*Traffic Engineering Director/Municipal Traffic Engineer*

Traffic Engineering Department

Municipality of Anchorage

4700 Elmore Road, Anchorage, Alaska 99507

(907) 343-8070

[bradly.coy@anchorageak.gov](mailto:bradly.coy@anchorageak.gov)

[www.muni.org/Departments/Traffic](http://www.muni.org/Departments/Traffic)

*Why should we prioritize pedestrian and bicycle safety improvements even if it slows our vehicular travel? . . . "While many of us live in relative luxury, others are risking their lives for basic necessities." Yolanda Pierce (Quoted in "Right of Way" by Angie Schmitt)*

---

---

**From:** Wise, Seth A. <Seth.Wise@awwu.biz>  
**Sent:** Monday, February 26, 2024 8:29 AM  
**To:** Giboney, Emma; Heritage Land Bank  
**Subject:** RE: AGENCY REVIEW: HLB Parcel 2-156 (Legacy Pointe)  
**Attachments:** 2-156\_AgencyReview\_2024.pdf

Good Morning Emma,

My apologies for not submitting this Friday evening – I was waiting for it to circulate internally. Please see attached for AWWU’s comments on the proposed land disposal.

Thank you,



**Seth Wise**  
**Engineering Technician III**  
**Anchorage Water & Wastewater Utility**  
**Direct: 907-564-2757**  
**[seth.wise@awwu.biz](mailto:seth.wise@awwu.biz)**

---

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

Public Purpose Need (Check One):  YES  NO

Date: 02/21/2024 From: Seth Wise, Real Estate Coordinator

Department/Organization: Engineering Planning/Anchorage Water and Wastewater Utility (AWWU)

Describe Public Purpose Need:

AWWU has no objection to this proposed land disposal.

The Municipality of Anchorage (AWWU) owns a parcel to the north, Tract B-1 of the Legacy Pointe Subdivision. AWWU acquired this land to serve as a future 760 reservoir site to provide water to potential developments in the area. AWWU has an ongoing need for this parcel identified in our Water Master Plan.

---

**From:** Hickok, Tanya S.  
**Sent:** Friday, February 9, 2024 1:44 PM  
**To:** Giboney, Emma  
**Cc:** Dent, Nicolette J.; Keegan, Taylor H  
**Subject:** RE: AGENCY REVIEW: HLB Parcel 2-156 (Legacy Pointe)  
**Attachments:** Disposal HLB Parcel 2-156\_APR\_02.09.2024.doc; 2-156\_AgencyReview\_2024\_APR\_02.09.2024.pdf

Hello Emma,

Thank you for the opportunity to comment. Please see APR's comments attached, feel free to call should you have any questions at all.

Best,  
Tanya



Tanya S. Hickok, P.E.  
Senior Park Planner

Municipality of Anchorage Parks and Recreation  
P 907.343.4135 W [www.muni.org/Parks](http://www.muni.org/Parks)





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

632 W. 6<sup>th</sup> Avenue, Suite 630  
P.O. Box 196650  
Anchorage, AK 99519  
**Tel** 907-343-4355

**URL** [www.muni.org/departments/parks](http://www.muni.org/departments/parks)



## MEMORANDUM

**Date:** February 9, 2024  
**To:** Heritage Land Bank/Real Estate Department  
**From:** Anchorage Parks & Recreation Department  
**Project:** Disposal of HLB Parcel 2-156, on Goldenview Drive

The Anchorage Parks and Recreation Department (APR) has no immediate need to retain the subject parcel for park and recreation purposes.

APR supports, in concept, the proposed use as a Conservation Burial Ground, as a future immediate need of the community, which has also been confirmed by the supportive comments from surrounding community councils. APR requests the possibility of shared parking facilities uses for both the Conservation Burial Ground and parks and recreation access purposes.

APR believes maintaining the existing trail system and other appropriate minimally invasive improvements would be consistent with conservation and natural resource values and would promote public appreciation of this property. This proposed use would be considered compatible with the future proposed park use for the adjacent Potter Marsh Watershed Park Project. APR looks forward to undertaking a master planning effort for Potter Marsh Watershed Park and involving neighbors and community stakeholders in these discussions.

Thank you for the opportunity to comment.

---

**From:** fenoseff\_thomas <fenoseff\_thomas@asdk12.org>  
**Sent:** Thursday, January 18, 2024 4:53 PM  
**To:** Giboney, Emma; Heritage Land Bank  
**Cc:** Morris\_Larry; anderson\_jim01  
**Subject:** RE: AGENCY REVIEW: HLB Parcel 2-156 (Legacy Pointe)

**[EXTERNAL EMAIL]**

Emma,

ASD has no interest in or comment on this property or action

Respectfully,

**Tom Fenoseff, PMP**

Senior Director, Capital Planning & Construction

Anchorage School District

Office: (907) 348-5223

Fax: (907) 348-5227

[Fenoseff\\_Thomas@asdk12.org](mailto:Fenoseff_Thomas@asdk12.org)

1301 Labar St.

Anchorage, AK 99515-3517



**Educating All Students for Success in Life**

[www.asdk12.org](http://www.asdk12.org)

---

## Correspondence



### **RABBIT CREEK COMMUNITY COUNCIL (RCCC)** A Forum for Respectful Communication & Community Relations



**1057 West Fireweed Lane, Suite 100 / Anchorage, AK 99503**

Heritage Land Bank Commission  
Municipality of Anchorage  
P.O. Box 195560  
Anchorage, AK 99519

September 29, 2022

Dear Heritage Land Bank Commission –

Rachel Bernhardt of Alaska Natural Burial presented their proposal for a natural burial cemetery project to the Rabbit Creek Community Council (RCCC) at our June 9<sup>th</sup> and September 8<sup>th</sup> monthly meetings. The site for this proposal is an approximately 10-acre tract of Heritage Land Bank (HLB) property, 2-156, immediately west of Goldenview Drive and Moen Park, wholly within the RCCC area.

RCCC members had the opportunity to ask questions of Ms. Bernhardt, the petitioner, and discuss the project at the June and September meetings. Issues of concern included the depth of burials, embalming (there will not be any), parking (can be shared with nearby Moen Park), signage, and occasional shallow bedrock in HLB parcel 2-156. Ms. Bernhardt answered all of our questions.

We appreciate that the project proposal has incorporated suggestions from our June meeting (e.g., incorporating a GeoGrid-type material under a gravel driveway). Moreover, the proposal provides a positive approach to overcome Anchorage's limited existing cemetery space, while ensuring continued public use of trails, open space, and the natural setting. This use also ensures future watershed and habitat protection for nearby Potter Marsh, one of the most-visited wildlife areas in the Anchorage Bowl.

RCCC members voted to support the Alaska Natural Burial Cemetery project as it is being proposed for HLB parcel 2-156 by a vote of 16 yeas and 2 nays, with no one abstaining.

Sincerely,

Ann Rappoport, Co-chair

Michelle Turner, Co-chair

cc: Rachel Bernhardt, AK Natural Burial  
Emma Giboney, Heritage Land Bank