

Heritage Land Bank Advisory Commission Meeting

Thursday, August 20, 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#

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. August 20, 2026, Agenda
- b. June 25, 2026, Minutes

V. Director's Report

VI. Proposed Action Items and Public Hearings

- a. **Resolution 2026-05:** A resolution of the Heritage Land Bank Advisory Commission recommending the property exchange of land for at least equal value of Heritage Land Bank Parcel 3-080 (commonly known as the former Tozier Track), legally described as E ½, E ½, NW ¼, NE ¼, Section 33, T13N, R3W, S.M., for Lots 1A, 9, 10, and 11A, Block 102, Anchorage Original Townsite, and amendment of the HLB 2026 Annual Work Program.
- b. **Resolution 2026-06:** a resolution of the Heritage Land Bank Advisory Commission recommending approval of the withdrawal from HLB Inventory and transfer of management authority of HLB Parcel 4-001, legally described as Anchorage Original Townsite Block 15 Lot 13, to the Municipality of Anchorage Street Maintenance Section, and amendment of the HLB 2026 Annual Work Program.

VII. Persons or Items Not on the Agenda

VIII. Commissioner Comments

IX. Next Regularly Scheduled Meeting Date:

Thursday, August 27, 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, June 25, 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 1:31pm

Present: Chair Marshall, Vice Chair Chmielowski, Commissioners Hurst and Charnon.
Commissioner Oswald joined the meeting at 1:35 during Item V.

Excused: Commissioner Hansen

Staff Present: Director Briggs, Land Management Officers Giboney and Yelle.

II. Statement of Procedure

Chair Marshall gave the statement of procedure.

III. Disclosures

No disclosures were made.

IV. Approval of Agenda and Minutes (1:20)

- a. June 25, 2026, Agenda
- b. April 23, 2026, Minutes

Commissioner Chmielowski motioned to approve the agenda and minutes, Commissioner Charnon seconded, and the agenda and minutes were approved without objection.

V. Director's Report (2:00)

Director Tiffany Briggs gave a Director's Report.

VI. Presentations (7:20)

- a. HLB Staff presentation on Robert's Rules of Order and meeting procedures.

Land Management Officer Yelle gave a presentation on Robert's Rules of Order and HLBAC meeting procedure. Staff answered commissioner questions.

- b. ACDA presentation on Block 102. (30:15)

Mike Robbins, Director of Anchorage Community Development Authority, gave a presentation on a potential property exchange of HLB 3-080 (former Tozier Track) for a portion of Block 102. Commissioner questions and concerns were addressed by the presenter and Bob Doehl, Director of Community and Economic Development.

VII. Persons or Items Not on the Agenda (53:20)

No one present wished to speak.

VIII. Commissioner Comments (54:15)

No Commissioners wished to speak.

IX. Next Regularly Scheduled Meeting Date (55:00)

Thursday, July 23, 2026, at 1:30pm in the Permit & Development Center (4700 Elmore Road) or via Microsoft Teams and telephone.

X. Adjournment (55:17)

Commissioner Chmielowski motioned to adjourn the meeting, Commissioner Charnon seconded, and the meeting was adjourned without objection at 2:27pm.



MUNICIPALITY OF ANCHORAGE
REAL ESTATE DEPARTMENT
HERITAGE LAND BANK

LAND MANAGEMENT REPORT

August 20, 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. ACDA has a land use permit to perform due diligence and work through the pre-disposal conditions of AO 2025-71.

- *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 considered the contingencies as laid out in AMC § 25.40.025D, which allows for HLB to enter into direct negotiations with interested parties if the competitive bid process fails to result in the sale of the parcel. It was decided that this disposal would not be taken to the Assembly prior to having perspective purchaser and set sale price for the lots. Since 2024 HLB has received a handful of offers at less than half of the appraised fair market value, which HLB rejected. In May of 2026 HLB received an offer from a potential buyer and a purchase price was negotiated. The disposal of these parcels by fee simple purchase was approved by the Assembly on July 7th via AO 2026-90. Since Assembly approval the potential buyer has backed out, and the parcels are being listed at the new Assembly authorized disposal price of \$1.1M.

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. The acquisition of Lots 17 and 18, Block 1 was before HLBAC in April and received a positive recommendation (*HLBAC Res. 2026-03*). The Commission's recommendation was forwarded to the Assembly who approved the acquisition during their July 21st meeting via AO 2026-96.

Current & Continuing Projects

- *2-144B & C – The Stairsteps*

Staff released a Request for Proposals (RFP) on April 10th to solicit developer interest and ideas for the potential disposal to and subdivision of HLB Parcels 2-144B and 2-144C (known as “The Stairsteps”) to a qualified residential developer. Specific criteria was outlined in the RFP that any proposed subdivision include dedicated public trail access, peripheral street improvements, and creative use of the land to maximize the number of residential lots. Sale and development of these parcels have been attempted three separate times since 2007. Pursuing disposal of these parcels through an RFP allows HLB to establish expectations for development to ensure its consistency with adopted plans and the HLB Work Plan. Proposals were due by Friday, June 12th. Unfortunately, no proposals were submitted. HLB staff has reached out to members of the development community for feedback on how to better understand the challenges this parcel poses, and how to better align a future RFP with known challenges and market constraints. To date, two residential builders have provided HLB staff with feedback.

- *2-156 – Natural Burial Cemetery Project*

The disposal of this parcel to Alaska Natural Burial was approved by the Assembly on June 9, 2026 via AO 2026-72. HLB staff will continue to work with Alaska Natural Burial to fulfill the disposal conditions prior to conveying ownership of the parcel. As this project progresses HLB Staff will keep HLBAC updated.

- *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 in August or September of this year. A project open house was held on May 13th. Approximately 25 people attended the open house, and many good comments were received. In addition to the open house, a simple online survey was open for one month to solicit additional comments. Over 200 comments were received and are being categorized for easy review. A summary of all the comments received will be included in the public engagement summary within the final plan. Staff is currently reviewing chapters of the final report. The final report is anticipated to be completed in late August or early September. A potential land exchange of this parcel for a portion of Block 102 in Downtown Anchorage has been proposed and will be an action item at the August HLBAC meeting (*HLBAC Res. 2026-05*).

- *4-033B portion – 8000 West End Rd (former Clitheroe Center)*

Staff has received a letter of interest from a local non-profit who would like to operate a rehabilitative care facility at this site. Both HLB and the non-profit are exploring grant funding opportunities to rehab the buildings so they are fully operational and safe to occupy. HLB and MOA Maintenance and Operations are working together to compile a list of known building deficiencies and necessary repairs. Use of the facility as temporary animal shelter by MOA Animal Control has ceased. Intermittent use of the facility by various law enforcement agencies for training continues and will likely continue until the buildings undergo renovations or are occupied.

- 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 in 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 final completion. Remaining items that need to be completed include end treatment to a portion of guardrail, final clean-up of debris and culverts resulting from the construction. 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 in January 2026. As this project progresses HLB Staff will keep HLBAC updated.
- 6-039 – Orca Mountain View Replat Project*

Orca Mountain View Subdivision recorded on July 14 as plat 2026-42. Staff has assigned HLB parcel numbers to the new parcels within the platted area to match their legal descriptions (i.e. 6-039A, B, and C). Staff will be working with GBOS and the Girdwood Housing and Economic Committee to determine community priorities for developing Tract B into residential uses. Staff attended the August meeting of GHEC and looks forward to further community discussion.
- 6-057 – Girdwood Industrial Park*

Girdwood Industrial Park Phase 2 Subdivision recorded on July 14 as plat 2026-43. Staff has updated the inventory maps to assign each parcel an HLB parcel number in sequential order starting from the last previous letter used “F” (i.e. 6-057F, G, H, I, etc.). Staff will be working with GVSA and GBOS to transfer Tract B-5 (HLB 6-057K) to MOA Street Maintenance so they may have a dedicated lot to store their materials and equipment.
- 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 approved 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.
- *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 during the summer of 2025 and will continue this year. This work helps to further delineate the contamination plume and monitor for any spread. 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. HLB Staff has conducted site visits to the Laurel Acres and Klatt Bog Conservation Easements with US Army Corps of Engineers this summer as a part of the wetland mitigation program.
- *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 this year to determine development constraints and identify parcels of opportunity for residential use.
- *Site Visits/Clean-Ups*
Site visits and clean-ups are being conducted throughout the field work months to respond to specific complaints, concerns, or interest in future work plan items.

Active Land Use Permits

Contract Number	Permittee	Use	Contract End
2007-08	Girdwood Parks & Recreation	Disc golf course	12/31/2026
2009-13	Girdwood Valley Service Area	Equipment & materials storage	12/31/2026
2011-15	Snow Free Snowplowing	Equipment & materials storage	12/31/2026
2017-10	Alaska Railroad Corp.	Avalanche mitigation	12/31/2026
2019-08	Girdwood Valley Service Area	Park & Ride	12/31/2026
2020-10	Straight to the Plate	Boat storage	8/31/2026
2021-07	Turnagain Tree Care	Wood lot	2/10/2027
2021-18	Ridgetop Builders	Wood mill	7/31/2027
2022-04	Girdwood Community Land Trust	Storage	8/31/2026
2023-01	Ritual Bough	Ceremonies	1/31/2027
2023-02	Girdwood Community Land Trust	Land and site planning	4/30/2027
2023-03	AWWU	Land and site planning	5/12/2027
2023-05	Alyeska Development Holdings, LP and Seth Andersen	Land and site planning	9/15/2026
2024-01	ACDA	Due diligence	12/31/2026
2024-06	Alaska Natural Burial	Due diligence	1/9/2027
2025-02	Anchorage Police Department	Incident response and police tactics training	12/31/2026
2025-05	Girdwood Backcountry Guides	Backcountry skiing and Notch Hut	8/21/2026
2025-07	Bikewood	Construction of Bikewood Phase 2	12/31/2026
2025-08	Anchorage Soil and Water Conservation District	Invasive plant management activities	6/30/2027
2025-10	Chugach Electrical Association	Due diligence	10/14/2026
2026-01	FBI	Incident response and police tactics training	12/31/2026
2026-02	Snow Free Snowplowing	Equipment & materials storage	9/20/2026
2026-03	Anchorage Health Department	Animal Shelter	9/30/2026
2026-04	The Arc of Anchorage	Due diligence	12/31/2026
2026-05	Alaska Dept Fish & Game	Wildlife Research	4/30/2027
2026-06	Lineworks, LLC	Materials and Equipment Storage	1/31/2027



MUNICIPALITY OF ANCHORAGE
REAL ESTATE DEPARTMENT
HERITAGE LAND BANK

STAFF REPORT

HLBAC Resolution: 2026-05

Action: Trade/Exchange of Real Property; and amendment to the HLB 2026 Annual Work Program

Hearing Date: August 20, 2026

Subject Location(s): Heritage Land Bank Parcel 3-080 (commonly known as the former Tozier Track), legally described as E ½, E ½, NW ¼, NE ¼, Section 33, T13N, R3W, S.M.; and Lots 1A, 9, 10, and 11A, Block 102, Anchorage Original Townsite.

Prepared By: Ryan Yelle, Land Management Officer

SUMMARY

Proposal Summary: Heritage Land Bank is proposing to trade one (1) municipal parcel of land (Parcel 3-080; commonly known as the Former Tozier Track) for four (4) parcels of land owned by Alaska Housing Finance Corporation (AHFC) within Block 102, Anchorage Original Townsite (located in Downtown Anchorage). The trade will be for a parcel(s) of at least equal value as determined by fair market appraisal (AMC 25.40.025E).

Applicable Regulations & Standards:

AMC 25.40.025E allows for this disposal and trade:

“The Heritage Land Bank may exchange Heritage Land Bank land for other land on at least an equal value basis, as determined by a fair market value appraisal.”

AMC 25.40.020B requires an amendment to the HLB Annual Work Program when a proposed action is not currently listed in the program:

“...All new proposed land sale activities not currently in the program will require an assembly approved amendment...”

2026 Annual Work Program: “HLB Parcel 3-080 (Tozier Track) – Staff will begin to evaluate this parcel for land use entitlements including replating and rezoning for future disposal.” (Page 18).

Proposed Amendment to 2026 Annual Work Program: “HLB Parcel 3-080 (Former Tozier Track) – Dispose of the property through fee-simple sale, exchange for land of at least equal appraised value, or by lease if the land is found to be in excess of municipal need, and if an

MOA lead development is found to be infeasible, and if the disposal is in the best interest of the Municipality.” (Page 16)

Summary Recommendation: The Administration recommends support for this land exchange. HLB staff have drafted resolution 2026-05 with conditions to support the intent of this land exchange (Appendix B).

PROPERTY INFORMATION

Parcel/Tax IDs:

Former Tozier Track:	008-05-101
Block 102:	002-11-210, 002-11-209, 002-11-208, and 002-11-266

Legal Description:

Former Tozier Track:	E ½, E ½, NW ¼, NE ¼, Section 33, T13N, R3W, S.M.
Block 102:	Lots 1A, 9, 10, and 11A, Block 102, Anchorage Original Townsite

Location:

Former Tozier Track:	South of the intersection of Tudor Road and Dale Street, in Anchorage.
Block 102:	Southwest of the intersection of West 8 th Avenue and D Street, in Anchorage.

Size:

Former Tozier Track:	≈ 9.6 acres
Block 102:	≈ 1.6 acres

Zoning:

Former Tozier Track:	PLI (Public Lands & Institutions)
Block 102:	B-2C (Central Business District, Periphery)

Appraised Value:

Former Tozier Track:	≈ \$4.125M
Block 102:	≈ \$5.24M

Wetlands:

Former Tozier Track:	Class C Wetlands along the southern property boundary
Block 102:	None

Seismic Zones:

Former Tozier Track:	Majority is Zone 2 (Moderate-Low); Zone 3 (Moderate) along the western property boundary
Block 102:	Zone 2 (Moderate-Low)

Existing Condition(s):

Former Tozier Track: Vacant, two dilapidated structures remain on site and need to be demolished.

Block 102: All four parcels have been developed for use as surface parking lots. The site is bisected by a 20-foot alley right-of-way.

Adopted Land Use Plan(s) and Designations:

Former Tozier Track: “Community Facility or Institution, Park or Natural Area, and Town Center with Traditional Neighborhood, Transit Supportive Development, and Residential Mixed-Use Overlays” within the *Anchorage 2040 Land Use Plan*.

“Suitable for Redevelopment” within the 3500 Tudor Road Master Plan. NOTE: Within this plan “Suitable for New Development” means these areas are recommended for development of institutional facilities.

Block 102: “Park Strip North” and identified as “Opportunity Site #18 (*Map #7*)” within *Our Downtown, Anchorage Downtown District Plan (2021)*

“City Center with Transit Supportive Development Corridor, Residential Mixed-Use, Traditional Neighborhood Development Overlays” within the *Anchorage 2040 Land Use Plan*

BACKGROUND AND PROJECT INFORMATION

In an effort to forward Mayor LaFrance’s “10,000 Homes in 10 Years” initiative, the Municipality has been aggressively pursuing opportunities to increase housing supply through a variety of means, one of which is the conditional disposal of public land for residential development. Municipally owned parcels within the HLB Inventory can be disposed of if deemed to be in excess of municipal need and can be developed subject to a competitive evaluation process and placement of conditions on its development that bring community benefit. By securing Block 102, the Municipality can take a proactive role in redeveloping a known opportunity site within Downtown to bring new residential opportunities to the area.

The acquisition of Block 102 is a Mayoral priority and a desired step to redevelop Downtown Anchorage. There are four parcels within Block 102 that are currently owned by Alaska Housing Finance Corporation, an independent agency of the State of Alaska. Those parcels are identified as “Opportunity Site #18” within *Our Downtown, Anchorage Downtown District Plan (Map #7)*. It has been known for many years and documented within municipal plans that Downtown Anchorage lacks sufficient housing supply in relation to the number of

jobs that are centered within its boundaries. By securing Block 102, the Municipality will have an opportunity to develop mixed-use and high-density housing options that will help to spur further redevelopment and investment into Downtown.

The acquisition of the former Tozier Track was a Municipal priority referenced within two currently adopted Municipal plans. First, within the *Updated Far North Bicentennial Park Plan (1985)*, and most recently in the *3500 Tudor Road Master Plan (2007)*. Additionally, its acquisition was an opportunity to both expand the Municipal Campus, as well as serve as a catalyst for the Tudor/Elmore Development (TED) Project. Following decades of discussion and desire to acquire this parcel, Heritage Land Bank finally acquired the former Tozier Track in 2021 following a land exchange with the Alaska Sled Dog Racing Association (ASDRA). In addition to the exchange of land, a supplemental payment of \$2.35M from the HLB Fund was paid to ASDRA to make up for the difference in appraised value between the exchanged parcels. Most recently, HLB has been working on a Reuse Plan and Market Study of the former Tozier Track to determine immediate land use needs and community priorities. The results of this plan will help influence and steer future redevelopment of the parcel.

Anchorage Community Development Authority (ACDA) has been negotiating this trade with Alaska Housing Finance Corporation, an independent agency of the State of Alaska, on behalf of the Mayor's Office. According to information provided by ACDA, the proposed land exchange will swap ownership of the two sites so they may be developed in accordance with each entity's priorities. The development goal for each site is to produce housing opportunities and spur further investment. Expenditures from the HLB Fund will not be spent to fill the gap between the appraised value of the former Tozier Track (\$4.125M) and Block 102 (\$5.24M). Thus, no direct impact to the HLB Fund is anticipated as a result of this land exchange. All four parcels owned by AHFC will be placed into HLB inventory and will be under HLB's management authority.

Both sites are desirable locations for residential development. Each has access to adequately sized public utility infrastructure to support the desired developments, improved rights-of-way, and are located within major employment centers. Both are also suitable for the inclusion of small-scale commercial uses to support daily living such as a grocer, deli, laundromat, pharmacy, bakery, restaurant, etc.

The proposed action is not within the 2026 HLB Work Program. Thus, an amendment to the work program is necessary. HLB staff recommend the following amendment to the 2026 Work Program (Page 16) be considered by the Commission:

"HLB Parcel 3-080 (Former Tozier Track) – Dispose of the property through fee-simple sale, exchange for land of at least equal appraised value, or by lease if the land is found to be in excess of municipal need, or if an MOA lead development is found to be infeasible, and if the disposal is in the best interest of the Municipality."

PROPOSED ACTION

The proposed action is to trade one (1) parcel of HLB land (HLB Parcel 3-080, commonly known as the former Tozier Track), for four (4) parcels of land (commonly referred to as Block 102) owned by Alaska Housing Finance Corporation; and an amendment to the 2026 HLB Work Plan. The former Tozier Track was appraised at a lower fair market value than Block 102. The former Tozier Track has an appraised value of \$4.125M and Block 102 has an appraised value of \$5.24M. Thus, this land exchange is compliant with AMC 25.40.025E which states “*The Heritage Land Bank may exchange Heritage Land Bank land for other land on at least an equal value basis, as determined by a fair market value appraisal.*”

PUBLIC NOTICE

As per AMC 25.40.030, public notice procedures were followed for the proposed action. A sign was posted on each property on Thursday, July 9, 2026. Notices were mailed to the neighboring 252 properties within at least 500 feet of both the HLB parcel and Block 102 parcels on Wednesday, July 8, 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, July 9, 2026. **NOTE: The July meeting was cancelled due to lack of quorum.**

The July meeting was rescheduled to August 20th and was re-noticed in accordance with AMC 25.40.030. Notice of Public Hearing Signs were amended at each site on July 27th with the new meeting date of August 20th. Public hearing notice mailers were mailed out on August 5th, notice was posted on the municipal website on August 5th, and emailed out to the applicable community councils and regular HLB mailing list on August 6th.

AGENCY REVIEW

On July 2nd, HLB Staff released an agency review to solicit comments from Municipal and State agencies, as well as Community Councils. As of this writing, comments were received from the following agencies: MOA Right-of-Way Section, State of Alaska Department of Transportation and Public Facilities-Planning, Alaska Housing Finance Corporation, and Anchorage Water and Wastewater Utility. These comments have been included in Appendix C. Any additional comments received after publication of this report will be shared with the public and Commission at the meeting.

CONCLUSION & RECOMMENDATION

This land exchange and following development of these parcels is consistent with the mission of HLB to acquire land to serve a community need. This action will be consistent with the *Heritage Land Bank 2026 Annual Work Program* if amended as proposed. The Administration recommends approval of this land exchange. HLB staff has drafted

Resolution 2026-05 with four conditions to support the intent of this land exchange and reduce impacts to the HLB Fund for the Commission's consideration below:

- 1) *No less than 70% of the land area of either site shall be developed as residential dwellings. Areas developed as mixed-use, or as features to supplement residential developments such as traffic circulation areas, resident and/or guest parking, open space, landscaping, playgrounds or parks shall be credited towards this requirement.*

This condition is intended to preserve and justify the intent of this land exchange that each site be developed for residential use. This condition would prevent either site from being significantly developed for commercial use.

- 2) *Residential density within the residential areas shall be no less than 8 dwelling units per acre.*

This condition sets a minimum residential density requirement equivalent to the R-2D (Two-Family Residential) zoning district. Setting a minimum residential density will discourage the site from being developed as a large-lot residential subdivision.

- 3) *Block 102 will be placed within HLB inventory and will be subject its management authority. Any future disposal of Block 102 to a public agency or corporation, or private entity will be conducted in accordance with the provisions of AMC 25.40.025 Heritage Land Bank Disposals.*

This condition provides clear direction that this land exchange will not reduce the overall monetary valuation of land assets within Heritage Land Bank inventory or reduce their management authority of the exchanged parcels.

- 4) *Profits received from any use of Block 102 prior to, during, or as a result of development shall be deposited into the HLB Fund.*

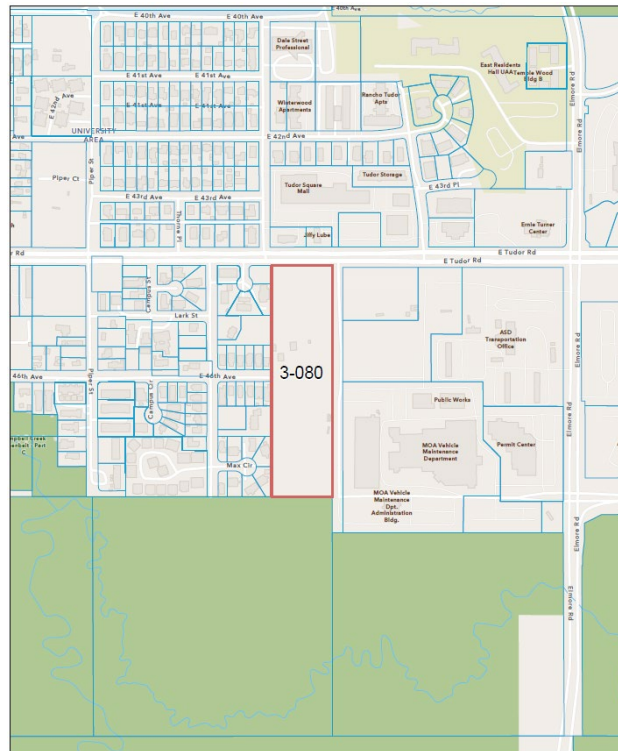
Given the substantial financial investment HLB made to acquire the former Tozier Track, it is reasonable that HLB has the opportunity to be made whole again following this exchange. This condition provides clarity that Heritage Land Bank shall receive any profits received from any use of Block 102 prior to, during, or as a result of its development and those profits will be deposited into the HLB Fund.

Appendices:

A – Maps

B – DRAFT Resolution 2026-05

C – Agency Comments

HLB 3-080

Block 102



APPENDIX B – DRAFT Resolution 2026-05

**MUNICIPALITY OF ANCHORAGE
HERITAGE LAND BANK ADVISORY COMMISSION
HLBAC RESOLUTION 2026-05**

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING ASSEMBLY APPROVAL OF THE DISPOSAL BY EXCHANGE OF HLB PARCEL 3-080, LEGALLY DESCRIBED AS E ½, E ½, NW ¼, NE ¼, SECTION 33, T13N, R3W, S.M. FOR FOUR PARCELS OF LAND OWNED BY ALASKA HOUSING FINANCE CORPORATION, LEGALLY DESCRIBED AS LOTS 1A, 9, 10, AND 11A, BLOCK 102, ANCHORAGE ORIGINAL TOWNSITE; AND AMENDING THE 2026 HLB ANNUAL WORK PROGRAM.

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, HLB posted the property, mailed public hearing notices, and conducted an agency review of all potentially interested municipal agencies, the Assembly, the Federation of Community Councils, Campbell Park Community Council, and the UMed/Tudor Community Council to solicit comments and/or objections; and

WHEREAS, HLB Parcel 3-080 is an approximately 9.6-acre parcel, appraised at a fair market value of \$4.125M, and legally described as E ½, E ½, NW ¼, NE ¼, Section 33, T13N, R3W, S.M; and

WHEREAS, the proposed parcels owned by Alaska Housing Finance Corporation to be exchanged for HLB Parcel 3-080 are approximately 1.6 acres in size, are appraised at a fair market value of \$5.24M, and legally described as Lots 1A, 9, 10, and 11A, Block 102, Anchorage Original Townsite; and

WHEREAS, AHFC proposes to utilize HLB Parcel 3-080 for the development of mixed-use and/or residential opportunities; and

WHEREAS, HLB proposes to utilize Block 102 for the development of mixed-use and/or residential opportunities; and

WHEREAS, the proposed exchange of HLB Parcel 3-080 for Block 102 is of at least an equal value basis as determined by a fair market value appraisal and is compliant with AMC 25.40.025E; and

WHEREAS, to ensure the purpose of this exchange is implemented and within the public interest, and to reduce impacts to the HLB Fund, the following conditions of the exchange shall be imposed:

- 1) No less than 70% of the land area of either site shall be developed as residential dwellings. Areas developed as mixed-use, or as features to supplement residential developments such as traffic circulation areas, resident and/or guest parking, open space, landscaping, playgrounds or parks shall be credited towards this requirement.
- 2) Residential density within the residential areas shall be no less than 8 dwelling units per acre.
- 3) Block 102 will be placed within HLB inventory and will be subject its management authority. Any future disposal of Block 102 to a public agency or corporation, or private entity will be conducted in accordance with the provisions of AMC 25.40.025 Heritage Land Bank Disposals.
- 4) Profits received from any use of Block 102 prior to, during, or as a result of development shall be deposited into the HLB Fund.

WHEREAS, the proposed exchange is not within the *HLB 2026 Annual Work Program*, nor is it within the *2027-2031 Five-Year Management Plan*. Pursuant to AMC 25.40.020B, to proceed with the disposal by exchange, the *HLB 2026 Annual Work Program – Potential Disposals, Exchanges, & Transfers* must be amended as follows:

“HLB Parcel 3-080 (Former Tozier Track) – Dispose of the property through fee-simple sale, exchange for land of at least equal appraised value, or by lease if the land is found to be in excess of municipal need, and if an MOA lead development is found to be infeasible, and if the disposal is in the best interest of the Municipality.”; and

WHEREAS, the HLBAC finds the exchange of the parcel to be in the best interest of the MOA and consistent with the HLB purpose and mission; now therefore

BE IT RESOLVED THAT THE HLBAC RECOMMENDS APPROVAL OF THE DISPOSAL BY EXCHANGE OF HLB PARCEL 3-080, LEGALLY DESCRIBED AS E ½, E ½, NW ¼, NE ¼, SECTION 33, T13N, R3W, S.M. FOR FOUR PARCELS OF LAND OWNED BY ALASKA HOUSING

FINANCE CORPORATION, LEGALLY DESCRIBED AS LOTS 1A, 9, 10, AND 11A, BLOCK 102, ANCHORAGE ORIGINAL TOWNSITE; AND AMENDING THE 2026 *HLB ANNUAL WORK PROGRAM*.

PASSED and APPROVED on this, the 20th day of August, 2026.

Approved:

Attest:

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

Tiffany Briggs, Director
Real Estate Department

APPENDIX C – Agency Comments

SENT VIA EMAIL

July 15, 2026

Tiffany Briggs, Real Estate Director
Heritage Land Bank
4700 Elmore Road
Anchorage, AK 99507
tiffany.briggs@anchorageak.gov

Dear Ms. Briggs:

Thank you for the opportunity to provide comment on the potential disposal of the Tozier property owned by Heritage Land Bank (Parcel Number: 3-080, PID 008-051-01).

The mission of Alaska Housing Finance Corporation (AHFC) is to *"provide Alaskans access to safe, quality, affordable housing."* Our finance agency has for more than 50 years turned acquired land into new housing. A recent and notable example is from 2025 when AHFC acquired nearly 600 hundred acres from the University of Alaska. Vacant properties in Fairbanks and the Mat-Su Borough were specifically acquired to facilitate new homes. Early this year our Lands to Housing Catalyst was designed to solicit private sector proposals at those sites. The response to the application round is strong and we look forward to development occurring within the next 12 months.

In Anchorage, we are evaluating a potential exchange of four parcels of vacant land in downtown, collectively referred to as Block 102, for the above noted Tozier property. If the Tozier property is exchanged for Block 102, AHFC intends to advance new housing rental and/or homeownership on the buildable portions.

To date, appraisals have been completed. Environmental and geotechnical reviews will follow, and if the due-diligence and terms of Block 102:Tozier exchange are determined acceptable by all parties, AHFC intends to work swiftly to advance the Tozier property through a public process that will include participation from the private sector as developers in new housing.

The structure of a housing development at Tozier could include rental, homeownership and/or mixed-use facilities, and the plan will be guided by community need and available resources. AHFC does not plan to leave the Tozier property vacant but will seek to make new housing available for a mixture of income ranges as identified in part by nearby workforce demands.

If there are questions we can address regarding this letter, please contact us directly and we will be happy to follow up with the level of clarification most helpful to your review.

Sincerely,



Daniel Delfino, Director, Planning and Program Development
Alaska Housing Finance Corporation



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and Public Facilities

Project Delivery
Regional Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.alaska.gov

July 20, 2026

Ryan Yelle, Land Management Officer
Heritage Land Bank, Real Estate Department
4700 Elmore Road
Anchorage, Alaska 99507

[Sent Electronically]

Re: HLB 3-080 Tozier Track Land Exchange Revised Comment Letter

Dear Mr. Yelle:

HLB Parcel Number 3-080 (Tozier Track)

DOT&PF Planning has the following comments:

It should be noted that the adjacent Municipal property to the east, which includes the Permit Office, Bus Barn, People Mover, and Municipal Maintenance & Operations facilities, was previously identified for redevelopment as part of a Town Center concept. As part of the Tudor-Elmore Neighborhood Connectivity Project, the extension of Martin Luther King Jr. Avenue and additional internal roadway connections to Piper Street and Grumman Street were planned through this property.

That project was ultimately shelved due to environmental constraints, anticipated residential impacts, and the dissolution of the partnership supporting redevelopment of the municipal property. As a result, the future redevelopment of the Municipal property remains uncertain.

Should the subject property be transferred to AHFC and subsequently redeveloped for residential use, it would likely preclude or substantially limit the feasibility of reestablishing these previously planned transportation projects.

Any future development of the property should be designed to provide internal circulation and a site access plan that does not require direct access to Tudor Road. As a principal arterial, Tudor Road should not serve as the primary point of access where reasonable alternatives exist. Access should instead be provided from the adjacent lower-class roadway network. This property is

bounded by a dedicated public ROW on the eastside that provides access to Tudor Road and access to the west to 46th Avenue.

Depending on the proposed development, a Traffic Impact Analysis (TIA) may be required. The AFHC is encouraged to coordinate with DOT&PF Traffic & Safety and Right-of-Way staff early in the project development process to evaluate access requirements and identify any transportation-related considerations.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0514 or romorenzo.marasigan@alaska.gov.

Sincerely,



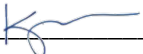
Mark Eisenman
Anchorage Area Planner

cc:

Chris Post, P.E., Highway Design Group Chief, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor CR, Right of Way, DOT&PF
Corliss Kimmel, Office Associate, Current Planning, MOA
Lori Blake, Office Associate, Current Planning, MOA
Devki Rearden, Engineering Associate, DOT&PF
Anna Bosin P.E, Traffic & Safety Engineer, DOT&PF

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

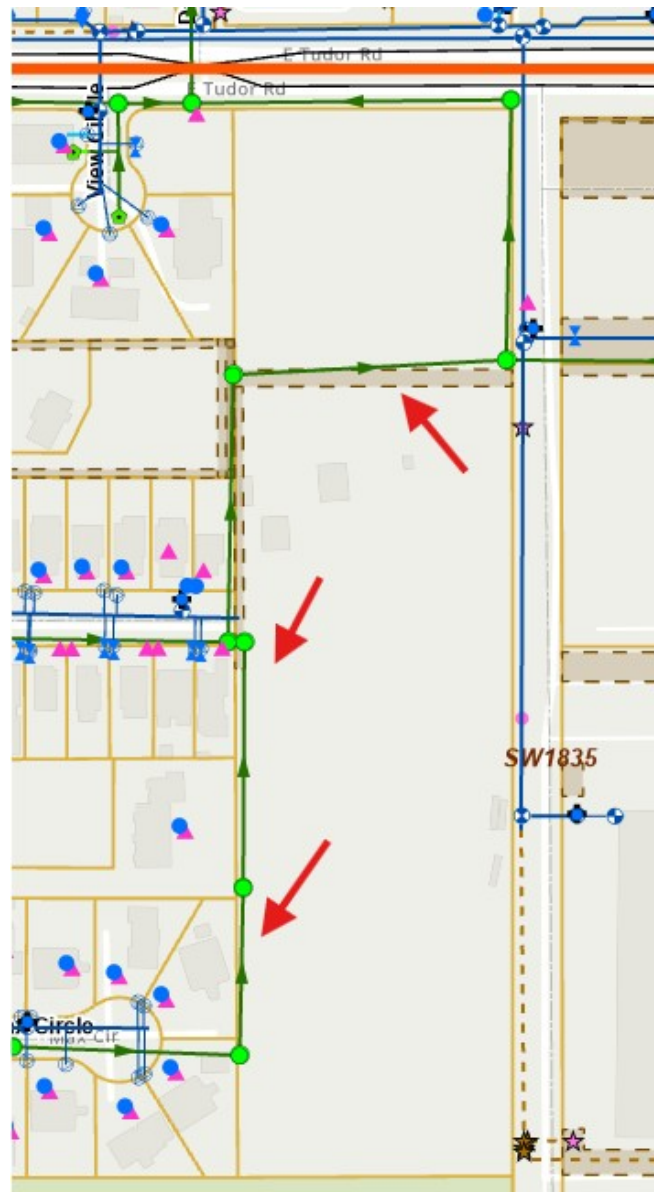
Public Purpose Need (Check One): ✓ YES NO

Date: 7/6/2026 From: Kaleigh Jones, Land Use Coordinator 

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

Describe Public Purpose Need:

AWWU is currently utilizing subsurface easements for several sewer mains. Easements will need to be verified during future development and additional easements for the sewer main at the northeast quadrant may need to be dedicated if not found during a title search.



From: [Walters, Michael S.](#)
To: [Heritage Land Bank](#)
Subject: Agency Review for Disposal of HLB Parcel 3-080 (former Tozier Track) via Land Trade
Date: Monday, July 13, 2026 7:03:58 AM
Attachments: [image002.jpg](#)
[image003.png](#)

Right of Way has no objections or comments concerning the proposed land trade with AHFC.

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



From: Heritage Land Bank <HLB@anchorageak.gov>
Sent: Thursday, July 2, 2026 3:44 PM
Cc: Heritage Land Bank <HLB@anchorageak.gov>
Subject: (7/17) Agency Review for Disposal of HLB Parcel 3-080 (former Tozier Track) via Land Trade

MOA's Heritage Land Bank (HLB) is requesting an agency review for the potential disposal (through a land trade with Alaska Housing Finance Corporation for four parcels of land within Block 102, Anchorage Original Townsite) **of one PLI** (Public Lands and Institutions) **zoned HLB parcel located south of the intersection of Tudor Road and Dale Street, in Anchorage** (see attached maps).

Property Information:

- HLB Parcel Numbers: 3-080
- PID: 008-051-01
- Legal Description: E ½, E ½, NW ¼, NE ¼, Section 33, T13N, R3W
- Location: South of Tudor Road and Dale Street (see attached map)
- Size: ≈ 9.6 Acres
- Zoning: PLI, Public Lands and Institutions
- Land Use: Vacant
- Wetlands: Class C along the southern property boundary
- Slope: ≈ Average Slope of 8% across the parcel

If your department or agency has a potential short, long-term, immediate, or future public purpose need for HLB Parcel 3-080, please provide any comments or interests. Comments on the feasibility of this potential disposal or any information your agency may have on this site are also encouraged. Interests will be reviewed, and a determination will be made regarding request(s).

If you have questions or comments, please e-mail them to HLB@anchorageak.gov.

Please respond to HLB via email no later than Friday, July 17, 2026

Respectfully,

Heritage Land Bank | Real Estate Department
4700 Elmore Road, Anchorage, AK 99507
(907) 343-7531 | www.muni.org/HLB
HLB@anchorageak.gov



MUNICIPALITY OF ANCHORAGE
REAL ESTATE DEPARTMENT
HERITAGE LAND BANK

STAFF REPORT

HLBAC Resolution: 2026-06

Action: Withdrawal from HLB Inventory and transfer of management authority to the Street Maintenance Section

Hearing Date: August 20, 2026

Subject Property: HLB Parcel 4-001, legally described as Anchorage Original Townsite Block 15 Lot 13 (Appendix B)

Prepared By: Emma Giboney, Land Management Officer

SUMMARY

Proposal Summary: Heritage Land Bank is proposing to transfer management authority of HLB Parcel 4-001 to the Street Maintenance Section for the purpose of vehicular, pedestrian, and utility use.

Applicable Regulations & Standards: AMC 25.40.015B provides authority for this withdrawal and transfer. AMC 25.40.020B requires an amendment to the HLB Annual Work Program when it is not currently listed in the program.

2026 Annual Work Program: This parcel and action are not specifically listed in the 2026 Annual Work Program (AR 2026-07, As Amended) and therefore an amendment is required.

Summary Recommendation: Staff recommends approval of this resolution (Appendix A).

PROPERTY INFORMATION

Parcel Locations: HLB Parcel 4-001 is located in downtown Anchorage along Christensen Drive adjacent to the H Street Stairs and across the street from 49th State Brewery (Appendix B).

Parcel Size: This triangular parcel is 10,160 square feet in size (0.23 acres).

Zoning: B2C – Central Business District, Periphery

Seismic Zone: Zone 5 - Very High Ground Failure Susceptibility

Existing Condition and Land Use of the parcel and surrounding area: The current land use of this parcel is vacant land and roadway. It is triangular in shape, and bounded on all three sides

by right-of-way. To the west are the H Street Stairs. A third of the parcel is encumbered by Christensen Drive and sidewalk, with the remainder steeply sloped to the north. Given the seismic characteristics and slope, this parcel is not suited for development.

Adopted Land Use Plan: This parcel is shown as City Center in the Anchorage 2040 Land Use Plan. This designation “provides for the highest concentration and diversity of employment, civic and cultural institutions, and regional commercial uses. Urban housing and residential mixed-use is encouraged.”

BACKGROUND AND PROPOSED ACTION

HLB Parcel 4-001 was deeded to the City of Anchorage by the Bureau of Land Management on March 12, 1963 (US Patent 1231222). The federal government placed a reversionary interest on the patent that the property was for municipal purposes only. In 2015, the parcel was evaluated for disposal, and it was deemed through an agency review that it would only be realistic for a neighboring parcel to purchase it, since it had such low developability. In addition, the parcel was surveyed (included in Appendix B), and the BLM issued a second patent removing the reversionary interest (US Patent 50-2016-0017; Record 2015-059469-0). However, no disposal moved forward at that time.

The proposed action is to withdraw HLB Parcel 4-001 from HLB inventory and place it into the Real Estate Services general inventory with management authority assigned to the Street Maintenance Section. Street Maintenance has management authority for similar parcels that are treated similar to right-of-way. Other examples of this can be found across the municipality where there are small parcels that are underlying roadway, sidewalks, or are remnant parcels between a road convergence. HLB Staff recommends a reversionary clause be placed on the transfer so that if the parcel is ever deemed to be surplus to municipal need, that the parcel would revert back to the HLB inventory to be disposed of through the HLB process.

This action is not currently supported by the current HLB Work Plan, so an amendment to the plan is necessary. Staff proposes the following amendment in the 2026 Work Program, under the 2026 Potential Disposals, Exchanges & Transfers section:

HLB Parcel 4-001 (Christensen Parcel) – Withdraw from HLB Inventory and place into the Real Estate Services general inventory with management authority assigned to the Street Maintenance Section.

PUBLIC NOTICE

As per AMC § 25.40.030, public notice procedures were followed for the proposed action. A sign was posted on the property on Thursday, August 6, 2026. Notices were mailed to 107 owners and residents of properties within at least 500 feet of the parcel on Thursday, August 6, 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, August 6, 2026.

AGENCY REVIEW

An agency review was sent out on July 29, 2026, to MOA and applicable external agencies. As of this writing, comments were received from seven agencies. The Right-of-Way Section supports this transfer. All other comments were of non-objection to the transfer (comments provided in Appendix C).

CONCLUSION AND RECOMMENDATION

The purpose of this withdrawal and transfer is consistent with the HLB mission. This proposed action does not conflict with any other proposed action within the 2026 HLB Work Plan, and the proposed amendment is aligned with the mission of HLB. Given the seismic characteristics and slope, this parcel is not suited for development. The highest and best use of this parcel is for transportation, pedestrian, and utility purposes. No other entities have expressed any objection to the request, nor proposed an alternative. This proposal will not affect the HLB Fund.

Staff recommends approval of the withdrawal and transfer of this parcel and amendment to the 2026 Annual Work Program.

Appendices:

A – Resolution 2026-06

B – Vicinity Maps

C – Agency Comments

Appendix A – Resolution 2026-06

MUNICIPALITY OF ANCHORAGE HERITAGE LAND BANK ADVISORY COMMISSION

HLBAC RESOLUTION 2026-06

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING APPROVAL OF THE WITHDRAWAL FROM HLB INVENTORY AND TRANSFER OF MANAGEMENT AUTHORITY OF HLB PARCEL 4-001, LEGALLY DESCRIBED AS ANCHORAGE ORIGINAL TOWNSITE BLOCK 15 LOT 13, TO THE MUNICIPALITY OF ANCHORAGE STREET MAINTENANCE SECTION, AND AMENDMENT OF THE HLB 2026 ANNUAL WORK PROGRAM.

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 25.40.025.A, 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, HLB Parcel 4-001, located in Downtown Anchorage, is partially part of the Christensen Drive roadway and sidewalk, with the remainder of the approximately quarter-acre parcel being undevelopable due to seismic and slope characteristics; and

WHEREAS, the current use of this parcel is best managed by the Street Maintenance Section for vehicular, pedestrian, and utility use; and

WHEREAS, if the parcel is ever deemed to be surplus to municipal need, the parcel will revert back to the HLB inventory to be disposed of through the HLB disposal process; and

WHEREAS, the proposed transfer is not within the HLB 2026 Annual Work Program (AR 2026-07, As Amended) and, pursuant to AMC 25.40.020B, to proceed with the disposal by transfer the HLB 2026 Annual Work Program must be amended as follows:

“HLB Parcel 4-001 (Christensen Parcel) – Withdraw from HLB Inventory and place into the Real Estate Services general inventory with management authority assigned to the Street Maintenance Section”; 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 withdrawal and transfer; and

WHEREAS, the HLBAC finds the withdrawal of HLB Parcel 4-001 from HLB inventory and placement into Real Estate Services general inventory with management authority transferred to the Street Maintenance Section 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 WITHDRAWAL FROM HLB INVENTORY AND TRANSFER OF MANAGEMENT AUTHORITY OF HLB PARCEL 4-001, LEGALLY DESCRIBED AS ANCHORAGE ORIGINAL TOWNSITE BLOCK 15 LOT 13, TO THE MUNICIPALITY OF ANCHORAGE STREET MAINTENANCE SECTION, AND AMENDMENT OF THE HLB 2026 ANNUAL WORK PROGRAM.

PASSED and APPROVED on this, the 20th day of August 2026.

Approved:

Attest:

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

Tiffany Briggs, Director
Real Estate Department

Appendix B – Vicinity Maps



Appendix C – Agency Comments

From: Walters, Michael S.
Sent: Wednesday, July 29, 2026 12:00 PM
To: Giboney, Emma
Subject: RE: AGENCY REVIEW: HLB 4-001 Christiansen Drive

Emma,

Right of Way supports this proposed action.

Regards,

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

From: Ellis, Steve M.
Sent: Wednesday, August 5, 2026 11:06 AM
To: Giboney, Emma
Subject: RE: AGENCY REVIEW: HLB 4-001 Christiansen Drive

Emma,

Not in the floodplain. From the aerial image part of the roadway could be on the property and someone's bridge might cross the east end.

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

From: Jones, Kaleigh M. <Kaleigh.Jones@awwu.biz>
Sent: Friday, July 31, 2026 9:54 AM
To: Giboney, Emma; Heritage Land Bank
Subject: RE: AGENCY REVIEW: HLB 4-001 Christiansen Drive
Attachments: HLB4-001_AgencyReview_2026 - AWWU.pdf

Hello HLB-

Please see the attached comments from AWWU regarding Parcel 4-001.

Thank you,



Kaleigh Jones

Land Use and Real Estate Coordinator

Planning - Engineering

Anchorage Water & Wastewater Utility

(907) 564-2717

kaleigh.jones@awwu.biz

Trusted and Collaborative Community Partner

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

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

Date: 7/29/2026 From: Kaleigh Jones

Department/Organization: Anchorage Water and Wastewater Utility

Describe Public Purpose Need:

No current public purpose anticipated, surrounding AWWU infrastructure is located within dedicated ROW.

From: Barganier, Tony A.
Sent: Saturday, August 1, 2026 12:55 PM
To: Giboney, Emma
Subject: RE: AGENCY REVIEW: HLB 4-001 Christiansen Drive

Zoning has no comments.



Planning Department
MUNICIPALITY OF ANCHORAGE

Tony Barganier
Manager • Planning Department
Zoning and Land Use Review
Email: tony.barganier@anchorageak.gov
Phone: (907) 343-8379
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning

3/3/2026: SCAM ALERT- Please be aware of scam emails that appear to come from the Planning Department or the Planning and Zoning Commission with requests for payment. The Municipality will never ask for a wire transfer and most payments are completed at the time of application. Please contact the Department directly at 907-343-7900 if you have any questions about a fee.

From: Cunningham, Kyle B.
Sent: Wednesday, August 12, 2026 4:01 PM
To: Giboney, Emma
Subject: RE: AGENCY REVIEW: HLB 4-001 Christiansen Drive
Attachments: HLB4-001_AgencyReview_2026_KBC08122026.pdf

Hi Emma,

WMS has no interest in or use for this property, and we have no objections to it's disposal from the HLB Inventory.



Kyle Cunningham
Watershed Hydrologist
Watershed Management Services
Project Management & Engineering
Municipality of Anchorage
4700 Elmore Road, Anchorage, AK 99507
(907) 343-8026
kyle.cunningham@anchorageak.gov

From: Heinz, Jamie L.
Sent: Thursday, August 13, 2026 11:35 AM
To: Giboney, Emma; Heritage Land Bank
Subject: RE: AGENCY REVIEW: HLB 4-001 Christiansen Drive

The Clerk's Office has no public need for this property.

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

From: Earl, Rob E (DNR) <rob.earl@alaska.gov>
Sent: Friday, July 31, 2026 10:11 AM
To: Giboney, Emma
Cc: Alvarez, Monica M (DNR)
Subject: Re: AGENCY REVIEW: HLB 4-001 Christiansen Drive

Emma,

Thank you for the opportunity to review, but RADS has no comments on this.

See you next time. :)

All the best,

Rob

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