MUNICIPALITY OF ANCHORAGE
REAL ESTATE DEPARTMENT

HERITAGE LAND BANK
2021 ANNUAL WORK PROGRAM &
2022-2026 FIVE-YEAR MANAGEMENT PLAN
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Front Cover Photo Credit: John Bruns, Real Estate Department
Contents

Chapter 1. Heritage Land Bank Overview ................................................................. 5
  A Brief History of the Heritage Land Bank ............................................................... 6
  Land Management Objectives .................................................................................. 7
  Overview of Land Acquisition .................................................................................. 7
  Table 1.1 HLB Inventory by Area .......................................................................... 8
  Table 1.2 Development Limitations ....................................................................... 8
  Annual Work Program ............................................................................................. 8
  Five-Year Management Plan ................................................................................... 9

Chapter 2. 2020 Progress Report ................................................................. 10
  Disposals, Exchanges & Transfers ........................................................................ 10
  Acquisitions ........................................................................................................... 11
  Land Management .................................................................................................. 11
    Contaminated Sites ............................................................................................... 11
    Wetland Mitigation .............................................................................................. 11
  Table 2.1: Conservation Easements Managed by HLB ........................................ 12
  Trespass and Encroachment Issues ....................................................................... 12
  Other Projects ........................................................................................................ 12
  Plans, Surveys & Studies ....................................................................................... 13
    Table 2.2: 2020 HLBAC Resolutions ................................................................. 13

Chapter 3. 2021 Work Program ................................................................. 14
  2021 Potential Disposals, Exchanges & Transfers .............................................. 14
  2021 Potential Acquisitions .................................................................................. 16
  2021 Potential Projects ......................................................................................... 16
  2021 Land Management ....................................................................................... 17
  Trespass and Encroachment Issues ..................................................................... 18
  Plans, Studies & Surveys ...................................................................................... 19

Chapter 4. Five Year Management Plan: 2022-2026 ...................................... 20
  Potential Disposals, Exchanges & Transfers: 2022-2026 ..................................... 20
  Potential Acquisitions: 2022-2026 ..................................................................... 22
  Potential Projects: 2022-2026 ............................................................................. 22
Table of Figures

Figure 1: HLB Parcels 3-078A-E ........................................................................................................ 3
Figure 3: HLB Parcels 4-032, 4-033A-F & 4-034 ........................................................................ 21
Figure 4: Potential Residential in Girdwood .............................................................................. 22
Figure 5: HLB Parcels Adjacent to Chugach State Park ............................................................... 23

Appendices

Appendix A: Regional Maps of HLB Inventory
Appendix B: HLB Policies
Appendix C: HLB Fund Activities by Year and Fund Balance Graph, 1995-2020
Appendix D: HLB Leases and Permits List, as of October 15, 2020
Appendix E: HLBAC Resolution 2020-08
Appendix F: Response to Public and Community Council Comments

Guide to Abbreviations and Acronyms

ACDA – Anchorage Community Development Authority
ADEC – Alaska Department of Environmental Conservation
AMC – Anchorage Municipal Code
ASD – Anchorage School District
AWWU – Anchorage Water & Wastewater Utility
BLM – U.S. Bureau of Land Management
DNR – Alaska Department of Natural Resources
DOD – U.S. Department of Defense
DOT&PF – Alaska Department of Transportation & Public Facilities
GAP – Girdwood Area Plan
GDIC – Geographic Data and Information Center
GIS – Geographic Information Systems
HLB – Heritage Land Bank
HLBAC – Heritage Land Bank Advisory Commission
INHT – Iditarod National Historic Trail
ML&P – Municipal Light & Power
MOA – Municipality of Anchorage
NALA – North Anchorage Land Agreement
OECD – Office of Economic & Community Development
RED – Real Estate Department
RES – Real Estate Services
ROW – Right of Way
SOA – State of Alaska
TSAIA – Ted Stevens Anchorage International Airport
USACE – U.S. Army Corps of Engineers
USFS – U.S. Forest Service
Chapter 1. Heritage Land Bank Overview

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

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

HLB achieves its mission by managing an inventory of HLB land and resources to benefit a wide variety of municipal objectives. The HLB manages many types of land in its inventory, a little over 10,700 acres, which are divided into approximately 250 parcels zoned residential, industrial, commercial, recreational, public use and open space. About half of the HLB inventory is forested lands in the Girdwood Valley, with a small percentage of HLB inventory developed or improved.

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

More than 60 HLB parcels are subject to leases or permits held by government agencies or the private sector, with some used or managed by municipal agencies under special permit or management authorizations. A spreadsheet of leases and permits currently held is available online. Appendix D contains he spreadsheet of leases and permits as of December 10, 2020.

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

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

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

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

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

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

Inventory Mapping

In 1984, HLB completed its first land inventory. This inventory exists in an online version for public and municipal access at www.muni.org/departments/hlb. The inventory identifies all lands by HLB parcel number, municipal tax identification number, zoning classification, and acreage. Interactive mapping can be found on the MOA GIS webpage.

State Entitlements

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

Accomplishments

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

- Cuddy Family Mid-Town Park Acquisition
- Botanical Gardens lease on HLB lands
- Girdwood Library site, trails partnerships and Industrial Park development
- Sale of three downtown lots for mixed-use development by Cook Inlet Housing Authority
- Long-term ground lease for Chugiak Fire Station #35

The Heritage Land Bank Fund

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

**Land Management Objectives**

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

*Our management objectives include:*

- Ensuring that all HLB lands and real property interests are reasonably protected from adverse impacts, including fire, insect damage, plant disease, invasive species, illegal dumping, hazardous or contaminated materials, timber theft, vandalism, and other threats.
- Assisting with implementation of municipal plans where HLB inventory is involved in accordance with HLB policy and fund guidelines.
- Transfer of HLB properties to other departments as appropriate and the disposal of properties excess to municipal need.
- Holding land use contracts to prevailing market rates except where otherwise provided by AMC § 25.40.
- Providing opportunities for partnership in the creation of conservation easements, through permittee-responsible mitigation to protect area wetlands, promote orderly development consistent with the goals of the Comprehensive Plan & the Anchorage Wetlands Plan, and generate revenue through the preservation of high-value HLB wetlands, while working to establish a wetlands mitigation bank.
- Continuing to enforce trespass violations, by posting signs and considering the installation of fences in areas of known campsites, removal of illegal structures and vehicles, and mitigation or prevention of impacts of unpermitted use on HLB land.
- Ensuring that open space, conservation and preservation opportunities are considered in HLB development projects where those opportunities are in the best interest of the citizens of the Municipality of Anchorage.

**Overview of Land Acquisition**

*Acquiring Municipal Entitlement Lands*

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

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

North Anchorage Land Agreement

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

Table 1.1 HLB Inventory by Area

<table>
<thead>
<tr>
<th>Acreage (Estimate)</th>
<th>Anchorage Bowl</th>
<th>Chugiak/ Eagle River</th>
<th>Turnagain Arm</th>
<th>HLB Total Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>HLB Wetlands (A &amp; B)</td>
<td>1,094</td>
<td>44</td>
<td>530</td>
<td>1,668</td>
</tr>
<tr>
<td>HLB Uplands</td>
<td>1,812</td>
<td>1,214</td>
<td>6,019</td>
<td>9,045</td>
</tr>
<tr>
<td>Estimated Total HLB Acreage:</td>
<td>2,906</td>
<td>1,258</td>
<td>6,549</td>
<td>10,713</td>
</tr>
</tbody>
</table>

Table 1.2 Development Limitations

<table>
<thead>
<tr>
<th>Limiting Factor</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wetlands - Class A&amp;B</td>
<td>1,668 acres</td>
</tr>
<tr>
<td>Easements</td>
<td>474 acres</td>
</tr>
<tr>
<td>4Avalanche Zone - Very High Hazard</td>
<td>432 acres</td>
</tr>
<tr>
<td>Seismic Zone 5 - Very High Ground Failure Susceptibility</td>
<td>13 acres</td>
</tr>
<tr>
<td>Special Flood Hazard Area</td>
<td>1,239 acres</td>
</tr>
<tr>
<td>Patent restrictions prohibiting disposal</td>
<td>846 acres</td>
</tr>
<tr>
<td>Leases and Permits</td>
<td>1,653 acres</td>
</tr>
<tr>
<td>Managed by State Parks</td>
<td>2,240 acres</td>
</tr>
<tr>
<td>ADEC Contaminated Sites</td>
<td>11</td>
</tr>
<tr>
<td>Parcels under other MOA Agency Management</td>
<td>40</td>
</tr>
</tbody>
</table>

Annual Work Program

The HLB Work Program is an annually approved guide for allocating and managing HLB land and
resources. The program functions and activities must be consistent with Municipal Code, HLB
policies, and pertinent comprehensive or area plans.
Parcels in the HLB inventory can be disposed of through trade, sale, or lease. HLB land disposals are based upon a minimum of fair market value of the land, except as otherwise provided in AMC § 25.40. HLB may exchange excess municipal land in the HLB inventory for other non-municipal land which has greater potential value or attributes for municipal use.

Per AMC § 25.40.020B, major HLB work items anticipated during each calendar year will be reviewed in advance by the public and be approved after public hearings before the HLBAC and the Assembly. The code states that public notice for the HLBAC public hearing on the annual work program is provided no less than forty-five (45) days prior to the hearing. The public will have the opportunity to comment on each item when a public hearing is scheduled.

All other HLB public hearings require that the public notice precede the hearing by no less than fourteen (14) days. HLB notification procedures shall include direct email notification to affected community councils, residents and list of email subscribers, as well as posting notice online, at least fourteen (14) days prior to public hearings. AMC requires that the HLBAC provide public notice and hold a public hearing prior to taking action on land disposals (sales, leases, exchanges, easements) and withdrawals from the HLB inventory. Any additions to the proposed list of disposals through sale, exchange, or lease require an amendment to the Work Program approved by the HLBAC and Assembly. The Program may be amended as needed.

**Five-Year Management Plan**

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

Land management decisions will be consistent with the AMC, all adopted municipal plans and implementation items. If it is unclear whether a proposed management or disposal action is consistent with adopted plans, HLB shall complete a site-specific land use study prior to a final management or disposal decision. Public comments on consistency with adopted plans will be given due consideration.
Chapter 2. 2020 Progress Report

The HLB worked towards and accomplished a number of projects in 2020. The largest and most impactful project was the completion of the sale of HLB Parcel 1-074A, intended for development as an assisted living community.

Disposals, Exchanges & Transfers

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

The following are approved disposal-related activities that were executed in 2020:

HLB Parcel 1-074A – Sale was executed after successful bidder completed rezoning.

HLB Parcel 5-024 – This donated parcel containing a conservation easement was withdrawn from the inventory and placed under Real Estate Services land management; HLB will continue to manage the conservation easement.

HLB Parcel 6-008 – Sale completed with multiple bids received.

The following are disposal-related activities approved by HLBAC that have not yet been fully executed:

HLB Parcels 1-093 through 1-097 – HLBAC approved disposal by competitive bid; Assembly approval is pending. If approved, these properties may be available for bid in late 2020.

HLB Parcel 3-011 – AWWU requested an IGP for a valve vault substation near the Glenn Square Mall.

HLB Parcel 3-076 – The Assembly approved disposal by exchange for the Tozier property on Tudor Road. HLB continues to work to finalize the agreement.

HLB Parcel 4-043D – HLBAC approved disposal by competitive bid. This has been placed on hold and will likely not be pursued in the next two years.

HLB Parcels 5-010, 5-011, & 5-012 – The Maui Industrial Subdivision parcels remain available for lease. The USACE permitting process is underway for eventual extraction of material and fill of the site.

HLB Parcel 5-003 – This parcel is pending sale.
**HLB Parcel 6-076 & 6-134** – HLB continues to engage potential tenants and developers.

**HLB Parcels 6-002, 6-004, 6-005, 6-060, 6-073, BC-4 & BC-6** – Assembly approval is needed for easement requested by Chugach Electric Association for seven HLB parcels along Turnagain Arm where the existing transmission line is currently located.

**Acquisitions**

There were no land acquisitions in 2020.

**Land Management**

**Contaminated Sites**

Certain HLB parcels have been found to contain contamination in several different forms. In the past few years, several sites have been in various stages of remediation, including but not limited to the following:

**HLB Parcels 3-078A-E** – Two of the five parcels owned by MOA at the intersection of Lake Otis Parkway & Tudor Road contain contamination and are undergoing remediation. Additional testing was conducted during the Summer of 2020 on 3-078C by Chevron (Figure 1). HLB submitted a work plan for approval by ADEC. Following a change in ADEC staffing, a new work plan is being drafted.

**HLB Parcel 4-046 & 4-047** – This site was selected for a Targeted Brownfield Assessment by the EPA. The EPA and their consultant concluded that no environmental conditions exist that would necessitate additional testing before development could move forward.

**Wetland Mitigation**

As the municipal agency solely responsible for management of conservation easements, the HLB has ongoing monitoring and management requirements as outlined in the conservation easement and long-term management plans. The HLB must oversee funds generated from the sale of mitigation credits or acceptance of properties, subject to a conservation easement, to allow for care in perpetuity. This year, HLB accepted conservation easements on the following properties held in Real Estate Services inventory:

**HLB CE Parcel 4-048** – Located between Old and New Seward Highways on 56th Street, north of the MOA Solid Waste Services Central Transfer Site. This conservation easement will likely be [Figure 1: HLB Parcels 3-078A-E]
vacated with mitigation for this portion of the Solid Waste Services Central Transfer Site (CTS) project to be provided within HLB Parcel 3-037 (Reflection Lake Creek).

**HLB CE Parcel 3-079** – Eighteen residential lots (Worst Subdivision, Plat 70-0374) off Lore Road. Vacation of the ROW through the subdivision will be required in order for this conservation easement to be accepted as mitigation for the CTS permit.

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**Table 2.1 Conservation Easements Managed by HLB**

<table>
<thead>
<tr>
<th>Parcel Description</th>
<th>Conservation Easement Established</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>5-024; Blueberry Lake</td>
<td>2005</td>
<td>7.5 acres</td>
</tr>
<tr>
<td>3-049; Campbell Tract</td>
<td>2007</td>
<td>15.5 acres</td>
</tr>
<tr>
<td>Portions of 3-075; 3-076; 3-077; 3-065; Tudor Municipal Campus</td>
<td>2009</td>
<td>40 acres</td>
</tr>
<tr>
<td>3-035; Chester Creek Headwaters</td>
<td>2009</td>
<td>9.75 acres</td>
</tr>
<tr>
<td>3-029; Campbell Tract</td>
<td>2009</td>
<td>27.5 acres</td>
</tr>
<tr>
<td>3-064; Dowling Substation</td>
<td>2010</td>
<td>24 acres</td>
</tr>
<tr>
<td>6-251; Arlberg Extension</td>
<td>2015</td>
<td>5.5 acres</td>
</tr>
<tr>
<td>CE 5-041; 100th Avenue Extension</td>
<td>2016</td>
<td>23.9 acres</td>
</tr>
<tr>
<td>CE 4-048; 56th Avenue (TO BE VACATED)</td>
<td>2019</td>
<td>(2.3 acres)</td>
</tr>
<tr>
<td>CE 3-079; Worst Subdivision</td>
<td>2019</td>
<td>4.0 acres</td>
</tr>
<tr>
<td>CE 3-037 Reflection Lake Creek (PENDING)</td>
<td>2020-2021</td>
<td>2.3 acres</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total: 160.0 acres</td>
</tr>
</tbody>
</table>

**HLB Umbrella Mitigation Bank Instrument** – HLB continues to work with the Corps to develop the Umbrella Mitigation Bank Instrument. The USACE acceptance of an instrument will permit HLB to operate a Bank and provide wetland credits to meet the needs of developers, private individuals, and public projects when not available through private mitigation banks.

**Trespass and Encroachment Issues**

**HLB Parcel 4-046** – Camp abatement occurred at least once in 2020, and the north-facing hill was cleared for safety.

**Other Projects**

**HLB Parcels 6-057A-F** – Girdwood Industrial Park Subdivision Phase II & III improvements have been ongoing. Additional permit areas were identified and will be offered for bidding.

**Geographic Information** – HLB and the Geographic Data & Information Center (GDIC) continue to maintain an accurate mapping application for HLB parcels. Field application development, project website (Hub) development and spatial analysis of HLB lands and projects is ongoing.
Plans, Surveys & Studies

HLB Parcels 4-046 & 4-047 – Two concept plans for the Anchorage Urban Sustainability Farm were created.

Table 2.2 2020 HLBAC Resolutions

<table>
<thead>
<tr>
<th>Resolution</th>
<th>Subject</th>
<th>Date</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020-01</td>
<td>Approval of the disposal by exchange of HLB Parcel 3-076, legally described as Tract 6 Tudor Municipal Campus (Plat 2009-16), and amend the HLB 2019 Annual Work Program.</td>
<td>2/13/20</td>
<td>Approved</td>
</tr>
<tr>
<td>2020-02</td>
<td>Approval of the disposal by competitive bid of HLB Parcel 5-003, legally described as Lot 4 ASLS 97-10 Raspberry Road Municipal Land Selection Site (Plat 1999-102), and amend the HLB 2019 Annual Work Program &amp; 2020-2024 5-Year Management Plan.</td>
<td>2/13/20</td>
<td>Approved</td>
</tr>
<tr>
<td>2020-03</td>
<td>Approval of the disposal of HLB Parcel 6-008, legally described as Lot 19 USS 3202 SEC 10/15 T10N R1W, in Bird Creek.</td>
<td>2/13/20</td>
<td>Approved</td>
</tr>
<tr>
<td>2020-04</td>
<td>Approval of the continuation of a lease of Heritage Land Bank Parcel 4-029, legally described as Woodland Park School Site (Plat 1971-54), at less than fair market value, to Boys &amp; Girls Clubs of Southcentral Alaska, a non-profit corporation, for the operations of the Woodland Park Boys &amp; Girls Club and Ice Rink.</td>
<td>6/11/20</td>
<td>Approved</td>
</tr>
<tr>
<td>2020-05</td>
<td>Approval of the disposal of HLB Parcels 1-093 through 1-097, legally described as Lots 1 &amp; 2 Block 1 and Lots 3, 4 &amp; 5 Block 2 Chugach Park Estates (Plat 72-188).</td>
<td>9/10/20</td>
<td>Approved</td>
</tr>
<tr>
<td>2020-06</td>
<td>Approval of the disposal by competitive bid of HLB Parcel 1-074B, legally described as Tract 2 Carol Creek Subdivision (Plat 2018-82).</td>
<td>11/12/20</td>
<td></td>
</tr>
<tr>
<td>2020-07</td>
<td>Approval of the disposal by a less than fair market value non-competitive lease to Renewable IPP, LLC of a portion of HLB Parcel 5-002A, legally described as Lot 3 ASLS 97-10 Raspberry Road Municipal Land Selection Site (Plat 99-102) for the operation of a solar farm.</td>
<td>11/12/20</td>
<td></td>
</tr>
<tr>
<td>2020-08</td>
<td>Approval of the Draft 2021 Heritage Land Bank Annual Work Program and 2022-2026 Five-Year Management Plan.</td>
<td>12/10/20</td>
<td></td>
</tr>
</tbody>
</table>
Chapter 3.  2021 Work Program

There are many projects in the Municipality that will be affecting the Heritage Land Bank over the next year. The Real Estate Department has been tasked with assisting many of these development initiatives. HLB also has several multi-year projects underway. Staff expectation is that HLBAC will have action items on nearly every regularly scheduled meeting. To formulate the 2020 Work Plan, HLB engaged each MOA Department describing the process and how departments can let their current and future needs be known to HLB for future action.

2021 Potential Disposals, Exchanges & Transfers

HLB Parcels (Multiple) - Encroachment issues may potentially be resolved through easements.

HLB Parcel 1-008 - Ptarmigan Valley Trail Easement, previously approved but never executed (AO 96-01).

HLB Parcel 1-034 – May need to be surveyed prior to patent issuance and subsequent disposal.

HLB Parcel 1-069 – Small lot near Glenn Highway currently zoned PLI.

HLB Parcel 1-074B – Consistent with the Update of the Chugiak-Eagle River Site-Specific Land Use Plan (2018), this approximately 8-acre parcel will be considered for disposal.

HLB Parcels 1-093 through 1-097 – HLBAC 2020-05 approved disposal; Assembly approval is pending. If approved, a competitive bid process will be scheduled.

HLB Parcel 2-139 – Access needs to be established through a private parcel.

HLB Parcel 3-010 – HLBAC 2017-10 approved 20-year lease to Special Olympics which they have not chosen to execute. Disposal by competitive bid or leasing of part or all of the parcel may be considered.

HLB Parcel 3-073 – HLBAC 2019-08 approved the sale by non-competitive means. The intended buyer chose to explore other options. Staff are currently working to remove the reversionary clause so that the property may be offered by competitive bid to the private sector. However, a municipal agency has expressed a tentative interest in the building and that will be explored fully prior to any other disposal.

HLB Parcel 3-076 – This parcel has been approved as part of a land exchange that will take additional time to complete.

HLB Parcels 3-078A-E – These five parcels, located at Lake Otis Parkway and Tudor Road, are being evaluated for additional assessment, remediation and disposal.
HLB Parcel 4-013 – Lessee submitted an application for purchase, which Staff did not pursue. A new lease agreement will be drafted instead.

HLB Parcels 4-032, 4-033A-F & 4-034 – The 2040 Land Use Plan Map identifies portions of these areas as Community Facility or Institution, and HLB will consider a long-term lease for a potential Treatment Center Campus expansion project. Additionally, the 2040 Land Use Plan Map identifies portions of these parcels as Park or Natural Area. Public Access to the Tony Knowles Coastal Trail through HLB land may be considered if/when development of the parcel(s) is proposed. Additionally, HLB will work with the Turnagain Community Council, the Parks and Recreation Department, and other interested parties to determine appropriate boundaries for a trail and natural space buffer, and, as funding is available, will survey the trail and natural space buffer portions for transfer of management authority to Parks and Recreation. HLB will retain all management responsibilities pertaining to existing contracts affecting these parcels. HLB will work with the Turnagain Community Council, the Parks and Recreation Department, and other interested parties to discuss possible park dedication or other permanent protection status for the trail and natural space buffer (Figure 5).

HLB Parcel 4-047 – A Request for Interest (RFI) will be made to developers for Mixed Use/Residential development in 2021. This will be informed by a market study to determine feasible development. The study has been funded by the MOA’s EPA Brownfield Assessment Grant and will provide a path forward for development and disposal of a portion of the west lot at the 3rd Avenue & Ingra Street site.

HLB Parcel 4-046 – Discussions are ongoing with Alaska Food Policy Council, UAA Food Research, Enterprise, and Sustainability Hub (FRESH), SEED Lab, and others for development of the cultural aspects of the 3rd & Ingra site Master Plan utilizing grant funding and donations. Staff will convene a stakeholder group to inform, plan, approve and fund the Native Heritage component. Disposal of a portion of the parcel will be pursued through an RFP process to a long-term site manager via lease.

HLB Parcel 5-002A – A lease proposal has been submitted for a portion of this 108.9-acre parcel and will be considered.

HLB Parcels 5-010, 5-011, and 5-012 – Upon issuance of a permit by the Corps of Engineers, staff will determine if HLB will manage the peat extraction and fill process, or if the opportunity is offered to a future tenant.

HLB Parcels 6-011, 6-251, 6-295, 6-296 – When located on HLB land, HLB’s involvement in the establishment of new trails generally begins in the conceptual phase, as proposals require the support of the landowner, and continues beyond approval with permitting and easements. HLB continues to work with trail groups and Staff has participated in the drafting of the new Girdwood Trails Plan.
HLB Parcel 6-039 – Phase II of the Iditarod National Historic Trail (INHT) began in 2020. Until the Girdwood Trails Plan and Girdwood Area Plan are completed and the previous alignment reconfirmed or a new one prescribed, the remainder of the INHT in the Lower Valley will be placed on hold. A permit was issued for improvement of an existing social trail that connects the prescribed INHT alignment to Karolius Drive through South Townsite.

HLB Parcels 6-076 & 6-134 – HLB continues to receive interest in developing the areas documented in the Master Plan. Tract D-5 (HLB Parcel 6-134) has been approved by the HLBAC for disposal. Further evaluation is necessary prior to seeking Assembly approval.

2021 Potential Acquisitions

PID 008-051-01 - The Tozier parcel on Tudor Road may be acquired as a result of a land exchange. The site may potentially be held for future development.

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

Municipal Entitlement ADL 67157 – This MOA entitlement parcel located on the inside east curve of 100th Avenue and Minnesota Drive has been platted by the State of Alaska in conjunction with a Cook Inlet Regional, Inc. (CIRI) parcel and application for patent has been submitted to DNR.

2021 Potential Projects

HLB Parcel 6-018 – Continued collaboration with Girdwood Board of Supervisors and the Cemetery Committee will occur in 2021 as they formulate a cemetery design.

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

Potential Heritage Land Bank Umbrella Mitigation Bank Sites

HLB Parcels 2-125 & 2-126 – The southern part of Section 36 encompasses 232 acres, including approximately 107 acres of wetlands and ecologically significant creek corridors.
These parcels have been proposed for restoration and preservation in a non-MOA Corps permit application. The applicant would complete needed restoration on HLB land and purchase preservation credits. This site is no longer viewed by Staff or the Corps of Engineers as the best option for a bank site. Trail easements or access through the wetlands areas will need to be defined to ensure connectivity for public use and access from Storck Park and Bear Valley School in accordance with the Section 36 Park Master Plan (2010). HLB intends to transfer land management authority of HLB Parcels 2-125 & 2-126 to Parks following execution of a conservation easement (Figure 2).

_Girdwood Valley Parcels_ – Create a site plan for a Bank site in the Girdwood Valley.

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

**Contaminated Sites**
The HLB continues to respond to the need for remediating contamination on municipally owned land, assisting the Real Estate Department by supporting and administering cleanup grants and other remediation projects on land held by MOA and its related agencies.

**2021 Land Management**
Ongoing HLB land management activities will include, but are not limited to:

_HLB Parcels 4-033A-D and 4-034_ – HLB may review an additional easement or other contract to allow the continued maintenance of the Tesoro Nikiski Pipeline.

_HLB Parcel 6-002_ - One remaining party claims an interest in a mining claim on the parcel. HLB and DNR assert that the claim is invalid. The Municipal Attorney’s Office will determine whether a court action is necessary to remove the trespasser and HLB will take actions to clear the land of the trespass and encumbrances. HLB will then work towards remediation of the property and obtain patent.

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

_Fire Fuels Reduction_ – HLB will work with the Anchorage Fire Department to address high priority HLB parcels at the wildland-urban interface.

_Conservation Easement Management_ – HLB staff shall continue management and required annual
site monitoring of conservation easements. HLB performs annual site inspections and monitoring of ten Conservation Easements (Table 2.1). HLB is responsible for approximately 160 acres of conservation wetlands that were preserved through permittee-mitigation with approval as part of the Corps regulatory process.

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

**Trespass and Encroachment Issues**

Illegal uses of vacant municipal land are increasingly recognized as an ongoing, widespread problem for HLB and other landholding agencies. Addressing illegal activities with remediation and taking enforcement measures is an important part of managing HLB lands.

*HLB Parcel 1-084* – Lack of physical access to an adjacent parcel has caused a potential encroachment. There appear to be improvements on HLB land, as well.

*HLB Parcel 4-001* – This lot is located along the slope of Christensen Drive, south of 2nd Avenue. HLB may grant an Intra-governmental permit to Street Maintenance for easements not finalized in a 1950-60’s street project.

*HLB Parcel 4-045* – A shed has been documented by survey to be encroaching on HLB land. Staff will attempt to resolve this long-standing issue with the adjacent property owner. Dumping of yard waste is also an issue on this parcel.

*HLB Parcels 4-046 & 4-047* – Camp abatements will continue periodically in accordance with code and availability of shelter.

*HLB Parcel 6-002* - One remaining trespass issue related to an expired mining claim prevents MOA from accepting final patent following survey.

*HLB Parcel 6-029* – A resolution to ongoing nuisance parking/camping during Girdwood Forest Fair and other large events will be sought for this parcel and others as the issue arises.

*HLB Parcels 6-010 and 6-036* – Multiple adjoining owners have created extensions of their yards onto HLB property (gardens, greenhouses, gathering areas, parking, tree clearing, etc.).
Plans, Studies & Surveys

Chugiak-Eagle River Cemetery – Members of the Chugiak and Eagle River community have begun to investigate potential properties that could support a cemetery site as documented in the Chugiak-Eagle River Comprehensive Plan Update (2006, page 79). RED will work with the Chugiak-Eagle River community to complete a site selection study, with HLB as one of several possible land grantors to be considered.

EPA Brownfields Grant Implementation – MOA was selected to lead an EPA Brownfields Assessment Coalition Grant with partners Eklutna, Inc. and the Anchorage Community Development Authority (ACDA). In the first year of the grant cycle, MOA will conduct outreach and site selection, then field work and grant administration. HLB’s Land Management Officer acts as MOA’s Brownfields Project Director and coordinates the brownfields grant activities.

Girdwood Area Plan Update – The Imagine! Girdwood Committee has continued to work on its mission of “Guiding Girdwood land use: creating a framework for the future of Girdwood.” HLB is a large land holder in the Girdwood valley and will continue to be involved in the update process.

Girdwood Housing Working Group – Girdwood has formed a Housing Working Group to look at providing additional housing in the Girdwood Valley. HLB staff will continue to be involved.

Girdwood Trails Planning – As a precursor to the GAP, the Girdwood Trails Committee has launched a process to develop a vision for trails of all kinds in the area. HLB will continue to engage in this initiative.

Girdwood Ecosystem - HLB staff is considering the engagement of conservation professionals to assess HLB holdings, in an effort to preserve the impact on the environment and fragile ecosystem of one of the world’s northernmost rainforest and to save the unique natural treasure which support both the ecosystem and numerous animal and plant species that call the rainforest home in this rare environment.
Chapter 4. Five Year Management Plan: 2022-2026

The HLB will review several of its holdings for disposal during this five-(5) year planning period. The following pages represent HLB parcels that will be considered for sale, lease or exchange, provided such disposals are consistent with the MOA Comprehensive Plan, land use studies, wetlands mitigation policies, and market conditions. As recommendations for any disposals are made, the public hearing process will be initiated through the HLBAC and recommended to the Mayor, with subsequent approval required by the Assembly, also following a public hearing. Several of these parcels will need to be reviewed more carefully or land use studies undertaken before determining final disposition or use.

Potential Disposals, Exchanges & Transfers: 2022-2026

HLB Parcel 1-088 – A 36.73-acre developable parcel may be considered for future sale.

HLB Parcel 2-127 – A 20-acre parcel in south Anchorage, east of Potter Marsh, in the Potter Valley area is under consideration for a neighborhood park and withdrawal from the inventory for transfer of management authority to Parks.

HLB Parcels 2-128 through 2-136 – HLB is currently managing these properties as open space for the protection of water quality, and habitat, consistent with the adopted Potter Valley Land Use Analysis (AO 99-144). Any future actions on these parcels will be consistent with the 2010 Hillside District Plan, Potter Valley Land Use Analysis (1999), and other adopted plans. Key considerations will include an evaluation of appropriate land uses, access, and watershed management. HLB will meet with Rabbit Creek Community Council, Alaska Department of Fish and Game, and other interested parties to ensure that future actions involving these parcels supports the adjoining Anchorage Coastal Wildlife Refuge and long-term public values.

HLB Parcel 2-135 & 2-136 – These parcels may be considered for survey or re-plat once new developments and onsite evaluations are determined, to allow for residential and access reserve through a portion of 2-136 and access through a portion of 2-135, per the Potter Valley Land Use Analysis (1999) and AO 99-144. Decisions will be compatible with the Potter Valley Land Use Analysis and other adopted plans, including prescribed open space and any required agreement with the ADOT&PF and Department of Fish and Game.

HLB Parcel 2-144C – Secondary access may be required prior to disposal.

HLB Parcel 2-156 – This approximately 9.63-acre parcel will be considered for disposal when access and development can be coordinated with development on surrounding tracts. The road connectivity issues noted in the Hillside District Plan (2010) will be considered as part of a decision for the timing and conditions of the disposal.

HLB Parcels 4-010, 4-011 & 4-012 – Three lots located on the northeast corner of 8th Avenue and L Street comprised of over 24,000 square feet and zoned B-2B. The lots are currently used by the
Anchorage Health Department as service vehicle and employee parking. A highest and best use determination will be made of the subject lots in preparation for disposal or development.

**HLB Parcels 4-032, 4-033A-F & 4-034** – The 2040 Land Use Plan Map identifies community facility uses for a portion of these areas and HLB will consider a long-term lease for a potential Treatment Center Campus expansion project within the areas designated as Community Facility or Institution. Public Access to the Tony Knowles Coastal Trail through HLB land may be considered if/when development of the parcel(s) are proposed. Additionally, HLB will work with the Turnagain Community Council, the Parks and Recreation Department, and other interested parties to determine appropriate boundaries for a trail and natural space buffer within the areas designated as Park or Natural Area, and, as funding is available, will survey the trail and natural space buffer portions for transfer of management authority to Parks and Recreation. HLB will retain all management responsibilities pertaining to existing contracts affecting these parcels. HLB will work with the Turnagain Community Council, the Parks and Recreation Department, and other interested parties to discuss possible park dedication or other permanent protection status for the trail and natural space buffer (Figure 3).

**HLB Parcel 4-043D** – This parcel has been approved for disposal by HLBAC but will not be pursued immediately. It is expected to be offered in the next five years.

**HLB Parcel 5-023** – The West Anchorage District Plan (2012) recommends the parcel be transferred to the Parks. Primarily comprised of wetlands, this site will be considered for a wetland bank site prior to management authority transferring to Parks & Recreation. Any conservation easement placed on the property will be managed by HLB.

**HLB Parcels 6-003B** – This parcel, located near the Indian Valley Bible Chalet, may be considered for disposal.

**HLB Parcel 6-003C** – The Turnagain Arm Community Council has expressed interest in siting a community center on this parcel and passed a resolution in support in 2016. The TACC will notify HLB when able to move forward on their effort.
HLB Parcel 6-016, 6-017, & 6-040 – These parcels in Girdwood are being considered for residential development, but infrastructure costs remain the limiting factor (Figure 4).

HLB Parcel 6-011 – While portions are being considered for an Umbrella Mitigation Bank and other portions near the airport are being considered for residential development, the remaining portions of this 414-acre parcel are being considered for retention as natural space in accordance with existing Girdwood Recreation Reserve (GRR) zoning.

Figure 4: Potential Residential in Girdwood

HLB Parcel 6-043 – Portions of 6-043 are leased to the U.S. Forest Service (USFS) for their Ranger Station headquarters for the Chugach National Forest. The USFS has expressed interest in a disposal by sale, however a ground lease at fair market value is preferred.

HLB Parcel 6-057F – Girdwood Industrial Park Subdivision Phases II & III be implemented as funding becomes available.

Potential Acquisitions: 2022-2026

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

Potential Projects: 2022-2026

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

**Girdwood Area Plan** – Members of the Girdwood Community, Imagine! Girdwood, have sought funding and obtained authorization to begin a Comprehensive Plan update. HLB will continue to be involved offering technical assistance and input as a major land manager in the area.

**Chugach State Park Access** – In order to improve access to Chugach State Park as the Anchorage 2020 Comprehensive Plan (2001) encourages, HLB will continue exploring the feasibility of exchanging parcels or allowing development of access to Chugach State Park from certain HLB parcels, such as HLB Parcels 2-139 and 2-152 in upper Bear Valley, adjacent to Chugach State Park. Chugach State Park has produced an access inventory and trails and access plans. HLB will work with the State and the public to accommodate some of these desired access areas and evaluate these parcels for issuance of access easement across HLB land to provide Chugach State Park access (Figure 5).

**HLB Parcels 6-251, 6-295 & 6-296** – A survey of the approximately 1,200 acres comprising the study area will be required prior to final conveyance of the land by the State to the Municipality. The BLM needs to issue final patent to the State prior to conveyance to the MOA. **Glacier-Winner Creek Access Corridor Study (1996)** and the **Girdwood Area Plan (1995)** identified several thousand acres of HLB and state land near the confluence of Glacier and Winner Creeks in the upper Girdwood Valley for development, constrained at this time by market demand and infrastructure costs.

*In the coming years, HLB will continue to work on these and other major activities:*
Work with the Girdwood community and stakeholder groups including Girdwild, in accordance with the Imagine! Girdwood Area Plan and the Girdwood Trails Plan, to identify priority natural areas for protection, which may include limited primitive trail development for educational and recreational purposes. Girdwood is home to the northernmost temperate rainforest in America, and HLB owns parcels important to that ecosystem. Deliberate protection of those resources will be considered in collaboration with conservation experts with measurable public input and equity for all affected Municipality of Anchorage citizen groups.

Periodically review and consult with municipal agencies and community councils to determine their need for HLB land to fulfill municipal purposes. Acquire strategic properties when required. When a municipal agency is in need of HLB land, that agency may submit an application, which will then be processed to a final decision. Dispose of lands through sale, lease or exchange where doing so will achieve municipal purposes and is in the best interest of the MOA. Periodically review and consult with municipal agencies to determine which land managed by such agencies should be returned to the HLB land inventory.

Enhance community trust and support for HLB functions and activities by ensuring a transparent, accountable process for proposals, and carefully documenting the decision-making process with timely and proper outreach and notice.

Conduct routine inspections of accessible uncommitted lands. Review the inventory for opportunities to add value to larger parcels through re-platting, rezoning, or providing access. Make consistent improvements to the accuracy, accessibility, and reliability of the HLB land resources inventory.

Continue monitoring for fire fuel reduction and mitigation to maintain the health of forests on municipal properties.

Manage the HLB Fund to increase returns. Continue to review all existing HLB leases to determine whether the existing lessees are either paying fair market value for use of these HLB lands or there is justification for below market rents. Also ensure that all lease payments are paid in a timely manner and that lease rental rates are regularly reviewed and adjusted, based upon market rates and at a minimum recover staff cost.

Establishment of the HLB Mitigation Bank and other wetlands mitigation strategies to preserve valuable wetlands and aquatic resources throughout the MOA.

HLB will continue to seek funds for contaminated sites cleanup. Properties will be remediated with the goal of meeting state and federal agency standards and for eventual redevelopment.

Continuing efforts with Eklutna, Inc., the military, and SOA to establish a mechanism to receive land and revenue due the Municipality as a result of the remaining entitlements pursuant to NALA.

Position HLB lands in Girdwood in a manner consistent with the updated Girdwood Area Plan, the Girdwood Commercial Areas and Transportation Plan, and any adopted Master Plans.

Maintain an aggressive stance on trespassing on HLB lands throughout the Municipality and work with Code Enforcement to remove illegal structures, vehicles, and debris.
Develop creative solutions for conservation, mitigation and trail access issues.

Evaluate means by which HLB can best support the administration in serving the public for the long-term.

Review existing reversionary clause restrictions on municipal land to determine the likelihood of removal based on the grantor of the deeds.

Work for the conveyance of lands identified in the 1986 Agreement for the Conveyance of Land of the SOA to the MOA.

As future projects in the Girdwood Valley develop that could impact primitive open space, periodically review and consult with Municipal agencies and the Girdwood Community to assess potential impacts.
HLB Property Region 4
Northwest Anchorage
Heritage Land Bank Policies

I. Overview

The Municipality of Anchorage Heritage Land Bank (HLB) is responsible for managing the majority of the municipality’s uncommitted land base, currently consisting of over 10,000 acres. This acreage is distributed from Chugiak to Girdwood and classified as residential, commercial, industrial, open space, and recreational areas. The HLB manages this land in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan (AMC § 25.40.010).

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

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

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

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

II. Heritage Land Bank Advisory Commission

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

III. Public Notice and Hearing Procedures

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

(a) posting a sign on the land proposed for the action; and
(b) providing individual notice to all property owners within 500 feet of the outer boundary of the affected HLB parcel (or the 50 parcels nearest the outer boundary of the HLB parcel, whichever is greater); and
(c) email notification to the Community Council where the affected HLB land is located, per AMC § 25.40.030D.1, as well as posts the agendas on the HLBAC Information web page at http://www.muni.org/hlb/advise.cfm.

IV. HLB Land Disposals

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

A. Land Sales

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

B. Land Exchanges

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

Per AMC § 25.40.025F, leases are awarded by open competitive bid process based upon one of three forms of compensation: (a) for at least appraised fair market rental rates as determined by a certified real estate appraiser; or (b) a percentage of gross receipts; or (c) a user fee. Lease rates are adjusted at intervals of not more than every five years, except as otherwise approved by the Mayor and Assembly, to reflect current market conditions. HLB land may also be leased non-competitively to a non-profit agency for less than the appraised fair market value if the municipal benefits projected to accrue are found by the Mayor and Assembly to be in the best interest of the Municipality. An application to lease HLB land grants the applicant no right of preference or other priority.

D. Easements

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

E. Rights-of-Way

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

F. Anchorage School District

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

V. Permits

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

VI. Intra-Governmental Authorizations and Intra-Governmental Permits

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

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

VIII. HLB Land Management

HLB land management practices are governed by AMC § 25.40. The code requires the HLBAC to submit for Assembly approval an Annual HLB Work Program that conforms to the Five-Year Management Plan, Policies covering the management of the HLB land, and the HLB Fund. The Five-Year HLB Management Plan is often included with the annual work program, but is required by code to be updated at least once every five years. The Five-Year Management Plan generally identifies the land acquisition, inventory, management, transfer, and disposal objectives anticipated during this timeframe. The Annual HLB Work Program includes more detailed descriptions of the proposed activities for the coming calendar year and related revenue and expenditure projections.

IX. HLB Policies

A. Land Management Policies

1. HLB staff shall manage land in the HLB inventory with the objective of maximizing municipal purposes and benefits. Its present responsibility is to provide sites for public facilities and uses for the present and future citizens of the Municipality of Anchorage. HLB staff shall consult regularly with other municipal agencies and the Assembly to determine whether HLB land is needed to fulfill various municipal purposes. If an agency has identified a municipal need for HLB land (present or future), and provides sufficient justification in support of the need, HLB staff may either (a) initiate a process to remove the land from the HLB inventory and transfer to Real Estate Services for transfer of management authority to the requesting municipal agency, or (b) create an Intra-governmental Authorization, and retain the land in the HLB Inventory.

2. All HLB land management decisions shall be based upon a finding of compatibility with municipal interests and the overall mission of the HLB. It is anticipated the majority of the land in the HLB inventory shall continue to be held for future municipal use. Where retained, HLB land shall be managed in a manner to protect and enhance its present and future economic and other

Appendix B

- 4 -
municipal values. The HLB shall ensure all HLB lands are reasonably protected from adverse impacts, including fire, insect damage, plant disease, illegal dumping, Off-Road Vehicle damage, hazardous or contaminated materials, trespass, vandalism, theft, etc.

3. HLB staff may allow temporary use permits on HLB land, provided such permits do not exceed one year (12 months), any contract longer than one year requires Assembly approval. Such temporary use includes Special Land Use Permits (SLUP), Temporary Construction Permits (TCP), and such other specific use authorizations as approved in advance by HLB staff.

4. All land use permits shall be based upon prevailing market rates, unless otherwise provided by AMC § 25.40 or the HLB Fee Schedule. All payments due to the HLB and all terms of the permit shall remain current, or the HLB shall take appropriate action to ensure payment or terminate the permit.

5. HLB staff shall regularly update and maintain complete and accurate land records in the HLB Inventory. HLB staff shall continue integrating its land records with the municipal Geographic Information System (GIS) to enhance the ability of the HLB to make land use decisions based upon the best available information, including geospatial data.

6. The use of HLB land for wetlands mitigation approved by the U.S. Army Corps of Engineers (USACE) is allowed, provided the mitigation is consistent with the mission of the HLB and is approved by the HLBAC and Assembly.

   a. HLB staff may execute an In-Lieu Fee Agreement with the USACE allowing the sale of credits to public or private developers. The funds received pursuant to an In-Lieu Fee Agreement shall be used for subsequent wetland and/or riparian acquisition, restoration, creation, enhancement, and preservation in accordance with plans authorized by the USACE.
   
   b. HLB may create a mitigation bank by placing conservation easements on lands owned by the MOA. HLB staff may then sell the mitigation credits to developers needing credits to satisfy USACE permit requirements.
   
   c. HLB staff may enter into permit-specific agreements with developers to provide mitigation credits on an ad hoc basis, when approved by the USACE.
   
   d. When HLB land has a recorded Conservation Easement, that property would be withdrawn from the HLB inventory into RES for land management. HLB staff would be responsible for the management of the Conservation Easement.

B. Land Use Planning Policies

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

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

2. The HLB shall initiate prudent predevelopment activities as appropriate in order to increase the value of an HLB parcel including, but not limited to, rezoning, re-platting, master planning, environmental assessment and/or remediation, and geotechnical investigations.

3. To the extent possible, the HLB shall strive to acquire and assemble additional HLB land to achieve more efficient and cost effective land management. The HLB shall explore land exchange opportunities with other landowners where doing so benefits municipal interests.

C. Land Disposal Policies

1. HLB staff regularly reviews land in the HLB Inventory to identify parcels that are potentially excess to municipal needs as part of drafting the annual HLB Work Program and Five-year Management Plan. If market conditions warrant, the HLB may take advantage of unforeseen opportunities not identified in the work program or five-year management plan. If a proposed disposal is included, HLB staff may initiate the disposal process.

2. The HLB may dispose of land when it is determined there is no current or considered municipal use for the land and market conditions are determined to be favorable. A decision to dispose of HLB land shall be based upon written findings addressing how the disposal is in the best interest of the Municipality and consistent with the purpose and mission of the HLB. The written finding shall also identify the details associated with the disposal, including method, timing, terms, projected effects on the neighborhood and public facilities, and other relevant information.

3. All land sales shall occur by a competitive bid process for at least the appraised fair market value of the land. HLB staff shall provide at least a 14-day period for accepting qualified bids to purchase land. The successful bidder shall be the applicant submitting the highest qualified bid. Unless otherwise authorized, sealed bid offerings shall be the preferred method of disposal. An application to purchase HLB land shall grant the applicant no right of preference or priority.
4. HLB land may also be leased non-competitively to a non-profit agency for less than the appraised fair market value, if the municipal benefits projected to accrue are found by the Mayor and Assembly to be in the best interest of the Municipality. **HLB land may be leased to other than non-profit agencies only through an open competitive bid process.** The method of compensation to the HLB shall be one of the following:

   a. At least appraised fair market value;
   b. A percentage of the annual gross receipts as determined by the HLB;
   c. A user fee as determined by the HLB; or
   d. Any combination of the above.

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

5. Lessees shall be consulted on proposed activities affecting their authorized uses or any proposed changes in lease terms and conditions. HLB staff shall encourage lessees to make improvements to HLB land consistent with lease purposes. However, any lessee proposing such improvements must obtain HLB staff authorization, or as instructed in lease agreement, prior to making the improvement, and must agree in writing to maintain the improvement in good working order over the term of the lease.

6. If there is reason to believe HLB land proposed for disposal may contain hazardous or contaminated waste or other materials, HLB staff shall complete an environmental assessment of the property prior to offering the land for disposal. If the assessment reveals the potential presence of hazardous or contaminated waste or materials, HLB staff may exclude the land from the proposed disposal and remediate the site in accordance with applicable law. Contamination and indemnity clauses on all contracts shall be reviewed during annual contract summaries and upon amendments or renewals.

7. HLB land may be exchanged for other land of equal or greater fair market appraised value with greater potential value or attributes for municipal use. HLB staff may accept or pay cash to another party in order to equalize land values.

8. The HLB shall authorize easements at the current fair market rate, although another public agency may obtain an easement at less than fair market value if determined to be in the best interest of the municipality, including Intra-Governmental Permits.

9. Any entity acquiring HLB property shall indemnify or hold the HLB/MOA harmless from any third-party liability, damages, or claims arising from the disposal.
D. Land Acquisition Policies

1. HLB staff shall seek to obtain the highest quality land available when acquiring new land by exchange or by selection from the state under the Municipal Entitlement Act. Particular priority and emphasis shall be placed upon obtaining lands to satisfy present or future municipal needs and purposes.

2. HLB staff shall ensure all prior land agreements, court settlements, and legislative acts are fulfilled as intended to result in the conveyance of land to the Municipality.

3. The HLB may accept donations of land, consistent with the mission of the HLB.

4. If there is reason to believe land proposed for acquisition by the HLB may contain hazardous or contaminated waste or other materials, HLB staff shall ensure an environmental assessment of the property is conducted prior to making a recommendation to acquire the land.

E. HLB Fund Management

1. The HLB Fund shall be used only for HLB operating expenses, acquisition of land for municipal purposes, and for maintenance and improvements to HLB land.

2. HLB staff shall manage the HLB Fund in a fiduciary manner seeking to increase the value of the Fund corpus over the long-term.

3. The HLB Fund may be used to acquire land for municipal purposes if alternative means of acquisition have been explored and determined to be untimely, impractical, or infeasible.

4. HLB staff may invest HLB capital in land improvements on HLB land, or other lands with community benefit consistent with the Comprehensive Plan, Assembly approval, in such direct capital investments and value enhancement activities including but not limited to site planning, rezoning, platting, access and utility acquisition, pursuant to AMC § 25.40.035F.

X. HLB Fee Schedule

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

A. Application Review Fee.

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

B. Disposal Fees.

1. Land Sales - All HLB land sales shall be awarded competitively for no less than the fair market appraised value of the land plus costs and a $500 administration fee. Land sales shall be awarded to the highest qualified bidder through a procedure determined by HLB to be the most appropriate for a given sale. Details for this process shall be provided in advance in the bidding instructions. In the case of identical highest qualified bids, the HLB shall obtain a best and final offer from among the highest identical qualified bids (AMC § 25.40.025D).

2. Leases – Leases shall be awarded by an open competitive bid process, unless issued under Section IX.C.4., and HLB shall determine the most appropriate compensation method for the particular property, with details described in the bidding instructions, and may include one or more of the following:
   a. At least the fair market appraised value of the land; or
   b. A percentage of the gross receipts anticipated to be received by the bidder and attributed to the leasehold; or
   c. A user fee attributed to the leasehold; or
   d. Any combination of the above.

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

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

C. Disposals to Non-Profit Agencies.

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

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

Other non-competitive disposals include:

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

D. Permit Fees.

1. Permits may generally be issued for terms of up to one year. A non-refundable application fee is applied as the initial use fee, with fees for each authorization necessarily reflective of the nature and limited duration of the use. An additional administration fee of $250 may be charged by HLB for issuance of permits on an expedited basis, i.e., within 10 working days.

Intra-governmental Authorizations requested by non-tax based municipal agencies, including but not limited to AWWU, ML&P, Port of Anchorage and ACDA, shall pay a minimum $500 administration fee or 10% of the property’s assessed value, whichever is greater.

<table>
<thead>
<tr>
<th>Type of Permit</th>
<th>Use Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Special Event Permit (race, tournament, etc.)</td>
<td>$500/day</td>
</tr>
<tr>
<td>b. Short-term Land Use Permit</td>
<td>10% of Appraised Value per year, or minimum of $750/week for up to four weeks; $250/week for remaining 48 weeks.</td>
</tr>
<tr>
<td>c. Intra-Governmental Authorization/Permit</td>
<td>Fair Market Value</td>
</tr>
</tbody>
</table>

Renewals, amendments, subleases, assignments or extensions of existing HLB leases and permits may require a minimum administrative fee of $250 for each action (includes subleases and assignments).

2. A security deposit may be required, at the discretion of the HLB Executive Director, based on the property to be permitted and the use proposed.
XI. Definitions

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

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

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

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

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

Major HLB Fund Activities by Year

<table>
<thead>
<tr>
<th>Year</th>
<th>1/83 Balance</th>
<th>Revenue</th>
<th>Expenses</th>
<th>Op. Transfers</th>
<th>12/83 Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>1983</td>
<td>$ 62,172</td>
<td>2,630,922</td>
<td>-901,551</td>
<td>795,170</td>
<td>$2,586,713</td>
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</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>1/84 Balance</th>
<th>Revenue</th>
<th>Expenses</th>
<th>Op. Transfer</th>
<th>Note Proceeds</th>
<th>12/84 Balance</th>
</tr>
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<tbody>
<tr>
<td>1984</td>
<td>$2,586,713</td>
<td>3,566,449</td>
<td>-2,602,775</td>
<td>-13,267</td>
<td>1,000,000</td>
<td>$4,537,120</td>
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</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>1/85 Balance</th>
<th>Revenue</th>
<th>Expenses</th>
<th>Op. Transfer</th>
<th>12/85 Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>1985</td>
<td>$4,537,120</td>
<td>2,587,762</td>
<td>-2,545,766</td>
<td>-270,146</td>
<td>$4,308,970</td>
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</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>1/86 Balance</th>
<th>Revenue</th>
<th>Expenses</th>
<th>Debt services</th>
<th>Op. Transf.</th>
<th>12/86 Balance</th>
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<tbody>
<tr>
<td>1986</td>
<td>$4,308,970</td>
<td>2,771,864</td>
<td>-3,378,305</td>
<td>-583,928</td>
<td>-113,330</td>
<td>$3,005,271</td>
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<table>
<thead>
<tr>
<th>Year</th>
<th>1/87 Balance</th>
<th>Revenue</th>
<th>Expenses</th>
<th>Op. Transfers</th>
<th>12/87 Balance</th>
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<tbody>
<tr>
<td>1987</td>
<td>$3,005,271</td>
<td>2,996,102</td>
<td>-631,297</td>
<td>-3,566,901</td>
<td>$1,803,175</td>
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</table>

<table>
<thead>
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<tbody>
<tr>
<td>1988</td>
<td>$1,803,175</td>
<td>1,451,700</td>
<td>-660,174</td>
<td>$2,594,701</td>
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<table>
<thead>
<tr>
<th>Year</th>
<th>1/89 Balance</th>
<th>Revenue</th>
<th>Expenses</th>
<th>Op. Transfers</th>
<th>12/89 Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>1989</td>
<td>$2,594,701</td>
<td>1,422,523</td>
<td>-683,699</td>
<td>-40,000</td>
<td>$3,293,525</td>
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<table>
<thead>
<tr>
<th>Year</th>
<th>1/90 Balance</th>
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<th>Expenses</th>
<th>Op. Transfers</th>
<th>12/90 Balance</th>
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</thead>
<tbody>
<tr>
<td>1990</td>
<td>$3,293,525</td>
<td>1,479,015</td>
<td>-1,080,059</td>
<td>-67,550</td>
<td>$3,624,931</td>
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<table>
<thead>
<tr>
<th>Year</th>
<th>1/91 Balance</th>
<th>Revenue</th>
<th>Expenses</th>
<th>12/91 Balance</th>
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</thead>
<tbody>
<tr>
<td>1991</td>
<td>$3,624,931</td>
<td>1,262,131</td>
<td>-1,186,389</td>
<td>$3,700,673</td>
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<table>
<thead>
<tr>
<th>Year</th>
<th>1/92 Balance</th>
<th>Revenue</th>
<th>Expenses</th>
<th>12/92 Balance</th>
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<tbody>
<tr>
<td>1992</td>
<td>$3,700,673</td>
<td>1,736,002</td>
<td>-1,470,189</td>
<td>$3,966,486</td>
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<table>
<thead>
<tr>
<th>Year</th>
<th>1/93 Balance</th>
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<th>Expenses</th>
<th>12/93 Balance</th>
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<tbody>
<tr>
<td>1993</td>
<td>$3,966,486</td>
<td>1,694,488</td>
<td>-3,254,525</td>
<td>$2,406,449</td>
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<table>
<thead>
<tr>
<th>Year</th>
<th>1/94 Balance</th>
<th>Revenue</th>
<th>Expenses</th>
<th>12/94 Balance</th>
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<tbody>
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<td>1994</td>
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<td>2,219,763</td>
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<td>$2,962,852</td>
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<table>
<thead>
<tr>
<th>Year</th>
<th>1/95 Balance</th>
<th>Revenue</th>
<th>Expenses</th>
<th>12/95 Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>1995</td>
<td>$2,962,852</td>
<td>2,347,834</td>
<td>-1,764,292</td>
<td>$3,546,394</td>
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<table>
<thead>
<tr>
<th>Year</th>
<th>1/96 Balance</th>
<th>Revenue</th>
<th>Expenses</th>
<th>12/96 Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>1996</td>
<td>$3,546,394</td>
<td>1,742,078</td>
<td>-1,150,073</td>
<td>$4,138,399</td>
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<table>
<thead>
<tr>
<th>Year</th>
<th>1/97 Balance</th>
<th>Revenue</th>
<th>Expenses</th>
<th>12/97 Balance</th>
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<tbody>
<tr>
<td>1997</td>
<td>$4,138,399</td>
<td>782,382</td>
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<td>$3,228,745</td>
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<table>
<thead>
<tr>
<th>Year</th>
<th>1/98 Balance</th>
<th>Revenue</th>
<th>Expenses</th>
<th>12/98 Balance</th>
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</thead>
<tbody>
<tr>
<td>1998</td>
<td>$3,228,745</td>
<td>2,075,660</td>
<td>-1,086,888</td>
<td>$4,217,517</td>
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<table>
<thead>
<tr>
<th>Year</th>
<th>1/99 Balance</th>
<th>Revenue</th>
<th>Expenses</th>
<th>12/99 Balance</th>
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</thead>
<tbody>
<tr>
<td>1999</td>
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<td>1,607,489</td>
<td>-1,639,613</td>
<td>$4,185,393</td>
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<table>
<thead>
<tr>
<th>Year</th>
<th>1/00 Balance</th>
<th>Revenue</th>
<th>Expenses</th>
<th>12/00 Balance</th>
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</thead>
<tbody>
<tr>
<td>2000</td>
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<td>$3,234,525</td>
</tr>
<tr>
<td>Year</td>
<td>1/01 Balance</td>
<td>1/02 Balance</td>
<td>1/03 Balance</td>
<td>1/04 Balance</td>
</tr>
<tr>
<td>------</td>
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<tr>
<td></td>
<td>Revenue</td>
<td>Expenses</td>
<td>Revenue</td>
<td>Expenses</td>
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<td>Revenue</td>
<td>Expenses</td>
<td>Revenue</td>
<td>Expenses</td>
</tr>
<tr>
<td>2003</td>
<td>$3,925,486</td>
<td>-396,242</td>
<td>$5,981,641</td>
<td>-3,776,373</td>
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<tr>
<td></td>
<td>Revenue</td>
<td>Expenses</td>
<td>Revenue</td>
<td>Expenses</td>
</tr>
<tr>
<td>2004</td>
<td>$5,981,641</td>
<td>-396,242</td>
<td>$4,289,774</td>
<td>-3,776,373</td>
</tr>
<tr>
<td></td>
<td>Revenue</td>
<td>Expenses</td>
<td>Revenue</td>
<td>Expenses</td>
</tr>
<tr>
<td>2005</td>
<td>$4,289,774</td>
<td>-396,242</td>
<td>$2,971,400</td>
<td>-2,470,664</td>
</tr>
<tr>
<td></td>
<td>Revenue</td>
<td>Expenses</td>
<td>Revenue</td>
<td>Expenses</td>
</tr>
<tr>
<td>2006</td>
<td>$2,971,400</td>
<td>-2,470,664</td>
<td>$2,265,044</td>
<td>-2,788,709</td>
</tr>
<tr>
<td></td>
<td>Revenue</td>
<td>Expenses</td>
<td>Revenue</td>
<td>Expenses</td>
</tr>
<tr>
<td>2007</td>
<td>$2,265,044</td>
<td>-2,788,709</td>
<td>$1,530,258</td>
<td>-1,872,697</td>
</tr>
<tr>
<td></td>
<td>Revenue</td>
<td>Expenses</td>
<td>Revenue</td>
<td>Expenses</td>
</tr>
<tr>
<td>2008</td>
<td>$1,530,258</td>
<td>-1,872,697</td>
<td>$808,000</td>
<td>-2,273,604</td>
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<tr>
<td></td>
<td>Revenue</td>
<td>Expenses</td>
<td>Revenue</td>
<td>Expenses</td>
</tr>
<tr>
<td>2009</td>
<td>$713,705</td>
<td>-2,273,604</td>
<td>$1,521,705</td>
<td>-1,329,658</td>
</tr>
</tbody>
</table>

2001: 1/01 Balance $3,234,525
Revenue 1,004,831
Expenses -1,314,938
12/01 Balance $2,924,418

2002: 1/02 Balance $2,939,753
Revenue 1,769,255
Expenses -783,522
12/02 Balance $3,925,486

2003: 1/03 Balance $3,925,486
Revenue 2,452,397
Expenses -396,242
12/03 Balance $5,981,641

2004: 1/04 Balance $5,981,641
Revenue 2,084,506
Expenses -3,776,373
12/04 Balance $4,289,774

2005: 1/05 Balance $4,289,774
Revenue 1,152,290
Expenses -2,470,664
12/05 Balance $2,971,400

2006: 1/06 Balance $2,971,400
Revenue 2,082,353
Expenses -2,788,709
12/06 Balance $2,265,044

2007: 1/07 Balance $2,265,044
Revenue 1,137,911
Expenses -1,872,697
12/07 Balance $1,530,258

2008: 1/08 Balance $1,530,258
Revenue 1,457,051
Expenses -2,273,604
12/08 Balance $808,000

2009: 1/09 Balance $713,705
Revenue 1,329,658
Expenses -1,037,915
12/09 Balance $1,005,448

2010: 1/10 Balance $1,005,448
Revenue 2,173,273
Expenses -1,478,872
Receivables 619,368
12/10 Balance $1,699,849

2011: 1/11 Balance $1,699,849
Revenue 2,093,850
Expenses -2,659,502
12/11 Balance $1,134,197

2012: 1/12 Balance $1,134,197
Revenue 966,265
Expenses -1,215,467
12/12 Balance $884,995

2013: 1/13 Balance $884,995
Revenue 7,556,534
Expenses -1,771,356
Receivables 1,615,000
12/13 Balance $6,670,173

2014: 1/14 Balance $6,670,173
Revenue 949,376
Expenses -827,381
Receivables 1,530,000
12/14 Balance $6,792,168

2015: 1/15 Balance $6,792,168
Revenue 971,670
Expenses -1,434,725
12/15 Balance $6,328,043

2016: 1/16 Balance $6,328,043
Revenue 1,228,906
Expenses 2,168,689
Receivables 1,646,199
12/16 Balance $5,388,261

C-2
## 2017

1/17 Balance $5,388,261  
Revenue 1,210,968  
Expenses 1,206,972  
Receivables 1,275,000  
12/17 Balance $5,392,257

## 2018

1/18 Balance $5,392,257  
Revenue 775,747  
Expenses 1,004,147  
Receivables 1,190,000  
12/18 Balance $5,163,857

## 2019

1/19 Balance $5,163,857  
Revenue 2,427,234  
Expenses 1,175,725  
Receivables 1,105,000  
10/19 Balance $7,520,366

## 2020

1/20 Balance $7,520,366  
Revenue 1,360,748*  
Expenses 1,494,284*  
Receivables 1,020,000  
10/20 Balance $8,406,830*

---

**Conversion to SAP financial software in October 2017**  
* Unaudited; based on year-to-date October 2020
## Appendix D: Active HLB Contracts

<table>
<thead>
<tr>
<th>Permit No.</th>
<th>Permittee/Lessee</th>
<th>HLB No.</th>
<th>Use / Zone</th>
<th>Permit Term</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>73-001</td>
<td>Chugach Electric Association</td>
<td>3-027A</td>
<td>Dowling Substation</td>
<td>1/29/1973 - 1/28/2028</td>
<td>$1,800</td>
</tr>
<tr>
<td>88-001</td>
<td>US Forest Service</td>
<td>6-043</td>
<td>Forest Svcs facility</td>
<td>5/1/1988 - 4/30/2023</td>
<td>$50,000 in 1988</td>
</tr>
<tr>
<td>96-004</td>
<td>Alascom, Inc. dba AT&amp;T Contact: Jim Wicks (Alaska Wireless Network surcharge)</td>
<td>6-048; 6-049; 6-050</td>
<td>Cell tower with colocates</td>
<td>1/1/2019 - 12/31/2023</td>
<td>$9390 base 35% surcharge</td>
</tr>
<tr>
<td>96-005</td>
<td>SOA DNR/DIV Parks &amp; Outdoor Recreation</td>
<td>1-090 &amp; 1-091</td>
<td>Ptarmigan Valley trailhead</td>
<td>11/4/1996 - 11/3/2021</td>
<td>N/A</td>
</tr>
<tr>
<td>98-003</td>
<td>Anchorage Fueling and Service Co.</td>
<td>Tidelands on west side of ARR ROW and 1 Port leased parcel</td>
<td>12&quot; pipeline</td>
<td>10/12/1998 - 10/11/2038</td>
<td>$150,000.00 5,482.90</td>
</tr>
<tr>
<td>2003-02</td>
<td>Alaska Botanical Garden, Inc.</td>
<td>3-038, 40, 44-46</td>
<td>Botanical garden</td>
<td>2/1/2003 - 1/31/2058</td>
<td>$600 to P&amp;R</td>
</tr>
<tr>
<td>2004-05</td>
<td>Catholic Social Services assigned to Cook Inlet Housing Authority</td>
<td>4-021</td>
<td>Ground lease, Brother Francis shelter</td>
<td>2/3/2003 - 2/2/2043</td>
<td>$1.00</td>
</tr>
<tr>
<td>2007-08</td>
<td>Girdwood Parks &amp; Recreation</td>
<td>6-134, 6-076 (ptns)</td>
<td>Frisbee Golf Course</td>
<td>1/1/2020 - 12/31/2020</td>
<td>N/A</td>
</tr>
<tr>
<td>2008-06</td>
<td>ACS Easement</td>
<td>4-033A, B &amp; 4-034</td>
<td>Non-Exclusive utility easement</td>
<td>Expires 4/29/2028</td>
<td>$100,000</td>
</tr>
<tr>
<td>2008-22</td>
<td>Parks &amp; Rec. Intra-Governmental Authorization</td>
<td>6-075</td>
<td>Trail const., maint.</td>
<td>No expiration</td>
<td>N/A</td>
</tr>
<tr>
<td>2008-23</td>
<td>The Salvation Army (Clitheroe Center)</td>
<td>4-038 (ptn.)</td>
<td>Rehabilitation Facility</td>
<td>1/1/2020 - 12/31/2020</td>
<td>$18,300/qtr</td>
</tr>
<tr>
<td>2009-06</td>
<td>Rupinder Alaska Inc (Ramada)</td>
<td>4-013</td>
<td>Ramada parking</td>
<td>4/01/2019 - 3/31/2024</td>
<td>$9,000</td>
</tr>
<tr>
<td>2009-13</td>
<td>Girdwood Valley Service Area</td>
<td>6-057 (ptn)</td>
<td>Equipment &amp; materials storage; woodlot</td>
<td>1/1/2020 - 12/31/2020</td>
<td>$2,770.00</td>
</tr>
<tr>
<td>2012-05</td>
<td>GCI Cable, Inc.</td>
<td>6-002</td>
<td>Telecommunication Facility Easement</td>
<td>1/1/2010 - 12/31/2030</td>
<td>$2,040</td>
</tr>
<tr>
<td>2012-07</td>
<td>Chugach Electric Assoc.</td>
<td>6-009C</td>
<td>Telecommunication Facility Lease</td>
<td>7/13/2012 - 1/31/2032</td>
<td>$2,100</td>
</tr>
<tr>
<td>2014-02</td>
<td>Backroads</td>
<td>6-011, 6-251</td>
<td>Hiking/tourism</td>
<td>8/6/2020 - 9/4/2020</td>
<td>$150</td>
</tr>
<tr>
<td>2014-07</td>
<td>Austin Adventures Inc.</td>
<td>6-011, 6-251</td>
<td>Hiking/tourism</td>
<td>7/1/2020 - 9/30/2020</td>
<td>$200</td>
</tr>
<tr>
<td>2014-09</td>
<td>Chugach Volunteer Fire &amp; Rescue Lease</td>
<td>1-075</td>
<td>Lease fire station #35</td>
<td>8/11/2014 - 12/31/2069</td>
<td>$55</td>
</tr>
<tr>
<td>2015-06</td>
<td>Boys &amp; Girls Clubs of Southcentral Alaska; Woodland Park</td>
<td>4-029</td>
<td>Lease: Operate Boys &amp; Girls Club; Ice Rink Mgmt Agreement</td>
<td>6/1/2020 - 5/31/2025</td>
<td>$1/yr</td>
</tr>
<tr>
<td>2015-16</td>
<td>Anchorage Coastal Wildlife Refuge Management Agreement</td>
<td>various HLB &amp; P&amp;R parcels</td>
<td>Mgmt of muni lands in ACWR</td>
<td>8/24/2015 - until mutual termination</td>
<td>N/A</td>
</tr>
<tr>
<td>2015-17</td>
<td>Girdwood Nordic Ski Club</td>
<td>6-011, 6-251, 6-295, 6-296</td>
<td>Trails</td>
<td>7/29/2009 - 7/28/2029</td>
<td>N/A</td>
</tr>
<tr>
<td>2016-17</td>
<td>Tesoro Alaska Pipeline Co.</td>
<td>4-033(A-E) ptns, 4-034 ptns</td>
<td>Nikiski Pipeline</td>
<td>1/30/1976 - 1/29/2031</td>
<td>$632</td>
</tr>
<tr>
<td>2016-20</td>
<td>Girdwood Volunteer Fire &amp; Rescue</td>
<td>6-057F (ptns)</td>
<td>Storage of equipment; volunteer firefighter training activities; up to 4 connexes</td>
<td>1/1/2019 - 12/31/2019</td>
<td>$0</td>
</tr>
<tr>
<td>2016-21</td>
<td>SMG One, LLC dba Silverton Mountain Guides</td>
<td>6-011; 64; 66; 67; 68; 69; 70; 73; 74E 251; 295; 281; 296</td>
<td>Heli-Skiing</td>
<td>10/14/2019 - 5/31/2020</td>
<td>$4,120</td>
</tr>
<tr>
<td>2017-02</td>
<td>On Sight Snow Removal</td>
<td>6-0570</td>
<td>GI-1</td>
<td>4/1/2017 - 3/31/2021</td>
<td>$804.24</td>
</tr>
<tr>
<td>2017-03</td>
<td>H.R. Redmond Co., Inc.</td>
<td>6-057A</td>
<td>GI-1</td>
<td>4/1/2017 - 3/31/2047</td>
<td>$701.53</td>
</tr>
<tr>
<td>2017-04</td>
<td>GEO Contracting, LLC</td>
<td>6-057B</td>
<td>GI-1</td>
<td>4/1/2017 - 3/31/2047</td>
<td>$819.55</td>
</tr>
<tr>
<td>2017-05</td>
<td>GEO Contracting, LLC</td>
<td>6-057C</td>
<td>GI-1</td>
<td>4/1/2017 - 3/31/2047</td>
<td>$820.64</td>
</tr>
<tr>
<td>2017-06</td>
<td>Glacier Creek Storage, LLC (assigned from GEO Contracting, LLC)</td>
<td>6-057E</td>
<td>GI-1</td>
<td>4/1/2017 - 3/31/2047</td>
<td>$723</td>
</tr>
</tbody>
</table>
# Appendix D: Active HLB Contracts

<table>
<thead>
<tr>
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<th>HLB No.</th>
<th>Use / Zone</th>
<th>Permit Term</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017-08</td>
<td>Chugach Adventures, LLC</td>
<td>6-010, 6-011, 6-041, 6-061, 6-062, 6-066, 6-251, 6-296</td>
<td>Hiking/tourism</td>
<td>6/1/2020 - 10/31/2020</td>
<td>$10 per client EOS</td>
</tr>
<tr>
<td>2017-10</td>
<td>Alaska Railroad Corp.</td>
<td>6-060, 6-074-A; 6-074-B</td>
<td>Avalanche Mitigation</td>
<td>1/1/2020 - 12/31/2020</td>
<td>$600</td>
</tr>
<tr>
<td>2017-11</td>
<td>Girdwood Parks &amp; Recreation</td>
<td>portions within 6-251</td>
<td>Four Corners Tram management</td>
<td>5/19/2017 - 5/18/2022</td>
<td>N/A</td>
</tr>
<tr>
<td>2017-12</td>
<td>FAA</td>
<td>4-033A, 4-043</td>
<td>RPZ</td>
<td>10/1/2016 - 9/30/2021</td>
<td>$5,887.14</td>
</tr>
<tr>
<td>2017-20</td>
<td>Girdwood Mountain Bike Alliance</td>
<td>6-251 + 6-296</td>
<td>Trails</td>
<td>4/15/2020 - 11/15/2020</td>
<td>$0</td>
</tr>
<tr>
<td>2017-29</td>
<td>Chugach Adventure Guides, LLC dba Chugach Powder Guides</td>
<td>6-014, 6-251, 6-281, &amp; 6-295</td>
<td>Sno-cat, Heli-skiing</td>
<td>11/15/2020 - 5/14/2020</td>
<td>$4,120</td>
</tr>
<tr>
<td>2018-01</td>
<td>ADOT&amp;PF/TSIAA</td>
<td>4-034</td>
<td>Access permit</td>
<td>4/1/2020 - 10/31/2020</td>
<td>Waived for usage of Kloep Snow Disp Site ADA 32308</td>
</tr>
<tr>
<td>2018-04</td>
<td>On Sight Snow Removal</td>
<td>6-057, 6-058, 6-039, 6-205-343</td>
<td>Trail const., maint.</td>
<td>6/8/2020 - 11/15/2020</td>
<td>Waived</td>
</tr>
<tr>
<td>2018-08</td>
<td>Alaska Food Policy Council</td>
<td>4-046 (ptns)</td>
<td>Community garden</td>
<td>7/1/2020 - 6/30/2021</td>
<td>Waived</td>
</tr>
<tr>
<td>2019-01</td>
<td>ML&amp;P</td>
<td>4-046 (ptn)</td>
<td>Easement IGP</td>
<td>in perpetuity</td>
<td>$6,600</td>
</tr>
<tr>
<td>2019-02</td>
<td>ADOT&amp;PF/ROW</td>
<td>6-007 (ptn)</td>
<td>TCE</td>
<td>2/21/2020 - 2/21/2022</td>
<td>$2,109.00</td>
</tr>
<tr>
<td>2019-03</td>
<td>ADOT&amp;PF/ROW</td>
<td>6-006 (ptn)</td>
<td>TCE</td>
<td>2/21/2020 - 2/21/2022</td>
<td>$3,163.84</td>
</tr>
<tr>
<td>2019-04</td>
<td>ADOT&amp;PF/ROW</td>
<td>6-003C (ptn)</td>
<td>TCE</td>
<td>2/21/2020 - 2/21/2022</td>
<td>$1,527.68</td>
</tr>
<tr>
<td>2019-05</td>
<td>ADOT&amp;PF/TSIAA</td>
<td>4-033A</td>
<td>Repairs and Maintenance</td>
<td>7/1/2019 - 10/31/2020</td>
<td>Waived</td>
</tr>
<tr>
<td>2019-08</td>
<td>GVSA Street Maintenance</td>
<td>6-022 (ptn)</td>
<td>Park &amp; Ride</td>
<td>7/1/2020 - 6/30/2021</td>
<td>Waived</td>
</tr>
<tr>
<td>2019-12</td>
<td>Anchorage Street Maintenance</td>
<td>4-033B, E &amp; F</td>
<td>Aid Station Access</td>
<td>10/10/2020</td>
<td>Waived</td>
</tr>
<tr>
<td>2020-01</td>
<td>A-1 Lawn &amp; Landscaping</td>
<td>5-010, 5-011, 5-012</td>
<td>Tree Removal, Corps Permitting</td>
<td>2/18/2020 - 9/30/2020</td>
<td>Waived</td>
</tr>
<tr>
<td>2020-02</td>
<td>Granite Construction Co.</td>
<td>3-004</td>
<td>Equipment &amp; Materials staging</td>
<td>5/29/2020 - 9/30/2020</td>
<td>Work in lieu of pmt</td>
</tr>
<tr>
<td>2020-03</td>
<td>Girdwood Parks &amp; Recreation</td>
<td>6-205</td>
<td>INHT Connector Trail</td>
<td>7/6/2020 - 7/5/2021</td>
<td>N/A</td>
</tr>
<tr>
<td>2020-04</td>
<td>Michelle Boucher Productions (Icefog)</td>
<td>6-062, 6-067</td>
<td>Virgin Creek Falls photo shoot</td>
<td>8/26/2020 - 8/28/2020 (one day)</td>
<td>$250</td>
</tr>
<tr>
<td>2020-05</td>
<td>Skinny Raven Sports</td>
<td>4-033B, E &amp; F</td>
<td>1st Aid Station Access</td>
<td>8/22/2020</td>
<td>Waived</td>
</tr>
<tr>
<td>2020-06</td>
<td>Alexandra Blodgett</td>
<td>6-011 (ptn)</td>
<td>Wedding</td>
<td>9/25/2020</td>
<td>$100</td>
</tr>
</tbody>
</table>

## Conservation Easements

| CE 3-079 | Conservation Easement for SWS Central Transfer Station Expansion | CE 3-079 | Wetland Mitigation for SWS CTS | Perpetuity | $408,750 |
| CE 4-048 | Conservation Easement for SWS Central Transfer Station Expansion | CE 4-048 | Wetland Mitigation for SWS CTS | Perpetuity | N/A |
| CE 5-024 | Conservation Easement for Blueberry Lake | CE 5-024 | Wetland Mitigation | Perpetuity | N/A |
| CE 5-041 | Conservation Easement for 100th Avenue Project | CE 5-041 | Wetland Mitigation for 100th Ave | Perpetuity | $573,459 |
HERITAGE LAND BANK ADVISORY COMMISSION
HLBAC Resolution 2020-08

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION APPROVING THE DRAFT 2021 HERITAGE LAND BANK ANNUAL WORK PROGRAM AND 2022-2026 FIVE-YEAR MANAGEMENT PLAN.

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

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

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

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

WHEREAS, on October 26th, 2020, the Draft 2021 HLB Annual Work Program and 2022-2026 Five-Year Management Plan (Draft Plan) was posted on the HLB website, notification via MOA online Public Notice website, and an e-mail was sent to Assembly members, all community councils, municipal department heads, and public and private organizations that have subscribed to the HLBAC mailing list; and

WHEREAS, on November 25th, 2020, the December 10th, 2020 HLBAC agenda for the public hearing on the Draft Plan was posted on the HLB website, notification via MOA online Public Notice website, and an e-mail was sent to Assembly members, all community councils, municipal department heads, and public and private organizations that have subscribed to the HLBAC mailing list; and
WHEREAS, on December 10th, 2020, the HLBAC held a public hearing on the Draft Plan; and

WHEREAS, the Draft 2021 HLB Annual Work Program and 2022-2026 Five-Year Management Plan document complies with the provisions as set forth in AMC 25.40.020A-C; now, therefore,

THE HLBAC RESOLVES:

The Draft 2021 HLB Annual Work Program and 2022-2026 Five-Year Management Plan is approved with any and all appropriate amendments from public and private testimony during the public comment period, and a Final Draft prepared by HLB staff for presentation to the Mayor and the Assembly for approval.

PASSED and APPROVED on this, the 10th day of December, 2020.

Attest: 

\[Signature\]
Robin E. Ward, Executive Director
Real Estate Department/HLB

Signed: 

\[Signature\]
Jim Fredrick, Acting Chair
HLBAC
<table>
<thead>
<tr>
<th>Reference No.</th>
<th>Commenter</th>
<th>Comment</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>University Area Community Council (UACC)</td>
<td>The UACC agrees with the goals and Mission of the Heritage Land Bank. We feel that this Muni effort to plan ahead can be of great benefit to the city. Being a self-supporting and non-taxed base Agency is a solid basis for continuing its work long into the future.</td>
<td>Concur and thank you.</td>
</tr>
<tr>
<td>1.2</td>
<td>Julie Raymond-Yakoubian</td>
<td>Page 3: The Table of Contents lists an ‘Appendix A’ – but I could not find this Appendix in the document.</td>
<td>Revise maps to include label of Appendix A</td>
</tr>
<tr>
<td>1.3</td>
<td>Julie Raymond-Yakoubian</td>
<td>Page 5: “A spreadsheet of leases and permits currently held is available online.” As I have previously commented in relation to prior Plans, the link to this document should be provided in the Management Plan. If this is also referring to Appendix D – this should also be stated here for clarity.</td>
<td>Revise Chapter 1, Page 5, Add to 3rd paragraph: “Appendix D contains the spreadsheet of leases and permits as of December 10, 2020.”</td>
</tr>
<tr>
<td>1.4</td>
<td>Julie Raymond-Yakoubian</td>
<td>Page 6: “This inventory exists in an online version for public and municipal access at <a href="http://www.muni.org/departments/hlb.%E2%80%9D">www.muni.org/departments/hlb.”</a> As I have previously requested in relation to prior Plans: can you provide a link to the actual online inventory to make this more easily locatable?</td>
<td>This inventory is undergoing internal audit and expansion and has been temporarily disabled. Upon reintroduction, a public notice will be sent to HLB’s public notice email group to notify recipients of its availability and location.</td>
</tr>
<tr>
<td>1.5</td>
<td>Turnagain Community Council (TCC)</td>
<td>Chapter 1, Page 6: TCC once again expresses our strong support for conveyance of State of Alaska-owned lands to the Municipality of Anchorage (as per the Municipal Entitlements Act and subsequent actions) — and thanks HLB for continuing efforts to work with the State on this important land acquisition directive for our community.</td>
<td>Concur and thank you.</td>
</tr>
</tbody>
</table>
### Chapter 1

| 1.6 | TCC | Chapter 1, Page 7: TCC once again expresses our strong support for conveyance of State of Alaska-owned lands to the Municipality of Anchorage (as per the Municipal Entitlements Act and subsequent actions) — and thanks HLB for continuing efforts to work with the State on this important land acquisition directive for our community. | Concur and thank you. |

### Chapter 2

| 2.1 | Julie Raymond-Yakoubian | As in previous years, the annual progress report does not contain any mention of the investigation that staff conducted in relation to the Girdwood Nordic Ski Club (GNSC) and violations of their easement contract for the 5K Nordic Loop. Nor does the report contain any discussion of the status of that easement or project, such as: that a plan should be pursued which will remedy the problems associated with trail construction (e.g. through revegetation and other remediation); and that areas of trespass by the GNSC were clearly identified and documented by the Club’s surveyor. This information should be added. | Staff understands there is an ongoing concern regarding revegetation of certain areas of the 5K Nordic Loop, specifically with regard to the viewshed from Winner Creek Trail. Staff has requested documentation of all revegetation and remediation activities on the 5K by GNSC to date. In recent weeks, HLB has also reached out to the DNR Division of Forestry to explore opportunities for planting events and will determine an appropriate course forward with their assistance. |

| 2.2 | Julie Raymond-Yakoubian | As in multiple previous Progress Reports, it remains concerning that removal of camps occupied by people without homes is included under ‘trespass issues’ – but still the trespass of a recreation group in Girdwood continues to not be mentioned as an issue requiring trespass abatement. The situation with the 5K trail has not been resolved, remains a concern in the Girdwood community, exceeding an | Previous comment response addresses this concern. |
| 2.3 | Julie Raymond-Yakoubian | approved easement is trespass, and this information should be included in the Report. I again recommend that somewhere – perhaps in the 5 year workplan for the upcoming years – that remediation of the negative impacts of the 5K trails are addressed. This should include remediation of the Winner Creek Trail viewshed to a forested viewshed; there is ample documentation this should not have occurred; it is a mistake in need of remediation, as the damage was extensive, community members are distraught about the damage, and the Winner Creek Trail is an economic driver in Girdwood. HLB previously responded to this comment by saying that “On-going revegetation and maintenance are the responsibility of the Girdwood Nordic Ski Club.” This is not an adequate response. HLB is the landowner and ultimate responsibility for the state of this parcel lies with HLB; if HLB claims that GNSC is responsible for revegetation in what ways, specifically, is HLB ensuring that revegetation and remediation happens? What actions are you taking? How are you monitoring this? Where is any GNSC activity being reported on? HLB is extremely deficient in dealing with this situation and the response you previously provided makes it clear to the public that HLB does not care about this issue nor HLB’s responsibility to ensure that the lands you own are properly stewarded. Please provide an updated response with additional information. Previous and upcoming comment responses address this concern. |
| 2.4 | Nancy Pease | Goals and objectives regarding climate change Kudos to HLB for the recent lease for a solar farm, and for the concept plans for the Anchorage Urban Sustainability Farm. As stewards of land and water resources, HLB has an important role toward slowing climate change and helping Anchorage adapt to negative impacts of climate change, such as floods, drought, forest loss, and wildfire risk. HLB can, and should, consider greenhouse gas reduction and climate change mitigation when weighing all projects, in order to ensure the HLB mission of public Thank you! Staff look forward to continuing to work on these and other projects that will benefit the citizens of Anchorage for years to come. Revise Chapter 2, Page 9, 3rd paragraph: “…the HLB be...
stewardship, and benefits for future residents. The 5-year work plan should add language acknowledging climate change as a decision-making criterion: Page 9 regarding HLB’s adaptive response to land use opportunities:

Add to the penultimate paragraph: “...the HLB be prepared to seek out and respond to unforeseen opportunities and challenges as they arise that promote the goals of the comprehensive plans.

Add the words to the last paragraph, first sentence: “Land management decisions will be consistent with the AMC, all adopted comprehensive plans and area plans, and implementation items including the Anchorage Climate Action Plan.

Revise Chapter 2, Page 9, last paragraph: “Land management decisions will be consistent with the AMC, all adopted comprehensive plans and area municipal plans and implementation items.” HLB is inclusive of all adopted municipal plans.

Add new paragraph Page 20, “HLB staff is considering the engagement of conservation professionals to assess HLB holdings, in an effort to preserve the impact on the environment and fragile ecosystem of one of the world’s northernmost rainforest and to save the unique natural treasure which support both the ecosystem and

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| Sean G. Kelliher   | As a lifelong Alaskan, retired veteran and now full-time resident of Girdwood I would encourage you to keep the HLB land as a nature preserve. Girdwood is home to the most northern rainforest in the World. Too often we have allowed our rare and unique natural treasures to be destroyed in the name of “development.” More is not better. The impact on the environment and fragile ecosystem of adding additional residential population and the commercial and infrastructure “development “to support the additional people would be devastating to both the ecosystem and the numerous animal and plant species that call the rainforest home. Please consider protecting this rare environment. Once lost it is gone forever. We owe it to future generations to preserve what we can of Alaska’s natural resources. | Add new paragraph Page 20, “HLB staff is considering the engagement of conservation professionals to assess HLB holdings, in an effort to preserve the impact on the environment and fragile ecosystem of one of the world’s northernmost rainforest and to save the unique natural treasure which support both the ecosystem and...
As a retired Naval officer I have had a chance to travel across the globe and I can assure you that we Alaskans live in a very rare and special place. Let us not destroy that and become like every other place in the world in the name of accommodation and “development.”

### 3.2 UACC

We reviewed the specific efforts described in the Draft 2021 Annual Work Plan and the 2022-2026 5-Year Plan and while no specific efforts are geographically in the UACC area, some are adjacent to it. Those seemed appropriate to us, so we have no objection.

**Concur and thank you.**

### 3.3 Julie Raymond-Yakoubian

Page 16: I support HLB continuing to work with Girdwood’s Cemetery Committee regarding use of this parcel.

**Concur and thank you. Staff agree that this is an important project for the community.**

### 3.4 Julie Raymond-Yakoubian

Page 17: Potential Heritage Land Bank Umbrella Mitigation Bank Sites. It is noted that a “site plan for a Bank site in the Girdwood Valley” is a potential project for HLB in 2021. I would like to request extensive outreach to the Girdwood community on this project. Several community members have previously expressed interest in learning more about HLB wetland bank plans and very little information has been forthcoming. I request that any existing documents (draft or otherwise) should be made available to the public.

Multiple studies exist that will inform this process, and additional delineation and assessment will be required. All areas with Class A/B wetlands will be considered; however, the bank site will require a large contiguous complex. The most likely areas that USACE would consider appropriate for Bank sites are Stumpy’s Winter Trail/Cat Track areas (Portions within HLB Parcells 6-011 and 6-251, AWMPIIDs 218 & 219), the Lower Virgin Creek watershed (Portions within HLB Parcels 6-059 through 6-064, AWMPIID 205) and the areas not covered by the Fill...
and Dredge permit for the Girdwood Industrial Park (Portions within HLB Parcel 6-057F, AWMPID 2017). Bank sites require an elevated threat of development, and these areas would likely be viewed as threatened. This is a process that will require multiple layers of public notice, comment and involvement, and the community will be kept abreast of any developments as they occur. Staff is committed to preservation of wetlands in the Girdwood Valley, whether part of a Bank or as Permittee Responsible Mitigation compensation, and views this as a way to support the long-term management and preservation of the unique ecology of Girdwood.

Trespass and Encroachment Issues. Again, as in previous documents, there is no mention in this section of the trespass and encroachment of the 5K Nordic Loop in Girdwood (see above). This trail, from construction through present day, has exceeded the approved easement width, sometimes up to 3x or more the approved width. This should be added to this section, along with a discussion of remediation plans.

The GNSC may be required to take part in revegetation efforts where over-clearing has been documented by recorded survey in conflict with the easement provided, to the extent possible given the lack of specificity in the
### 3.6 Julie Raymond-Yakoubian

Page 20 (and throughout): Another comment given previously, but still relevant: the ‘Girdwood Area Plan’ group has changed its name to Imagine! Girdwood and has also transitioned from a public municipality body, to a private community body – should be updated in the document.

Thank you for reminding staff about the change. The Plan has been updated to reflect that.

### 3.7 Dianne Holmes

At first glance, before noting the faulty parcel designations, I was concerned with the absence of the ‘chart’ of HLB parcels in the Potter Valley area that has usually been part of the Annual Work Program document. While the chart never had enough room to explain the plan for these parcels, the text fleshed out their potential uses.

One concern is that for the last two years, the chart hasn’t been included in the Work Program. Also, only a few of the many HLB’s holdings in the Potter Valley Study are listed in the annual document.

All of the parcels from Potter Valley Study have been designated to either go to Parks/Rec, for transfer, or for road access/residential. With so much HLB land in the

Staff have responded to the HLB Advisory Commission and Assembly feedback to streamline the Plan and eliminate unnecessary features. The chart was a duplication of information contained in narrative form.

If a parcel is not included specifically in the Plan, no change
Potter Valley area, the designations can easily drop through the cracks if they aren’t carefully listed each year in the Work Program. Please include the chart in your annual programs, along with a fuller description of ALL the Southeast Anchorage holdings so that the public has confidence that HLB recognizes the designations for these parcels. See the map below for the HLB inventory in the Potter Valley and Bear Valley areas.

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<th>Dianne Holmes</th>
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<td>“HLB Parcels 2-128 through 2-136 – HLB is currently managing these properties as open space for the protection of water quality, and habitat, consistent with the adopted Potter Valley Land Use Analysis (AO 99-144). Any future actions on these parcels will be consistent with the 2010 Hillside District Plan, Potter Valley Land Use Analysis (1999), and other adopted plans. Key considerations will include an evaluation of appropriate land uses, access, and watershed management. . . .&quot; Parcels 2-135 to 136 are mistakenly described twice in this year’s Work Program. The above paragraph pertains only to 2-128 to 2-134. HLB Parcel 2-135 &amp; 2-136 – These parcels may be considered for survey or re-plat once new developments and onsite evaluations are determined, to allow for residential and access reserve through an 8-acre portion of 2-136 and access through a southerly portion of 2-135, per the Potter Valley Land Use Analysis (1999) and AO 99-144. Decisions will be compatible with the Potter Valley Land Use Analysis and other adopted plans, including prescribed open space and any required agreement with the ADOT&amp;PF and Department of Fish and Game.”</td>
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<th>3.9</th>
<th>Nancy Pease</th>
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<td>Please identify the “non-MOA applicant” who may “restore and preserve” parcels 2-125 and 2-126 in Section 36 Park. Please clarify this in the final draft.</td>
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in conditions is expected for the parcel in the subject time period. HLB is required by code to adhere to adopted plans in management of HLB lands. The Potter Valley Land Use Study is such a plan that is regularly consulted with regard to these parcels.

Until road connectivity is adequately addressed, they are managed as open spaces as 2-128 through 2-136. This means that 2-135 and 2-136 are included in both paragraphs.

We have not received a formal application for disposal. This party is studying the opportunity and will develop a proposal for HLB.
**APPENDIX F**

Response to Public and Community Council Comments on the
2021 Annual Work Program & 2022-2026 Five-Year Management Plan

| 3.10 | Nancy Pease | The Municipality can implement protections and buffers for wetlands without the expense and formality of enacting and then monitoring a conservation easement. Requested change: “HLB will identify suitable trail corridors and wetland buffers in consultation with MOA Watershed Management Services, ADF&G, trail designers, and the interested public; and will transfer these parcels to Parks and Recreation with special limitations.” | The expense and formality of enacting and monitoring a conservation easement is part of HLB’s responsibility and provides capital to protect these sensitive resources. Staff see no benefit in foregoing a restoration and preservation opportunity that will provide financial resources to care for the wetlands. |
| 3.11 | Rabbit Creek Community Council (RCCC) | Page 17, last paragraph, Potential Heritage Land Bank Umbrella Mitigation Bank Site: The RCCC is pleased to see that Parcels 2-125 and 2-126, the southern part of Section 36, are “no longer being viewed by staff or the Corps of Engineers as the best option for a [mitigation] bank site” as we had previously discussed in meeting with HLB staff in 2019. Because these parcels are already set aside for local park use, they are not threatened by development and thus do not qualify as a mitigation site for development elsewhere. Moreover, there may be higher value or more vulnerable private wetlands suitable for Corps wetlands conservation funds that do not have the basic protection of public ownership of wetlands as those that are already owned by HLB. We appreciate that clarifying language recommended in RCCC comments on the HLB 2020 Work Program and 2021-2025 Management Plan was added to the discussion on these parcels. | While no longer being considered for a bank site, these parcels are still considered to contain valuable wetland mitigation and restoration opportunities. |
| 3.12 | Christina Hendrickson | Girdwood Cemetery. I encourage HLB to remain an engaged partner with the Girdwood Cemetery. Its subcommittee’s developments with Eagle River are favorable. By incorporating lessons learned from the failed Little Bears Bond | Concur. Thank you. |
### 3.13 Christina Hendrickson

**Event Parking.** I am against the potential of Parcel 6-029 to be used for event parking. This area is used for snow storage during what would be Spring Carnival, known locally as Slush Cup, and would not be suitable for vehicle parking during this time of year. Parking in this lot during summer or fall event weekends, such as festivals and races, would negatively impact the residents of 150 Hightower Road. In previous years when not adequately blocked by neighbors, this parcel sees overnight camping, late night revelers, campfires, and nuisance trash. Should HLB pursue an event parking, I encourage early engagement, routine security, and a site cleanup plan to avoid conflict and nuisance bear activity.

**Proposal,** having an engaged Municipal department supporting a future bond proposal with Eagle River may yield a better return on the investment from community leaders and champions.

### 3.14 Christina Hendrickson

**Establish a wetland bank.** Pursuant to Section 25.040.015(a)(2), parcels of HLB land in Girdwood are “unsuitable for municipal development, including wetlands and lands subject to geophysical and terrain limitations.” Establishing a wetland bank in Girdwood would be timely and yield an estimated profitable return based on forecasted projects from Alaska Department of Transportation and Alaska Railroad Corporation. Sections of these wetlands could include elevated, American Disability Act accessible boardwalks along the perimeter that could be used for education and low impact recreation, such as birding. The Plan shows that HLB made nearly $1M in mitigation compensation fees.

**Concur. Thank you.**

### 3.15

**Residential Development and Code Enforcement.** Parcels 6-039, 116, 149, and 076 are ripe for residential development. Should HLB develop GIP for more...
### 3.16 Christina Hendrickson

In recent community meetings, there is a verbal minority expressing opinions about additional residential development. Residents who do not want increased density near them verbally bully developers and private landowners and have strong opinions about what our municipal code should - but does not- permit. There is no code requirement nor incentive for developers to construct so-called affordable housing in Girdwood. Our local process vexes and stifles responsible development and absent of an updated Comprehensive Plan, there is little guidance on when, where, and why.

Concur and thank you.

### 3.17 Christina Hendrickson

Anecdotally, HLB could develop based on recent engagement at Girdwood’s public meetings and community meetings related to the now privately funded Imagine!Girdwood effort, previously known as the Girdwood Area Plan. Girdwood itself does not plan well. Community efforts require champions who volunteer their time to guide a process that requires patient facilitation and a lot of education about code, geospatial resources, data accuracy, and what does and does not qualify as substantive and qualitative information. Planning in Girdwood relies on volunteers, not subject matter experts, on subcommittees who advise an advisory committee to GBOS, who is also an advisory committee.

Concur and thank you.
### APPENDIX F

**Response to Public and Community Council Comments on the**

*2021 Annual Work Program & 2022-2026 Five-Year Management Plan*

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| 3.18 | Christina Hendrickson | HLB’s internal subject matter expertise can facilitate among stakeholders, developers, and the Municipality’s Planning Department to meet or exceed the vision in the Anchorage 2040 Land Use Plan (LUP) whose ten policies balance priorities, infrastructure and “green infrastructure” (e.g., stormwater runoff and wildlife habitat). Although the LUP focuses on the Anchorage bowl, it’s vision and public process would be an excellent model for HLB to follow for residential development in Girdwood. HLB has an established process for land use studies prior to “land sales, land exchanges, leases, and easements.” Conveying land via transfer is impermissible, per my read of Section 25.040.025, and short-sighted. HLB is bank who manages “…in a manner which will protect and enhance its economic and other municipal values.” The aforementioned parcels are valuable, and development should economically benefit the Bank, developers, and the community. HLB is a proven authority in developing projects in the best interest of the community, the Bank itself, and the municipality and should remain the landowner. | Concur and thank you. |

| 3.19 | Christina Hendrickson | Approximately 30% of Girdwood’s housing is nightly or short-term rentals. There are single family homes in Girdwood that are illegally reconfigured into multifamily housing; dry cabins and sheds that house seasonal workers; and a variety of creative ways landowners cash in on low budget persons and households. Density is apparent on most of Girdwood’s residential streets but few neighbors, if any, report the abuse. Girdwood is within the Municipality of Anchorage, and Code Enforcement should help clean up these transgressions and establish a model that HLB can follow for future housing development. | Concur and thank you. |

<p>| 3.20 | Christina Hendrickson | With vegetation gone, it is easy to see residents’ other code violations on HLB property. I encourage HLB to work with Municipal Code Enforcement to remove structures, storage, and debris on HLB land. This blatant abuse reinforces the | Concur and thank you. |</p>
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<td>3.21</td>
<td>TCC</td>
<td>TCC once again expresses our strong support for conveyance of State of Alaska-owned lands to the Municipality of Anchorage (as per the Municipal Entitlements Act and subsequent actions) — and thanks HLB for continuing efforts to work with the State on this important land acquisition directive for our community. Concur and thank you.</td>
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| 3.22    | TCC     | Priority of Municipal Land Entitlement Conveyance from the State: The Municipal Acquisition list includes parcels chosen by the MOA in the 1986 Municipal Land Entitlement agreement with the State of Alaska, including parcels located within the Ted Stevens Anchorage International Airport (Airport) boundaries. TCC has long advocated for these parcels to be transferred to the Municipality, due to the important value they have as public use/natural open space areas. Specifically:  
  - State of Alaska-owned lands being used as public parks/natural open spaces/recreational areas:  
    - Parcels #21 & #68 — where Point Woronzof Overlook/sections of the Tony Knowles Coastal Trail are located  
    - Parcel #77 — Little Campbell Lake Park  
    - Parcel #78 — land adjacent to Kincaid Park  
    - Parcel #113 — Delong Lake Park  
  - Kloep Snow Disposal Site is also located within Parcel #71. Municipal ownership would ensure that continued public use of these valuable public use/natural open space areas would be protected for the enjoyment of generations to come.  
  - TCC requests that HLB continue to focus its acquisition efforts for 2021 and the 2022-2026 timeframe of the HLB Plan on the above State-owned parcels. Concur and thank you. However, those Municipal Entitlement lands will only be available in the event that they are no longer of use to the State of Alaska and FAA concurrence. |
TCC supports retention of the below Assembly-approved 2020 HLB Work Program language in the 2021 Draft HLB Plan, as it provides readers information regarding important, more specific, Conservation Easements management protocol performed by HLB. “HLB performs annual site inspections and monitoring of seven Conservation Easements (See Table 2.1). HLB is responsible for approximately 150 acres of conservation wetlands that were preserved through permittee-mitigation with approval as part of the COE regulatory process. This management consists of annual site monitoring and reporting. Site monitoring for conservation easements is specific for each site and thresholds for wetland functions need to be assessed; these types of things include surface water mapping, plant identification and percent cover, water quality checks, the presence of fish and other wildlife, etc. Due to the remoteness and pristine state of the sites, considerable time is necessary to evaluate the wetland functions and overall health of the sites. While most of the sites are required to be visited once per year, it is often necessary to visit in the winter as well. More area can be accessed on these sites in the winter under frozen conditions.”

| 3.24 | TCC | HLB Parcels 4-032, 4-033 (A-F) & 4-034 Chapter 3. — Pages 15 — 2021 Potential Disposals, Exchanges & Transfers: In 2019, TCC worked very hard with the Mayor’s office, HLB Director Ward, and our two West Anchorage Assembly Members on the below, specific language for the 2020 Work Program regarding transfer of HLB land west of the Airport to Parks for park dedication, which we really appreciated! TCC supports the Draft HLB 2021 Work Program text in this section, which retains last year’s Assembly-approved language (restated below): “HLB Parcels 4-032, 4-033 A-F & 4-034 – The 2040 Land Use Plan Map identifies portions of these areas as Community Facility or Institution, and HLB will consider a long-term lease for a potential Treatment Center Campus expansion project. Additionally, the 2040 Land Use Plan Map identifies Portions of these parcels as Park or Natural Area. | Concur and thank you. Revise Chapter 4, Page 22 Figure 5 label to “Figure 3”, to reflect the figure identification. |
Public Access to the Tony Knowles Coastal Trail through HLB land may be considered if/when development of the parcel(s) are proposed. Additionally, HLB will work with the Turnagain Community Council, the Parks and Recreation Department, and other interested parties to determine appropriate boundaries for a trail and natural space buffer, and, as funding is available, will survey the trail and natural space buffer portions for transfer of management authority to Parks and Recreation. HLB will retain all management responsibilities pertaining to existing contracts affecting these parcels. HLB will retain all management responsibilities pertaining to the existing contracts affecting these parcels. HLB will work with the Turnagain Community Council, the Parks and Recreation Department, and other interested parties to discuss possible park dedication or other permanent protection status for the trail and natural space buffer."

However, at the end of this graph on page 15, “Figure 5” is referenced (which is a map identifying the location of these parcels). This figure is labeled “Figure 3” in the Draft HLB Plan, Chapter 4, page 22.

- **TCC requests that the Figure referenced in the Draft 2021 HLB Work Program, 2021 Potential Disposals, Exchanges & Transfers at the end of the above section be changed to “Figure 3,” to reflect the figure identification numeral in Chapter 4, page 22.**

| 3.25 | TCC | Trespass and Encroachment Issues: Chapter 3. — Page 19 — HLB Parcels 4-033A-D and 4-034: This section states, “HLB may review an additional easement or other contract to allow the continued maintenance of the Tesoro Nikiski Pipeline.” Unless Tesoro’s current use of their pipeline easement in the above parcels is illegal, this “Trespass and Encroachment Issues” section doesn’t seem to be the appropriate place for this potential action. **TCC requests HLB Staff review and consider placement of “HLB may review an additional easement or other contract to allow the continued maintenance of the Tesoro Nikiski Pipeline” in a more appropriate section of the Draft HLB Plan to better reflect the intent of this** | Revise Chapter 3, Page 19 paragraph 5: Remove and replace “HLB may review an additional easement or other contract to allow the continued maintenance of the Tesoro Nikiski Pipeline” to 2021 Land Management Page 18. |
### 3.26 Briana Sullivan

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<td>As a Girdwood local and an Alaskan at heart, I have brief comments regarding first the 6-011, 6-251, 6-295, and 6-296 parcels in Girdwood. These areas have natural geographical and topographical features that allow not only sustainable trail building and drainage, but are ideal for the Girdwood Valley, as the locations will create connectivity from current summer and winter trails that exist today. Our trail community is lively and would like to grow this area to be more sensible and fluid, thus giving more people the ability to recreate on multiple modes of human-powered fun. We need more cross-country skiing in Girdwood, that exists out of the wetlands!! Girdwood Nordic Ski Club designed trails in parcel 6-011, which took years, months of meetings, and significant financial efforts, which have only resulted in disappointment. Nordic Skiing in our valley cannot succeed without accessing elevation, and therefore snow, in the winter months. Girdwood would use cross country biking, running, hiking, chariot-pulling, and all-season trails often if they were built. As a result, our bike path would actually be a bike path and individuals could commute to do errands. Too many cars drive around Girdwood, which is evident by taking a bike ride through and across our valley. Multi-use trails are visibly lacking in this community. What is really void, however, is the connectivity of these trails. Nearly all start or leave users at dead ends, private properties, rivers, bogs, or roads. (No parking pull offs or parking lots). Girdwood needs to have more bike accessible trails to keep more cars off the road - so people don't drive to go recreate. We lack parking lots and jumping off points to access these parcels currently.</td>
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### 3.27 Briana Sullivan

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<td>Thoughtful Girdwood citizens could be tasked with the challenge of linking trails together with the help of HLB's support and guidance at the Girdwood Trails Committee meetings and GTMP planning meetings, which are still taking place. The progress may take place however, within smaller organizations whose missions are to do what they say: maintain and encourage trails in Girdwood. Unfortunately, a</td>
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<td>Julie Raymond-Yakoubian</td>
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| 4.4 | Nancy Pease | Goals and objectives regarding climate change  
Kudos to HLB for the recent lease for a solar farm, and for the concept plans for the Anchorage Urban Sustainability Farm. 
As stewards of land and water resources, HLB has an important role toward slowing climate change and helping Anchorage adapt to negative impacts of climate change, such as floods, drought, forest loss, and wildfire risk. HLB can, and should, consider greenhouse gas reduction and climate change mitigation when weighing all projects, in order to ensure the HLB mission of public stewardship, and benefits for future residents. The 5-year work plan should add language acknowledging climate change as a decision-making criterion: 
Pages 24-25 regarding HLB’s general plans and goals for future work activities:  
“HLB will take into account the latest models of near and long-term climate change impacts and mitigation measures with regard to land analyses, disposals and acquisition. Considerations will include: future sea level rise; wildfire danger; effects on hydrology, groundwater wells, and wetlands; wildlife corridors and key habitat; and implementing Municipality of Anchorage goals for efficient transportation and development patterns.” 
Climate change awareness is vital to HLB’s mission of serving current and future public needs. For example:  
HLB can refrain from seeking cash conservation easements on wetlands near tideline (such as near sea level parcels in Girdwood) that will be fully inundated by sea level rise, and instead preserve wetlands that appear to have longevity. 
HLB can retain public land at the perimeter of the Bowl where a firebreak is needed. | attempt to achieve that balance for the benefit of current and future generations of all Municipality of Anchorage citizens. Thank you! Staff look forward to continuing to work on these and other projects that will benefit the citizens of the Municipality of Anchorage for years to come. This is specific to one plan and we comply with all adopted municipal plans. We avoid including specific plans. |
APPENDIX F

Response to Public and Community Council Comments on the
2021 Annual Work Program & 2022-2026 Five-Year Management Plan

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<td><strong>HLB</strong> might retain very steep lands in their natural state, especially in alpine areas, rather than develop them and exacerbate rapid run-off from more extreme precipitation events. HLB might retain wildlife corridors for habitat connectivity to improve ecosystem resilience.</td>
<td>While 2-127 is not included in any existing road connectivity plan, it is in the best interest of the Municipality to place any transfer of this property on hold until road connectivity on the Hillside is adequately addressed. Revise Chapter 4, Page 21: “HLB Parcel 2-127 – A 20-acre parcel in south Anchorage, east of Potter Marsh, in the Potter Valley area is under consideration for a neighborhood park and withdrawal from the inventory for transfer of management authority to Parks. The road connectivity issues noted in the Hillside District Plan (Special Study Area D) will be considered as part of a decision for the timing and conditions of the disposal.”</td>
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<td><strong>4.5</strong></td>
<td><strong>RCCC</strong></td>
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<td><strong>Dianne Holmes</strong></td>
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<td>4.10</td>
<td>Such a goal is vital to HLB’s mission of serving current and future public needs. For example: HLB can refrain from seeking cash conservation easements on wetlands near tideline (such as near sea level parcels in Girdwood that will be fully inundated by sea level rise, and instead preserve wetlands that appear to have longevity. HLB can retain public land at the perimeter of the Bowl where a firebreak is needed. HLB might retain very steep lands in their natural state, especially in alpine areas, rather than develop them and exacerbate rapid run-off from more extreme precipitation events. HLB might retain wildlife corridors for habitat connectivity to improve ecosystem resilience.</td>
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<tr>
<td>4.11</td>
<td>The purpose of this email is to voice my <strong>strong support</strong> on the proposed five-year plan to develop Girdwood, Alaska, particularly pertaining to <em>HLB Parcels 6-011, 6-016, 6-017, &amp; 6-040</em>. COVID has forever changed how we work in the US and moving forward it will be more commonplace to work from home and/or have a work/office balance. In response, ski town properties (throughout the country) are selling promptly and high above market value. I feel it is safe to say that is not just a trend and will continue for the foreseeable future. It is well known that Girdwood is having growing pains, the town is limited on residential homes and the result is causing prices to skyrocket, economics 101...simple supply and demand. To meet this demand, new developments must be made to address the number of people who want to work and live in one of the world’s great ski towns. Additionally, I also <strong>strongly support</strong> the development of <em>HLB parcel 6-057F</em>. Simply put, the development of this parcel will allow other industries to flourish and help create jobs to support the local community. My family and I are fortunate to own property in Girdwood and primarily live in the town during the winter months.</td>
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</table>
We look forward on what the next five years will look like in Girdwood, and hope to see the town developed responsibly for years to come.

| 4.12 | Paul Crews | I am a fifty year resident of Girdwood. The portion of parcel 6-011 on the east side of the river should be zoned for recreation and transferred to Parks and Recreation. Additionally, a trail corridor on the west side river bluff should be reserved. Page 23, figure 4. The portion I describe on the east side of the river is heavily used in the winter by thousands of outdoor enthusiasts including skiers, snowshoers, walkers, and bicyclists. If there were trails in that forest, they would be heavily used during the summer months as well. Aside from Alyeska Resort, this land is the “go to place” for outdoor recreation in Girdwood. Many Girdwood residents use this parcel on a daily basis for recreation, and recently more Anchorage residents have discovered and use this parcel for outdoor activities. The “Meadow Trails” are becoming crowded. The newly completed Arlberg trailhead parking lot has been overflowing mid-week and cars are parking on the side of the access road for a significant and growing distance. Many trail users park in Alyeska Resort parking lots. The resort has stated that at some point resort parking may need to be exclusive to resort customers. | See responses to comments 3.4 & 4.25. Portions within HLB Parcel 6-011 will most likely go into an Umbrella Mitigation Bank. Other portions of this 414-acre parcel are being considered for residential development near the airport, with reasonable accommodations for existing trails. Areas not developed or retained in the Bank or residential development will be considered for retention as natural space in accordance with existing Girdwood Recreation Reserve (GRR) zoning. |
| 4.13 | Paul Crews | The geology, topography, and hydrology of Girdwood make trail development difficult. The part of parcel 6-011 that is on the east side of the river is suitable for trail development and is a primary location Girdwood residents wish to have reserved for recreation. Recreation is the best use of the land in that area. | HLB has not received any recommendation with regard to the Trails Plan to date. |
|  | Paul Crews | As you know, The Girdwood community is in the process of updating its twenty year plan. The Girdwood Trails Planning subcommittee has discussed this parcel. It appears that this parcel is a key component of a twenty year trail plan for Girdwood. | Much of the land described in these comments is already zoned for recreation reserve. |
### 4.14

The subcommittee desires to connect this parcel to the community’s residential areas via an integrated trail system. Girdwood is an outdoor based recreational community. Families move to Girdwood to be close to skiing and outdoor recreation. Girdwood is a ski town. Those of us who have watched ski towns grow in America can predict that our community will grow and recreational space will be demanded even more in the future. Please support rezoning the land I describe so that it can be utilized for recreational use and be transferred to Girdwood Parks and Recreation.

### 4.15

<table>
<thead>
<tr>
<th>Kate Sandberg</th>
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| As a longtime resident of Girdwood, I urge you to change Parcels 6-011, 6-016, and 6-017 to recreation status rather than development. The parcels can then be transferred to MOA/Girdwood Parks and Recreation. I urge this for three main reasons.  
1. All three of these parcels have trails throughout them, and are heavily used by recreationalists from Girdwood and Southcentral Alaska in general. These areas have become critical to Girdwood’s economic vitality as tourists and Alaskans from primarily Anchorage come to enjoy the valley and its amenities. Locals depend on these trails as well and are trying to secure these trails for the future. Parcel 6-011 is particularly important to the economic and recreation value of the Valley. For example, parking has become a huge issue with more and more people using this area on the weekends.  
2. The area is a wetland, and the consequences of building in this area would be devastating to the valley’s ecosystem. Recreation at the current level has minimal impact on the ecosystem. As well, developed wetlands would have to be replaced somewhere else, and there are few places to replace that amount of wetland.  
3. The Arlberg Extension was built by adding wetland conservation easements in the surrounding area. Without an overlay map of Parcel 6-011 and these easements, it is hard to know exactly where they overlap. But they must overlap or touch each |

See response to comment 3.4. Portions within HLB Parcel 6-011 will most likely go into an Umbrella Mitigation Bank. Other portions of this 414-acre parcel are being considered for residential development near the airport, with reasonable accommodations for existing trails. Areas not developed or retained in the Bank or residential development will be considered for retention as natural space in accordance with existing Girdwood Recreation Reserve (GRR) zoning.
<p>| 4.16 | Christina Hendrickson | other closely. This area needs to be considered a wetland bank and be protected instead of used for development. |
| 4.17 | Christina Hendrickson | Girdwood Industrial Park. Respectfully, I recommend HLB and the Municipality’s Planning Department develop a process map for entities interested in establishing their businesses in the Girdwood Industrial Park (GIP). GIP could be so much more beneficial to Girdwood. To augment the seasonality of work and housing, Girdwood needs more year-round employment opportunities. GIP could provide a small business park setting for a commercial kitchen for food truck and catering businesses; brewery bottling lines; a hardware store; a garage; and more. Placing these businesses in GIP reduces the distanced traveled by larger trucks and suppliers and provides adequate turnaround radices and snow storage to benefit businesses’ parking and expansion options. GIP’s improvement is “a valuable amelioration in its condition, intended to enhance its value or utility or adapt it for new or further purposes.”. |
| 4.18 | Christina Hendrickson | Concur and thank you. Future phases of the Girdwood Industrial Park Subdivision will be implemented as public or private funding becomes available. |</p>
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<td><strong>4.19</strong></td>
<td>Christina Hendrickson</td>
<td>Upper Valley. Residential development of Parcels 6-295 and 296 are no longer a reality in Girdwood. If HLB has not developed 6-011, 016, 017, and 040 due to financial constraints, there is no way Parcels 6-295 and 296 should be weighed for future development. Those parcels are near the trail to Berry Pass and development would negatively impact the viewshed and surrounding ecosystem. Adhering to Section 25.040.015(a)(2), it is likely that these parcels have “seismic or avalanche hazards or other severe development constraints” and as such “shall be retained by Heritage Land Bank.”</td>
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<tr>
<td><strong>4.20</strong></td>
<td>TCC</td>
<td>TCC once again expresses our strong support for conveyance of State of Alaska-owned lands to the Municipality of Anchorage (as per the Municipal Entitlements Act and subsequent actions) — and thanks HLB for continuing efforts to work with the State on this important land acquisition directive for our community.</td>
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<tr>
<td><strong>4.21</strong></td>
<td>TCC</td>
<td>Priority of Municipal Land Entitlement Conveyance from the State: The Municipal Acquisition list includes parcels chosen by the MOA in the 1986 Municipal Land Entitlement agreement with the State of Alaska, including parcels located within the Ted Stevens Anchorage International Airport (Airport) boundaries. TCC has long</td>
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Staff agree that development of these parcels is extremely unlikely for the foreseeable future, if ever. Without final patent, these properties cannot be committed, developed, or transferred to any other public or private entity.

Concur and thank you.

Concur and thank you. However, those Municipal Entitlement lands will only be available in the event that they are no longer of use to
Advocated for these parcels to be transferred to the Municipality, due to the important value they have as public use/natural open space areas. Specifically:

- State of Alaska-owned lands being used as public parks/natural open spaces/recreational areas:
  - Parcels #21 & #68 — where Point Woronzof Overlook/sections of the Tony Knowles Coastal Trail are located
  - Parcel #77 — Little Campbell Lake Park
  - Parcel #78 — land adjacent to Kincaid Park
  - Parcel #113 — Delong Lake Park
- Kloep Snow Disposal Site is also located within Parcel #71.

Municipal ownership would ensure that continued public use of these valuable public use/natural open space areas would be protected for the enjoyment of generations to come.

TCC requests that HLB continue to focus its acquisition efforts for 2021 and the 2022-2026 timeframe of the HLB Plan on the above State-owned parcels.

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<th>4.22</th>
<th>TCC</th>
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| Chapter 4. — Page 22 — Potential Disposals, Exchanges & Transfers: 2021-2025. This language also reflects the efforts of multiple parties regarding the HLB parcels west of the Airport last year, and TCC, again, expresses our appreciation of that work. TCC supports the Draft HLB 2021 Work Program text in this section, which retains last year’s Assembly-approved language (restated below):

HLB Parcels 4-032, 4-033(A-F) & 4-034 — The 2040 Land Use Plan Map identifies community facility uses for a portion of these areas and HLB will consider a long-term lease for a potential Treatment Center Campus expansion project within the areas designated “Community Facilities or Institutions. Public access to the Tony Knowles Coastal Trail through HLB land may be considered if/when development of the parcel(s) are proposed. Additionally, HLB will work with the Turnagain Community Council, the Parks and Recreation Department, and other interested parties for concurrence. | Concur and thank you. |
parties to determine appropriate boundaries for a trail and natural space buffer within areas designated “Parks and Natural Areas,” and, as funding is available, will survey the trail and natural space buffer portions for transfer of management authority to Parks and Recreation. HLB will retain all management responsibilities pertaining to existing contracts affecting these parcels. HLB will work with the Turnagain Community Council, the Parks and Recreation Department, and other interested parties to discuss possible park dedication or other permanent protection status for the trail and natural space buffer (Figure 3).

| 4.23 | Briana Sullivan | Thank you for publishing the 5 Year plan, giving public notice to communities, and including detailed maps, definitions, plans, and goals and objectives for the future, both near and far. Thank you for the opportunity to share feedback regarding the 5 Year Plan. I found the information very interesting near Potter, Honey Bear, Turnagain Arm, Bird Creek, and Chugiak. | Concur and thank you. |

| 4.24 | Doug Penn | I am writing in regards to the parcel of land referenced in the HLB draft plan as HLB 6-040 in Girdwood. HLB 6-040 has been is included in the 5 year plan for 2022-2026. While I understand the purpose of including HLB 6-040 in the 5 year plan, I firmly believe that this parcel should not be “considered for residential development” as is stated in the draft plan “the infrastructure costs remain the limiting factor”. In 2018 the HLB identified that water and sewer were those limiting factors and those issues still remain. The major concern regarding development of Parcel 6-040 is that all Girdwood homes in the area between Parcel 6-040 and the Alyeska Highway have wells for water. Currently most of these homes already experience water pressures from their wells that are barely adequate and there are some homes whose wells have seen pressures drop below what is necessary. Any new homes built in the proposed development of Parcel 6-040 would require wells and would be built upslope from existing homes thereby negatively impacting water pressure of the existing wells. | Thank you. |
Due to proximity to the ocean, digging deeper wells is not a possibility for existing homes as they would encounter salt water. In short, there is already evidence there is not enough water to support current homes let alone enough to support future development in the area and doing so could have serious consequences for existing property owners. In the past HLB has said that until municipal water was available this parcel would not be considered for residential development. It is our sincere hope that this still be a condition for any future development of the area.

In addition to this, Holten Hills was platted on Crow Creek road years ago through HLB planning process and nothing has come of the work done with this area. This area does have access to city water. It is my feeling that Holton Hills development should be completed before allocating more funds towards the development of yet another area.

The development of Parcel 6-040 could have serious negative consequences to current residents of the area. Please consider these comments as you work to develop the final draft of HLB plan.

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<tr>
<th>4.25</th>
<th>Carolyn Brodin</th>
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<td>Please remove parcel 6-011 from future residential development consideration. The meadows and forest on the east side of Glacier Creek create a treasured recreational area. This area is the Crown Jewel of Girdwood. It is an easily accessed step into wilderness and has exceptional beauty enjoyed by locals and visitors alike. This area has become a destination for winter recreation in Girdwood. Infrastructure costs should not be the factor limiting residential development of this parcel, but rather the recognition of the tremendous value this area is already providing to our community in so many ways, Please change parcel 6-011 to recreational and add to the conservation easements in this area.</td>
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See response to comment 3.4. Portions within HLB Parcel 6-011 will most likely go into an Umbrella Mitigation Bank. Other portions of this 414-acre parcel are being considered for residential development near the airport, with reasonable accommodations for existing trails. Areas not developed or retained in the Bank or residential development will be considered for retention as natural space in accordance with
existing Girdwood Recreation Reserve (GRR) zoning. Revise Chapter 4, Page 23, 1st paragraph title: “HLB Parcels 6-011, 6-016, 6-017, 6-040”

Add new paragraph after: “HLB Parcel 6-011 – While portions are being considered for an Umbrella Mitigation Bank and other portions near the airport are being considered for residential development, the remaining portions of this 414-acre parcel are being considered for retention as natural space in accordance with existing Girdwood Recreation Reserve (GRR) zoning.”

| 4.26 | Patrick Doran | I oppose the disposal of the Girdwood parcel 6-040 in the 5 year plan to housing/commercial development. Myself and others live between this land and the Alyeska highway. 
I live on USGS 3043, part 8. 162 Doran Lane

**Concerns:**
- This area is provides habitat space for bears, moose and a number of small animals and birds.
- This area provides forest walking/hiking and green belt to outdoor enthusiasts, residents close by in their backyards. |
• This area provides an amazing greenbelt to the residents living next to the parcel.
• But the main concern is that there are no utilities available at a reasonable cost to this parcel. All homes on the South side of Glacier creek are on individual water wells. There is no public water supply. The homes next to this parcel are downhill and there is a huge concern that if any development is done that it could deplete the water supply to these homes. My home for example.
• The other concern is a large development would exceed the capacity of the our current AWWU sewage treatment facility and it would need to be expanded at the cost to tax payers.

So I oppose the disposal of this parcel to residential or commercial housing/development. The utility costs and impacts do not justify this type of development. I propose designating this parcel to Green belt or natural space and making it unavailable for disposal to any residential or commercial development.

4.27 Joan Lower

We live at RAMSTAD LT 12A. We also own a cabin on an adjacent lot, US SURVEY 3043 LT 2 OF LT 11 T10N R2E SEC 18. HLB Parcel 6-040 is adjacent to both of our properties.

If HLB Parcel 6-040 is to be developed, a minimum 100 ft buffer would be required between the existing properties along the Alyeska Hwy (such as our two lots) and the new development.

If the existing sewer line were to be continued on behind our cabin, and not diverted, our well and the building itself would be too close to the sewer line. This is probably the case for many of the other property owners along the Alyeska Hwy.

If the access road into HLB Parcel 6-040 (with sewer line) is to be put in without the minimum 100 ft buffer, the setbacks for our existing cabin on US SURVEY 3043 LT 2 OF LT 11 T10N R2E SEC 18 will be non-compliant.

Thank you.
4.28 Girdwood Land Trust | Girdwood Community Land Trust respectfully requests a reference within the 5 year plan listed as a Potential Project. Please consider this formal notice that an application is forthcoming. Attached are 23 letters of support collected for the appendix section of the 5 year plan draft, and more are expected. Girdwood Community Land Trust Expanded Application Comments and Public Comments

1. Size and area requested:
   - HLB Parcel 6-016: 12 of the 22.5-acre parcel
   - HLB Parcel 6-011: 28 of the 404.7-acre parcel
   - HLB Parcel 6-076: 54.5 of the 441.7-acre parcel
   - HLB Parcel 6-017: 11.6 of the 515.75-acre parcel for access easements

2. Narrative explanation, noting date(s) of proposed use, construction schedule (if applicable, proposed improvements, etc.):
   a. 6-076 – Commercial opportunities for local businesses to build and develop, Should Girdwood Parks and Rec want to maintain a portion for Disk Golf is agreeable. Open to discussion to re-route into unusable flood plain and create better flow to Disk Golf course in general. Agree to what community prefers by vote at Land Use regarding this topic.
   b. 0-016 – Girdwood Institutions and Parks parcel to be utilized for community gardens, greenhouses, plan for possible Recreation Center and/or Childcare facility. Single Family Housing if allowable. Shows as allowable on portions of the lot on 1995 Girdwood Area Plan.
   c. 6-011 – Residential Property – Plan and develop single family detached housing at reasonable price points for Girdwood’s

Adding this project to the 5-Year Plan is premature at this time. A formal application would be a more appropriate venue.
3. Explain why this request should be approved by the Heritage Land Bank Advisory Commission
   a. Girdwood is struggling to find the land resources they need for a vibrant and balanced economy and community. Examples such as Prop 10 bond failure for a new Little Bears facility to rebuild on existing location are but one example. Little Bears does not own land for which to build a new facility privately, off municipal land, nor has any lots been marketed for purchase which would meet the needs of this nonprofit with a 40 year history serving Girdwood families. The housing demand is extreme with limited inventory and much of the workforce being priced out. This has been discussed endlessly at Girdwood’s Housing Working Group, which is an adhoc committee and housing does not fall under one of the Girdwood Board of Supervisors (GBOS) defined powers. Multiple presentations have occurred at Girdwood Housing Working Group, Girdwood Land Use and Girdwood Board of Supervisors on Girdwood CLT concept and plan, occurring over a 1 year span.
   b. Girdwood had strong support for an Indoor Recreational Facility at Imagine!Girdwood presentation and community outreach surveys. This effort has been ongoing for possibly a decade or more. One of the reasons it has not move forward is the planning required and a given timeline of development completion. There are examples where Girdwood non-profits spent tens of thousands of dollars in planning, only for the plat to expire and their investment and time wasted. This is one of the primary reasons we feel it is important to gain full site control, so that planning can be done on a schedule that works for our community and development taken in phases worked on and
agreed upon at a local level through the correct approval processes.

c. Heritage Land Bank holds over 5000 acres in Girdwood. Private owners share 300 acres combined. We are told that maybe only 150 acres are developable from within Girdwood HLB inventory. We believe 1% of the holdings to directly benefit Girdwood is not an audacious ask. We are firm believers that if and when development occurs, Girdwood should be in the driver’s seat and have a direct economic benefit.

d. Girdwood Community Land Trust intends to keep trails in their current locations. For 6-011, we intend to classify the space to the right of the access road, down to the river, as community space. Development would occur to the left of the access road, seeking to avoid development in eyeshot of where the trail veers closer to the access road.

e. In November 2019 Housing Committee, the CLT presentation was shown to a group of 20 people, the highest attendance of such meeting. 18 letters of support were collected at the meeting.

f. At the end of 2019, the community was asked to comment on if they supported a Community Land Trust. 78 respondents replied. 69 Respondents were favorable with 9 not in favor. Of those in favor, when asked how many acres should be requested, 52 responded with an average of 762 Acres. The 54 acre ask is well under the average and is equitable for Girdwood to control this small portion of land, with 2/3 remaining developable land still in HLB’s inventory.

g. Right now, the municipality has not expressed a need for this land and it sits vacant. Once developed, the private property structures will be taxable and contribute toward the area wide tax, a
municipal-wide benefit to all citizens of Anchorage.

h. As residents of Girdwood, we are also Anchorage citizens and this utilization of this land will extend beyond the tenants who use the land. Many Girdwood business owners have participated in Girdwood’s Housing Working Group and expressed the difficulty their employees have in finding housing, so this will help Girdwood’s businesses and their employees stabilize and prosper. Girdwood is an economic engine for the state and a major tourism destination. If we can not house our workforce, our community will not be sustainable. Workers will need (and already do) come from Anchorage, traveling on one of the most dangerous highways in the nation. Avoiding commuting for Girdwood’s workforce will lessen traffic on a highway that has seen 5-7% increased travel over the past 5 years. Housing is an issue within the Anchorage bowl and this will help work toward alleviating the area wide crisis, by allowing local organizations the ability to help solve the issue. Community land trusts can be as small as a street, and this tool could be utilized by HLB as a working example in other parts of Anchorage.

i. It is clear that the majority of Girdwood residents feel that local land management is important, so this transfer of land would also give an impression that the Municipality can provide meaningful contributions to our community, keep Girdwood residents happy and feeling as though their needs are being met.

4. Is this request consistent with the current approved HLB Work Plan?
   a. Yes.
   b. If ‘yes,’ please note the page(s) in which the parcel is/are referenced: 6-076 – page 10; 6-016 & 6-011 – page 23

5. Is this request consistent with the affected region’s comprehensive plan and other adopted municipal plans?
a. Yes, to our knowledge.
b. If ‘yes,’ please note the plan title(s) and page(s) in which the subject parcel(s) is/are referenced: Yes, the maps from the existing Girdwood Area Plan show: 6-076 for Commercial Purposes, Portion of 6-016 for Girdwood Institutions and Single Family Development, Portion of 6-011 for Single Family Development.

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<td>4.29</td>
<td>Deb Essex</td>
<td>Does not support HLB Parcel 6-011 residential development, but supports trail development. The infrastructure is costly and which will mean high-end homes, contrary to affordable housing projects. Helicopter access at the airport would be more dangerous with residential development. The current Plan includes recreation area on the east side. Recreational access off Arlberg Ave. parking is already overflowing. Supports additional parking areas to access trails.</td>
<td>See Response 4.25.</td>
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<td>4.30</td>
<td>Peter Zaugg</td>
<td>Strongly supports interconnected trails. Concerned for environmental damage of winter trails used in the summer, for example the muskeg damage becomes dangerous. Agrees with both Paul Crews and Deb Essex regarding HLB Parcel 6-011.</td>
<td>See Responses 4.12 &amp; 4.25.</td>
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**Overall Comments not specific to Chapter**

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<tr>
<td>Julie Raymond-Yakoubian</td>
<td>I recommend that a discussion of historic and cultural resources be added to this document, perhaps in “Chapter 1”. This discussion should acknowledge the Municipality of Anchorage Historic Preservation Commission (HPC), AO § 4.60.030, and the need for HLB to consult with the HPC on projects that involve the development (construction, easements, leases, etc.) or sale of lands which are known to or which may contain historic or cultural resources. This information and</td>
<td>The correction to the title “Historic Preservation Officer” has been made. The HPO is notified of all potential disposals through the agency review process. It is expected that the HPO will keep the HPC apprised of any relevant</td>
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### APPENDIX F

Response to Public and Community Council Comments on the  
2021 Annual Work Program & 2022-2026 Five-Year Management Plan

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<th>A</th>
<th>Discussion should also be added to the HLB Policies (included in your document as Appendix B). You previously responded to this comment by saying “Prior to disposal, an agency review is accomplished. The municipal Historic Preservation Manager is part of that review process.” There is no such thing as a ‘Historic Preservation Manager’ – the Muni has a ‘Historic Preservation Officer’. Since serving as a Commissioner on the Muni Historic Preservation Commission, I don’t believe that the HPC has ever seen an HLB project come before us during my tenure (despite all of the disposals, leases, etc. that HLB regularly reports on) – so clearly this process is not happening. Finally, your previous response does not address the request to simply include the information about consulting with HPC in relevant HLB documents. Doing so will make your document more comprehensive for the public.</th>
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| B | Julie Raymond-Yakoubian  
I recommend that this Plan be explicit about the responsibilities of entities granted easements and that this Plan discuss what the repercussions are for not following conditions or specifications approved by the HLB (for example, any damage or over-clearing must be repaired and/or that such bodies will not be granted additional easements, etc.) |  
See response to comment C. |
| C | Julie Raymond-Yakoubian  
That considerations for granting easements should take into account the potential for that easement to damage existing resources, as well as cumulative impacts. For example, the construction of the 5K Nordic Loop significantly degraded the viewshed and quality of the nearby world-class Winner Creek Trail experience. Additional mountain bike trails are also proposed in the 5K Nordic Loop area of the valley. The cumulative impacts of all of this existing and proposed trail development must be considered by the HLB when approving new activities. |  
HLB has adopted a policy to grant easements that is quite different than those previously employed. Now, applicants are granted temporary construction permits (TCP) that are closely monitored. Easements are only issued upon fulfillment of all requirements of the TCP. |
### D

**Julie Raymond-Yakoubian**

I would like to see a discussion in the document (in terms of future potential projects starting this year and moving out into the future) about the creation of a system of protected natural spaces in Girdwood. This should be listed amongst any potential projects, as it is a proposal that has already been presented to HLB Commissioners and Staff as well as to the public in Girdwood; additionally, it is a noted desire in our old Area Plan, and was a significant community finding in the ongoing development of our current Area Plan as well.

See Response 3.1. Revise Chapter 3 2021 Projects and Chapter 4 2022-2026 Projects: “Work with the Girdwood community and stakeholder groups including Girdwild, in accordance with the Imagine! Girdwood Area Plan and the Girdwood Trails Plan, to identify priority natural areas for protection, which may include limited primitive trail development for educational and recreational purposes. Girdwood is home to the northernmost temperate rainforest in America, and HLB owns parcels important to that ecosystem. Deliberate protection of those resources will be considered in collaboration with conservation experts with measurable public input and equity for all affected Municipality citizen groups.”

### E

**Julie Raymond-Yakoubian**

I also wanted to make a broader HLB-related comment. As a frequent participant in Girdwood community meetings and bodies, the recent visibility of HLB at those meetings has been very welcome, beneficial to our community and our processes, and I hope that it will continue.

Staff appreciate this validation of HLB’s attempt to provide accurate, timely information to the community by staying
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<tr>
<td>Christina Hendrickson</td>
<td>Fees. In reviewing the fee list, I want to thank HLB for its commitment to provide access to Girdwood residents and visitors via entities who lease the following areas at no cost: • Hand Tram • Girdwood Mountain Bike Association trail network • Girdwood Nordic Ski Club trail network • Iditarod National Historic Trail • Park and Ride parking lot • Girdwood Volunteer Fire Department equipment storage • Frisbee golf course As a former Girdwood Board of Supervisor (GBOS) and full-time resident who benefits from our local, year-round road maintenance, thank you for the nominal fee charged for our equipment and materials storage in Girdwood Industrial Park (GIP).</td>
<td>Concur. Thank you.</td>
</tr>
<tr>
<td>G.</td>
<td>Planning. Having HLB representation at Girdwood’s many meetings is welcome. Expertise in real estate, code, geospatial resources, and data helps facilitate better solutions to the expressed needs in land use, housing, trails, and governance.</td>
<td>Staff appreciate this validation of HLB’s attempt to provide accurate, timely information to the community by staying involved in all relevant meetings and processes.</td>
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<tr>
<td>H</td>
<td>TCC</td>
<td>Concur and thank you.</td>
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<tr>
<td>I</td>
<td>Briana Sullivan</td>
<td>Thank you. This falls outside of the mission of HLB.</td>
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<td>receptacle. Appalling is the only word I can come up with, to describe our trailheads here in Girdwood, an almost-hour drive from anywhere in Alaska. Alaska is unfortunately, grossly far behind in maintaining clean spaces near bathroom stops along our very few highways. How many people stop at a rest stop to actually let their dog out for a walk and ----?</td>
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<tr>
<td><strong>J</strong></td>
<td>As a full time Girdwood resident, I am strongly in favor of some land being managed locally in Girdwood for community and economic development purposes. The land bank is not meant to act as a developer and HLB has the resources to alleviate some of the hurdles we are currently facing in a variety of ways. I sincerely hope that Heritage Land Bank can find common ground and partnership with Girdwood Community Land Trust and push forward for a stronger Girdwood, with an area wide municipal benefit, and together strengthen the relationship between Girdwood and HLB. The basis of GCLT’s request is as follows: Reference from Heritage Land Bank Policies which state: &quot;C. Disposals to Non-Profit Agencies. The HLB may lease or sell HLB land non-competitively, where the lessee or purchaser is a non-profit or governmental agency, for less than its appraised fair market value, if the projected municipal benefits are found by the Mayor and the Assembly to be in the best interest of the Municipality. A $500 administrative fee shall apply for processing non-competitive or less than fair market value disposals to non-profit agencies or groups. Other non-competitive disposals include: 1. Exchanges – HLB may conduct an equal value land exchange for other land on at least an equal value basis plus $500 administrative fee (AMC § 25.40.025E). Appendix B - 10 - 2. Easements – Easements are awarded non-competitively for a one-time fee equal to the fair market value of the easement interest to be conveyed; a $500 administrative fee shall be paid by the requestor.&quot; CODE: Thank you. See response 4.28</td>
<td></td>
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</table>
25.40.025 - Heritage Land Bank disposals.

H. In order to assist development that will provide public benefits and notwithstanding any other provision of this section, Heritage Land Bank land may be disposed of by lease, sale or other disposition, for the purpose of facilitating a specific project. The project shall provide public benefits. In addition to and consistent with the applicable requirements of titles 21, 23 and 24 of this Code, the disposition shall include additional requirements and conditions to insure the proper development and completion of the project in the public interest. Disposals pursuant to this subsection shall be through requests for proposals or through invitations to bid. The disposition of property pursuant to this subsection may be for less than fair market value or less than fair market rental rate. However, the Heritage Land Bank shall, for informational purposes only:

1. Provide a descriptive summary of the public benefits expected from the project; and

2. Obtain an appraisal of the value of the property, determined by a certified real estate appraiser, if it were disposed of without the development requirements imposed pursuant to this subsection. Assembly approval of a disposition under this subsection shall include a finding that the disposition provides public benefits.

3. A summary listing and description of estimated economic and non-economic benefits and costs associated with the project. This summary should be succinct, concise, and quantified where appropriate, and should not exceed two pages in length.

| K | Brendan Raymond-Yakoubian | Supports all trails, including primitive trails and natural spaces. Also supports ski and mountain bike trails, and encourages the adoption of something for everyone – diverse uses for all users. | Concur and thank you. |
ANCHORAGE, ALASKA  
AR No. 2021-25  

A RESOLUTION APPROVING THE HERITAGE LAND BANK 2021 ANNUAL WORK PROGRAM AND 2022-2026 FIVE-YEAR MANAGEMENT PLAN.

WHEREAS, pursuant to AMC 25.40.010, it is the mission of the Heritage Land Bank (HLB) 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 25.40.020B, the HLB Advisory Commission (HLBAC), following public notice and hearing, shall recommend and submit for Assembly approval an Annual Work Program, and a Five-Year HLB Management Plan (Plan) not less than once every five years, that identifies proposed land acquisition, management, transfer, inventory and disposal objectives; and

WHEREAS, HLBAC held a public hearing on December 11, 2020 and approved HLBAC Resolution 2020-08 recommending Assembly approval of the Plan; now, therefore,

THE ANCHORAGE ASSEMBLY HEREBY RESOLVES:

Section 1: The HLB 2021 Annual Work Program and 2022-2026 Five-Year Management Plan is hereby approved.

Section 2: This Resolution shall take effect immediately upon approval by the Assembly.

PASSED AND APPROVED this 23rd day of February, 2021.

Chair

ATTEST:

Municipal Clerk
MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

No. AM 63-2021

Meeting Date: January 26, 2021

FROM: MAYOR

SUBJECT: A RESOLUTION APPROVING THE HERITAGE LAND BANK 2021 ANNUAL WORK PROGRAM AND 2022-2026 FIVE-YEAR MANAGEMENT PLAN.

The administration forwards for your consideration a Resolution approving the proposed Heritage Land Bank (HLB) 2021 Annual Work Program and 2022-2026 Five-Year Management Plan (Plan). Pursuant to AMC 25.40.020B, the HLB shall submit and the HLB Advisory Commission (HLBAC) shall recommend for Assembly approval an Annual Work Program, and a Plan not less than once every five (5) years. This Plan serves as a set of guidelines and proposed activities to accomplish the purpose and mission of HLB. The Plan is subordinate to and must comply with all Assembly approved regional and comprehensive plans.

The Plan includes details regarding HLB proposed land acquisitions, inventory, management, transfers and disposal activities, including revenues and expenditures of the HLB Fund.

AMC 25.40.020B also requires public notice of not less than forty-five (45) days prior to a public hearing by the HLBAC on the Plan. On October 23, 2020, the draft Plan was publicly noticed online and made available for download and sent to all relevant municipal agencies, the Federation of Community Councils, all Community Councils, and the Assembly for review and comment. On December 10, 2020, HLBAC conducted a public hearing and approved HLBAC Resolution 2020-08 recommending Assembly approval of the Plan. The HLB requests your favorable consideration.

Prepared By: Real Estate Department/Heritage Land Bank
Approved: Robin E. Ward, Real Estate Director
Concur: Christopher M. Schutte, OECD Director
Concur: Anna C. Henderson, Municipal Manager
Respectfully submitted: Austin Quinn-Davidson, Acting Mayor

Attachment:
2021 HLB Annual Work Program and 2022-2026 Five-Year Management Plan