

## Status of Proposed Development Projects in Girdwood

*Updated 9/13/2024*

Description	Location	Developer	Status	Link	Public Comments or Hearing	MOA Process
Holtan Hills	North of Girdwood School	CY Investments	Platting complete and land transferred. Initial clearing for ground study. No HLB consultant was selected from either RFP.		Community meeting before application. No date scheduled yet.	Expecting Conditional Use / Planned Unit Development application in Fall/Winter 2024
Alyeska Village	Alyeska Resort	Pomeroy	Approved Area Master Plan and Phase 1 Development Master Plan. Clearing in progress.		Future HLB Advisory Commission and Assembly for land transfer	Land transfer for phase 4 will need to go before HLBAC and be approved by Assembly. DMP for phases 2, 3 & 4 will require PZC public hearing
Remote Avalance Mitigation storage & heliport	Old Gravel Pit @ Seward MP89	AK DOT	Initial community meeting. Original plan for CUP has changed to a re-zone. May delay until adoption of new Comprehensive Plan to avoid extra step.		Future Planning & Zoning Hearing	No municipal planning application yet. Expecting re-zoning application in Fall 2024
ENSTAR gasline	Between wastewater plant and Virgin Creek Drive	ENSTAR	DNR issued permit for Section Line Easement. Currently in window for appeal.		Possible presentation by Enstar?	No MOA involvement
Hotel & Retail Store	Off Alyeska Hwy behind Brewery	Glacier View LLC (Tim Cabana)	ACE Permit POA-2023-00206 & state DEC permit issued		None	No municipal planning application yet
Multifamily Housing	Off Alyeska Hwy east of bridge	Glacier View LLC (Tim Cabana)	ACE Permit POA-2023-00206 & state DEC permit issued. Lots now listed for sale.		None	MOA permits 21-005 and 22-001
Lodge and associated facilities	Girdwood Airport	Glacier Valley Lodge LLC	Lease of land only approved by AK DOT on April 8, 2024 subject to several provisions. Construction will require separate Airport Building Permit.		Requires several planning applications	AK DOT state that development on state airport land is not subject to MOA Land Use requirements. The MOA disagrees.
Dimensional Variance	Higher Terrace	Casey & Kirsten Brogan	Remodel of existing cabin within front setback & stream setback		Zoning Board of Examiners on 10/10	Planning application 2024-0091
Underground utility variance	Aspen Mountain Rd	Ellen Donohue	Variance due to high cost of underground utility under Alyeska Creek. Approved on 9/13		None	Planning application 2024-0101. Administrative process only
Dimensional Variance	Fernie Loop	Christopher Miller	Minor dimensional variance (1.2" into setback). Approved on 6/25		None	Planning application 2024-0085. Administrative process only
Alyeska-Seward Highway Intersection	Alyeska-Seward Hwy junction	AK DOT	Initial concept design. CSS approved by MOA. On hold awaiting future funding (STIP anticipates 2029 or later)		None	Using Context Sensitive Solution (CSS) process

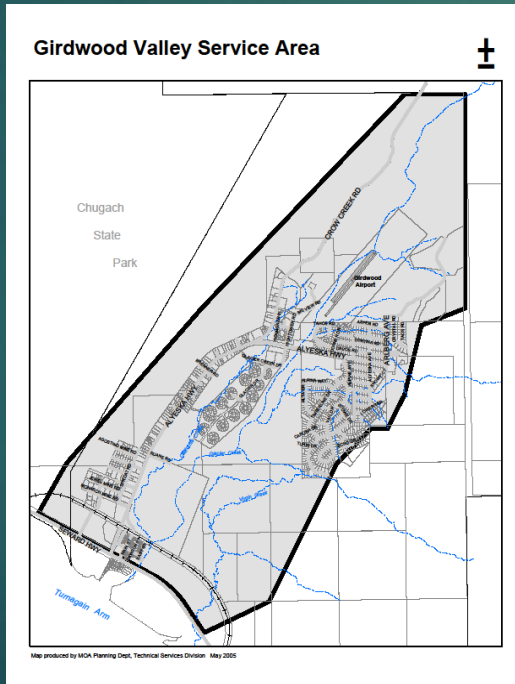
# Girdwood Fire 2024

Responded: 445 incidents

Firefighter injuries: 0/445

Protection Area Value: \$857,073,951      ISO Rating 2/4

Fire Loss (5 incidents) Property (\$262,500), Contents (\$72,000) (within Service Area)





# 2024 HIGHLIGHTS



- ▶ Firefighter 1/HMO Class (federal grant)
- ▶ New Boat 41 (fundraised, SOA code blue grant)
- ▶ Medic Units (New chassis, refurb box)
- ▶ REMS Class –rope systems (first in Alaska)
- ▶ AEMT
- ▶ Wildfire Mitigation Day in partnership with Chugach Electric, Forestry, Parks and Rec and AK Wildlife Center

# Girdwood Fire January Incidents

Responded: 27 incidents

EMS Calls: 13, 9 patients transported

Vehicle Accidents: 7, 9 patients transported

Lift Assist: 1

Commercial Fire Alarm: 2

Powerlines Down/Trees Down: 3

Mobile Crisis Team to Girdwood: 1

Girdwood Area Command Activation- Monitoring Stage: 1 (Severe weather-flood planning stage criteria met)

**Notable: Highway Accidents: commercial vehicles involved and passenger vehicles not stopping at road closures.**

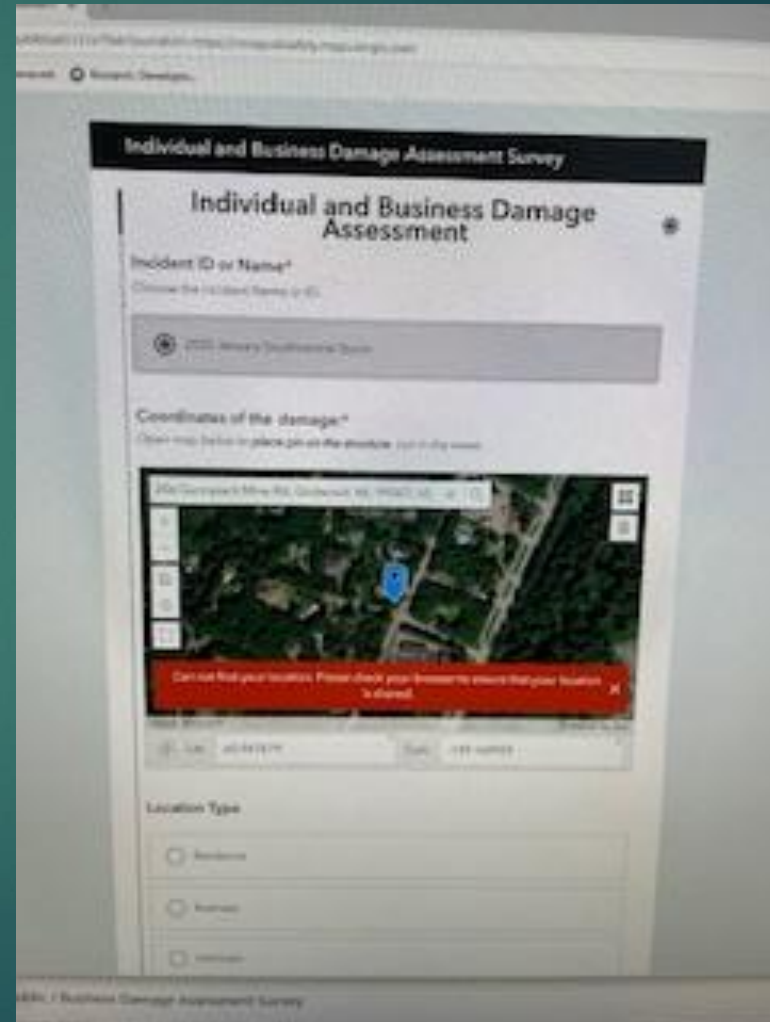


# Girdwood residents need to report storm damage assessment



- ▶ [Individual and Business Assessment Survey](#)

278 responses, nothing from Girdwood



Whittier Public Safety Statistic – Girdwood ONLY

2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Traffic/DUI/Parking	29	22	35	61	53	64	71	61	34	36	32	59
Security Checks	143	113	164	129	144	108	188	199	182	209	197	213
Suspicious Activities	5	1	1	10	7	4	4	9	4	3	1	8
Property Crimes (Theft / Vandalism)	1	3	7	5	7	10	8	7	6	3	4	7
Assault / Disorderly Conduct	12	3	9	18	9	8	11	11	8	4	10	13
Drug Problems (Sales/Possession)								1				
Civil Problems / Citizen Assists	7	7	4	8	6	10	20	13	12	3	5	12
Welfare Checks / Alarm Calls	8	11	7	8	10	12	16	12	9	10	10	9
Animal Control / Wildlife Calls		1	2	1		3	3	2	1	1		3
Agency Assist	3	2	1	5	6	9	8	5	3	4	2	6
Other	5	2	6	16	12	10	11	4	5	3	6	13
Monthly Sub Total:	213	165	236	261	254	238	340	324	264	276	267	343
Running Annual Total	213	378	614	875	1129	1367	1707	2031	2295	2571	2838	3181
	<i>*Unclassified Calls are those that were either created in error or did not fall into standard statistical categories.</i>									Unclassified CFS	41	
										Grand Total:	3222	

# MUNICIPALITY OF ANCHORAGE GIRDWOOD ROADS, FACILITIES, PARKS & RECREATION



**7DATE:** January 27, 2025  
**TO:** Girdwood Board of Supervisors  
**FROM:** Kyle Kelley, Girdwood Service Area Manager & Margaret Tyler, Parks and Recreation  
**SUBJECT:** Roads, Facility, Cemetery & P & R Monthly Report

Endless October weather continues into January. South end of the Beaver Pond Trail is closed due to impassable trail and potential for continued erosion of hillside above the trail. Crow Creek Road trailhead is open for out-and-back use. Another storm with heavy rain and wind is predicted this weekend. Trail users should use caution during this continuing dynamic weather cycle.

Thank you to all of the volunteers who have been pitching in to clear downed trees following the windstorm. Before heading out, make sure that you have a 2025 liability waiver on file with the Parks and Rec office and check in with Kyle to coordinate efforts. Mutt Mitts, trash and park sweep will be handled by year round staff for the winter. If you see anything that needs attention, please contact Kyle [kellekyl@muni.org](mailto:kellekyl@muni.org) or Margaret [tylerms@muni.org](mailto:tylerms@muni.org).



GVSA parks/rec projects slated for 2025 are:

- Bridge replacement over California Creek adjacent to Town Square park/Crow Creek Road funded by private donation.
- Suspension bridge to replace the Hand Tram funded by a variety of sources.
- Tread and drainage work on the Middle Iditarod National Historic Trail between the school and USFS Boundary co-funded by GVSA and RTP Grant
- Construction of a pavilion in Lions Club Park, cofounded by GVSA, Lions Club, private donations and LWCF grant.

**Trails:** Trails Committee is working on updating the winter map and Girdwood Trails Management Plan.

### **Parks & Amenities:**

- *Campground:* Tent campground Closed.
- *Annual Beautification:* Cleanup complete.
- *Playground:* Open.
- *Lions Club Park:* Working on pavilion, see Grants, below
- *Disc golf:* Open.
- *Library/Community Center:* Library is open TUE-SAT 10-6
- *Tennis Courts:* Wind screens and nets are down for winter.
- *Soccer field:* Closed

- *Sladen J Mohl Ball Field*: Closed
- *Skate Park*: Closed

Reminder: No dogs on the baseball field, playground, tennis courts, and skate park.

**GBOS Non-profit Grants:** 2024 grant reports have been provided to grantees. 2025 grant budget revision forms have been provided to grantees. Both are due in Jan/Feb 2025.

**Other Grants:**

Land and Water Conservation Fund (LWCF) Grant –GVSA attended info session on LWCF in preparation to work on the grant for the Lions Club Park Pavilion. Match is 1:1. LWCF grant request is \$103,737.00 for a project costing \$207,474.00. This project has been accepted by the National Park Service and may begin in the next construction season, grant must be wrapped up by 2027.

Recreational Trails Program Grant (RTP): GVSA/GTC opted not to apply for 2025 RTP grant due to a number of factors, including the anticipated steel package unlikely to meet Federal Buy American Steel waiver. In 2024 GTC/GVSA was awarded RTP funding for the Middle Iditarod National Historic Trail, match is 90:10 with match coming from GTC and MOA funds. RTP grant request is \$179,745.00, match is \$19,970.00 for a project costing \$199,715.00. This project was delayed in contracting in 2024. SOA is now completing the contracting phase, project will begin in spring 2025.

Rasmuson Foundation: GVSA received \$250,000 Tier 2 Grant to assist with construction of the suspension bridge to replace the decommissioned hand tram.

National Forest Foundation: GVSA has completed application through the National Forest Foundation of approximately \$220,000 for the bridge to replace the hand tram.

Alaska Community Foundation: Girdwood Parks and Rec received \$2032 Anchorage Trail Care Fund grant for trail tools. Grant is now closed.

**Social Media & Websites:** GBOS, committee and sub-committee meetings are now available on a calendar view. Go to [www.muni.org/gbos/events](http://www.muni.org/gbos/events) and see what meetings are coming up! GBOS videos are on line! Follow the link on our website to our YouTube videos or copy this: <https://www.youtube.com/channel/UCOUIInprZEjhbpVPiJOIEA>

We are active on Facebook as Girdwood Board of Supervisors. GVSA Websites are:

- |  |  |
|--|--|
| GBOS: <a href="http://www.muni.org/gbos">www.muni.org/gbos</a>     | Cemetery: <a href="http://www.muni.org/gc">www.muni.org/gc</a>               |
| LUC: <a href="http://www.muni.org/gluc">www.muni.org/gluc</a>      | Parks and Rec: <a href="http://www.muni.org/gpr">www.muni.org/gpr</a> .      |
| GTC: <a href="http://www.muni.org/gtc">www.muni.org/gtc</a>        | Girdwood Trails Plan: <a href="http://www.muni.org/gtp">www.muni.org/gtp</a> |
| PSAC: <a href="http://www.muni.org/gpsac">www.muni.org/gpsac</a>   |  |
| GHEC:  |  |
| <a href="http://www.muni.org/gbos-ghec">www.muni.org/gbos-ghec</a> |  |

Links and info:

- Sen. Cathy Giessel’s weekly newsletter: [Signup Form \(constantcontactpages.com\)](http://constantcontactpages.com)  
 Information on the ASD activities is available here: [Anchorage School District / Anchorage School District Homepage \(asdk12.org\)](http://Anchorage School District / Anchorage School District Homepage (asdk12.org))  
 Anchorage Assembly: [Assembly Home](http://Assembly Home)  
 Heritage Land Bank information: [www.Muni.org/HLB](http://www.Muni.org/HLB)



## Roads

**Road Status:** The warm weather continues, and it's still not the type we particularly enjoy. The road crew has been sanding, peeling slush/ice, and limiting potholing on the semi-frozen roads. It was one of the wettest and warmest December and January in several years. The recent large rain and wind events had us on drainage management. Specific events produced over 5.5" of rain in under 30 hours and over 10" in a consecutive 7-day period in January. Most gravel roads of high traffic have lost their ice cap, so we, the crew, graded roads to address potholing. The entrance to Timberline to Alpina has taken this warm weather hard. Asphalt potholes continue to be fixed as they appear due to the wet weather. Another 200 tons of traction chips were purchased to reinforce the stockpile. We're hoping for a return to colder and snowy conditions for the roadways at some point this winter, but the crew is ready to tackle what is thrown at us. Project planning for 2025 is underway, and we are preparing for our procurement needs and have already been securing items for spring and summer projects.

### Major project updates:

Ruane road fish passage culvert replacement. We've located the funding for this project along with AWWU funding for Girdwood improvements being managed by the EPA. We have applied with the EPA to request the funds and coordinate that effort with AWWU. EPA has finished the NEPA review and EPA Grant Specialist still needs to complete their review before funding can be released to GVSA. The funding designated for the project is \$1.6 million, and it will require a 20% match.

The new fish culvert at Davos Road and Alyeska Creek has completed construction bidding, and the winner was Caliber Construction out of Anchorage. Depending on when the Assembly approves the bid and the lead time to get the new box culvert for the fish passage, the goal is to complete the project this summer/early fall, but it could be pushed to spring 2025.

### Expenses and Budget:

**Undesignated Fund Balance - Girdwood Service Area:** \$390,542.05 as of August 16, 2023.

**Girdwood Valley Service Area 2024 Mill Rate:** 5.36 of 6 mills

#### **Roads:** Road Expenditures by Month:

<u>Month</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
January	\$81,466.17	\$62,791.19	\$51,162.50
February	\$75,435.50	\$32,793.17	\$50,612.50
March	\$43,523.63*	\$45,857.72	\$96,425.00
April	\$18,723.00	\$31,161.25	\$60,296.50
May	\$68,628.00	\$34,288.75	\$33,003.75
Remaining Flood Repair	\$112,529.20		
June	\$1,682.40	\$20,791.25	\$35,861.50
July	\$1,818.35	\$173,075.00	\$7,143.75
August	\$3,500.00	\$146,100.00	\$51,086.42
September	\$33,872.25	\$22,991.00	\$9,553.75
October	\$105,700.00	\$10,090.50	\$20,370.00
November	\$35,353.73	\$55,686.25	\$16,982.50
<u>December</u>	<u>\$42,085.81</u>	<u>\$66,042.50</u>	<u>\$22,993.75</u>
Total thru December:	\$696,269.27	\$701,668.85	\$455,492.25

Public works operation 2024 budget expended for 2023: \$1,241,795.89 of \$1,509,392.00 =82%  
2024 Capital Roads Project fund available (406): \$1073.56  
2024 Davos Fish Culvert Project: \$894,164.16

**Parks:**

2024 Expended Budget: \$423,188.81 of \$515,546.00 =82%  
2024 Capital Park Project (406) Reserve Fund available: \$840,830.82  
2024 Winner Creek Trail Suspension Bridge funds = \$357,068.70  
2024 Winner Creek Trail Suspension State Grant Funds = \$1,200,000.00  
2024 Community Room Capital Reserve Fund (406): \$47,896.12

**Police:**

2024 Expended Budget: \$807,945.69 of \$811,334.00 = 99%

**Fire:**

2024 Expended Budget: \$1,266,975.37 of \$1,811,271.00 = 70%  
2024 Fire Undesignated Capital fund (406) = \$223,317.20

**Housing and Economic Fund:**

2024 Expended Budget: \$5,500.00 of \$50,000.00 = 8%

**Other:**

FEB 2025 GBOS Regular meeting will shift to Feb 24 to avoid Presidents Day holiday  
The MAR 2025 LUC meeting was shifted to March 17, and GBOS was shifted to March 24 to avoid a spring break conflict.

GBOS set a meeting for the 2024 end-of-year budget review. Usually, March timeframe.





## Girdwood Park Master Plan: Scope of Services

A Girdwood Park Master Plan is identified as a priority in the Girdwood Comprehensive Plan. Huddle AK (Huddle) will develop a Girdwood Park Master Plan that focuses on five (5) existing park areas:

1. Girdwood Park (Forest Fair Park)
2. Moose Meadows Park
3. Lions Club Park
4. Town Square Park
5. Park Reserve Greenbelts

Additionally, the plan process will consider lands currently in the HLB inventory, that might be appropriate to transfer to Girdwood Parks & Recreation.

### **TASK 1: GUIDE**

Huddle will maintain proactive lines of communication to control quality, cost, and schedule. Huddle will maintain regular contact with Girdwood P&R staff through scheduled project meetings, emails, phone calls, and status reports.

**Project Meetings:** The core team for the project will meet virtually every other week or as needed throughout the length of the project. Meetings will be brief and intended to keep the project on track. Additional project team and MOA staff will be invited as necessary.

Deliverables:

- Core team meeting logistics and scheduling including informal agendas, simple meeting summaries, and action items tracked. Assumes 2 per month for 12 months, 30 minutes each.

### **TASK 2: LISTEN & LEARN**

**Information Gathering:** Huddle will gather quantitative and qualitative information from public engagement, site analysis and research, MOA staff, and project stakeholders.

#### **Public Involvement Plan**

Huddle will develop and implement a public involvement plan memo to support the project. The public involvement plan will identify participants and stakeholders and include details of how Huddle will involve all stakeholders in this planning effort. The details of specific public and stakeholder engagement tools proposed are included throughout this scope of work.

Huddle Deliverables:

- Draft and Final Public Involvement Plan Memo

**Project Website:** Huddle will develop a stand-alone project website to share information about the project.

Deliverables:

- Develop and host a project website for 2 years.

- Develop content including project description, schedule, how to get involved, and relevant project documents.
- Update content monthly and/or at key milestones.

**Stakeholder Interviews:**

Huddle will conduct up to 8 individual or small group interviews with project stakeholders to gain greater knowledge and detail on the full spectrum of ideas and issues. Huddle will work with the MOA to identify the list of interviewees.

Deliverables:

- Pre-semi-structured list of questions to be used at all stakeholder interviews.
- Huddle will conduct up to 8, one-hour virtual or in-person.
- 8 meeting summaries.

**Community Survey:** To strengthen the project’s understanding of broad community opinions Huddle will develop a survey to be deployed via Survey Monkey that will assess community opinions and preferences. The survey will be advertised via a wide variety of platforms including community email lists, social media, and via newsletters of partner organizations.

Deliverables:

- Design and deploy stakeholder survey by an online survey platform.
- Advertise the survey community-wide.
- Analyze Stakeholder Survey Data.
- Simple Survey Report with key findings.

**Site Assessment & Analysis:** Huddle will prepare an inventory and site analysis of Girdwood Valley Service Area Park Land that will inform the public and all stakeholders and will guide the development of the Master Plan. Huddle will review and assess previous plans and policy documents that are relevant to developing the plan. Huddle will compile existing site conditions via a site visit, using GIS and other software, including but not limited to, topography, drainage, vegetation, wildlife, access, connections, planning context, land use, history, infrastructure, and natural environment. We will document existing recreational use and infrastructure. We will create base drawings and programming files based on existing files and imagery. The elements below will be included in the Site Assessment & Analysis for Girdwood Park, Moose Meadows Park, Lions Club Park, Town Square Park, and Park Reserve Greenbelts:

- **Park Context:** Huddle will conduct background research and document the findings. This research includes a review of all relevant plans, developing an understanding of the history of the park property and the park’s context within the neighborhood and broader community. Huddle will document the current park uses and level of service provided by the park.
- **Aerial Map:** Huddle will create an aerial-based map to support public involvement and site analysis.
- **Site Inventory and Analysis:** Huddle will examine and document the full range of resources and existing site conditions, including but not limited to vegetation, wetlands, floodplains, streams, drainage, topography, soils, utilities, easements, access points, circulation patterns, wildlife, and water quality.

- **Issues and Concerns:** Huddle will identify and document any issues and concerns. This task will be informed by meetings and interviews identified in the public involvement plan, as well as the site inventory and analysis process.
- **Opportunities and Constraints:** Huddle will assess and document opportunities and constraints for Girdwood Park Land. This task will be informed by meetings and interviews identified in the public involvement plan with additional information from the site analysis.

The Site Assessment & Analysis will also include an inventory of potential future park land in Girdwood that is identified during the public involvement process and other analysis. The inventory will give general suitability of future park land.

Huddle Deliverables:

- Site Assessment & Analysis Memo: Summary of the site and information gathered and analyzed during site analysis. The document will use a combination of written narrative, photographs, graphics, and mapping to present information.
- Future Park Land Inventory

Provided by the Municipality of Anchorage:

- The Municipality will supply available information as needed, including digital data, aerial photography (2024 imagery), area characteristics (wetlands, topography, surficial geology, surface waters, floodplains, and wildlife habitat, major utilities, traffic count data, and other relevant information that is current and available. Other data, such as soil and aircraft-related noise contours, may be available from municipal and non-municipal sources.

**Girdwood Park Plan Advisory Group:** Huddle and MOA staff will build an advisory group of seven (7) to nine (9) members, including key parks and trail user groups, partner organizations, partner agencies, and community leaders. This group will interact with the MOA and the project team at various project milestones to foster meaningful collaboration and cultivate plan consensus.

Deliverables:

- Four (4) advisory group meetings:
  - Advisory Group Meeting 1: Scheduled during the LISTEN & LEARN task as the team is preparing the Site Assessment & Analysis Memo. The goal of this meeting will be to discuss existing conditions, begin brainstorming schematic designs, but also develop visions and goals for the Girdwood Park Plan.
  - Advisory Group Meeting 2: Scheduled during the ENVISION task (detailed later). This meeting would be used to share the vision and goals, have the group give feedback on schematic design alternatives, and receive feedback on the inventory of potential new park land.
  - Advisory Group Meeting 3: Scheduled during the SHARE task (detailed later). This meeting would be used to share and gather feedback on the Draft Master Plan.
  - Advisory Group Meeting 4: Also scheduled during the SHARE task. This meeting will be focused on discussing the comments received during the public comment period.
- Meeting graphics and presentation materials.
- All meeting logistics, agendas, meeting materials, and meeting summaries.

**Public Workshops:** Public workshops are intended to communicate and share project information at significant milestones with a larger group of Girdwood residents. Huddle will implement two (2) public workshops during the project.

- The first public workshop will be scheduled during the LISTEN & LEARN phase and will be implemented as a workshop-style event.
- Public Workshop #2 will occur during the ENVISION phase. This meeting would be used to share the vision and goals, have the group give feedback on schematic design alternatives, and receive feedback on the inventory of potential new park land.

Deliverables:

- Preparation, organization, and staffing (up to 3 Huddle individuals) for two (2) public workshops (one during LISTEN & LEARN, one during ENVISION).
- Meeting graphics and presentation materials.
- Two (2) Workshop Summary Reports, one for each meeting.

### **TASK 3: ENVISION**

The ENVISION phase will be largely guided by the assessment and community input gathered during the LISTEN & LEARN phase. First, Huddle, in collaboration with Girdwood staff, will develop schematic design alternatives for Girdwood Parks based on what we learned. Then Huddle will implement Advisory Group Meeting #2 and Public Workshop #2 for to receive feedback. Then Huddle will host a 2–4-hour core-team design charette to flush out ideas. Throughout this phase we anticipate continued coordination with MOA, organizations, and agencies as ideas begin to form and take shape and details need to be worked out.

At the end of the ENVISION phase, Huddle will submit a preliminary Draft Master Plan to MOA staff for initial review. We will revise based on comments received and submit the Draft Master Plan to carry into the SHARE phase for public review. Using findings and conclusions from the LISTEN & LEARN and ENVISION phases, Huddle will draft the components for the Girdwood Park Master Plan. The organization and specifics of these components may be adjusted during plan development; however, at a minimum, they will include the following general information:

- **Introduction**
- **History of the parks:** As identified in LISTEN & LEARN
- **Relevance of other planning documents:** As identified in LISTEN & LEARN
- **Description of the planning and approval process**
- **Issues and Opportunities:** As identified in LISTEN & LEARN
- **Existing Conditions:** As identified in LISTEN & LEARN
- **Site Analysis:** As identified in LISTEN & LEARN
- **Vision:** A description of the community’s vision and goals as identified in LISTEN & LEARN
- **Preferred Schematic Park Design Alternatives:** As identified in ENVISION
- **Inventory of Potential Future Park Land:** Including the process to transfer management authority to Girdwood Parks
- **Implementation Plan:** This section will provide an action plan for the implementation of the Girdwood Park Master Plan. It may be integrated into the various plan elements or provided as a separate chapter in the Master Plan. The implementation plan will include a timeline, planning

level cost estimates, and a prioritized list of improvements to guide future investment and development. The plan should also identify potential funding sources as well as project partners.

- **Appendices:** This section will include items not included in the plan but relevant to the plan and planning process. Potential examples include: meeting minutes, results from public involvement exercises, public comments, etc.

Deliverables:

- Develop preliminary schematic designs based on LEARN & LISTEN phase.
- Advisory Group Meeting #2 (deliverables described in LISTEN & LEARN task)
- Public Workshop #2 (deliverables described in LISTEN & LEARN task)
- 2-4-hour design charette with core team.
- Preliminary Submittal of Public Review Draft Master Plan for review by MOA.
- Revised Public Review Draft Master Plan to carry into the SHARE phase.

#### **TASK 4: SHARE**

- Huddle will work with the MOA to share the Draft Master Plan to project stakeholders for review and comment. Huddle will present the Draft Master Plan to a joint meeting of GBOS and the LUC. This presentation to the public will initiate the public review comment period for the Master Plan. Huddle will collect all public comments. Huddle will document all comments received as part of the public record from agencies, organizations, other MOA departments, and the public in a comment/response summary report. From all the feedback received, Huddle will develop the Girdwood Park Master Plan – Public Hearing Draft.

Deliverables:

- Advisory Group Meeting #3 (deliverables described in LISTEN & LEARN task)
- Advisory Group Meeting #4 (deliverables described in LISTEN & LEARN task)
- Presentation at Joint GBOS/LUC meeting
- Public and Agency Comment/Response Report
- Girdwood Park Master Plan – Public Hearing Draft

#### **TASK 5: APPROVE**

Huddle will collaborate with MOA staff to present the Draft Master Plan to the Girdwood Land Use Committee and the Girdwood Board of Supervisors for approval. After the GBOS/LUC meeting, Huddle will complete the Planning and Zoning Commission process for Master Plan Approval. After the P&R Commission and Planning and Zoning Commission reviews Huddle will update the draft documents and submit the Final Master Plan Document.

Deliverables:

- Planning and Zoning Commission Application (fees provided by Girdwood Parks & Recreation)
- Planning & Zoning Commission Work Session
- Planning & Zoning Commission Public Hearing
- FINAL Girdwood Park Master Plan

## **LISTEN & LEARN**

Public Involvement Plan  
Build Website  
Begin Site Assessment & Analysis  
Stakeholder Interviews  
Advisory Group Meeting 1  
Public Workshop 1  
Community Survey  
Finalize Site Assessment & Analysis Memo

## **ENVISION**

Start Drafting Schematic Design Alternatives  
Advisory Group Meeting 2  
Public Workshop 2  
Develop Preferred Schematic Design Alternatives based on feedback  
Develop Draft Girdwood Park Plan  
MOA Review  
Make Edits

## **SHARE**

Advisory Group Meeting 3  
Present Draft Girdwood Park Plan to Joint GBOS/LUC  
Public Comment Period  
Develop Public Hearing Draft Girdwood Park Plan (Includes Comment/Response Summary)  
Advisory Group Meeting 4

## **APPROVE**

Develop Planning & Zoning Commission Application  
Planning & Zoning Commission Work Session  
Planning & Zoning Commission Public Hearing  
FINAL Girdwood Park Master Plan



Professional Services Fee Proposal

Client: TBC - Girdwood Parks & Recreation Project: Girdwood Park Plan Terms: T&M

		\$185.00	\$165.00	\$125.00		
		Principal	Senior Park Planner	Associate Park Planner	Subtotal	
<b>Task 1: GUIDE</b>						
	Project Team Meetings	1	12	12	\$ 3,665	
	<b>Total</b>	<b>1</b>	<b>12</b>	<b>12</b>		<b>Task 1 Subtotal</b>
		<b>\$185</b>	<b>\$1,980</b>	<b>\$1,500</b>	<b>\$ 3,665</b>	<b>\$ 3,665</b>
<b>Task 2: LISTEN &amp; LEARN</b>						
	Public Involvement Plan Memo: Draft + Final	0.5	4	8	\$1,753	
	Site Visits - 1	0	8	8	\$2,320	
	Project Website	0.5	4	24	\$3,753	
	Stakeholder Interviews	0.5	16	16	\$4,733	
	Community Survey	0.5	4	16	\$2,753	
	Site Assessment & Analysis Memo: Draft + Final	2	40	60	\$14,470	
	Advisory Group Meeting #1	0.5	12	12	\$3,573	
	Public Workshop #1	4	24	24	\$7,700	
	<b>Total</b>	<b>9</b>	<b>112</b>	<b>168</b>		<b>Task 2 Subtotal</b>
		<b>\$1,573</b>	<b>\$18,480</b>	<b>\$21,000</b>	<b>\$41,053</b>	<b>\$41,053</b>
<b>Task 3: ENVISION</b>						
	Preliminary Schematic Designs	0.5	16	40	\$7,733	
	Advisory Group Meeting #2	0.5	8	8	\$2,413	
	Public Workshop #2	4	24	24	\$7,700	
	Design Charette - Huddle & Girdwood P&R	0	8	8	\$2,320	
	Submittal - Draft Master Plan	4	40	60	\$14,840	
	Final Public Review Draft Master Plan	2	8	12	\$3,190	
	<b>Total</b>	<b>11</b>	<b>104</b>	<b>152</b>		<b>Task 3 Subtotal</b>
		<b>\$2,035</b>	<b>\$17,160</b>	<b>\$19,000</b>	<b>\$38,195</b>	<b>\$38,195</b>
<b>Task 4: SHARE</b>						
	Advisory Group Meeting #3 & #4	1	16	16	\$4,825	
	Joint GBOS/LUC Meeting	2	8	8	\$2,690	
	Comment/Response Report	0.5	20	40	\$8,393	
	Develop Public Hearing Draft	4	40	60	\$14,840	
	<b>Total</b>	<b>7.5</b>	<b>84</b>	<b>124</b>		<b>Task 4 Subtotal</b>
		<b>\$1,388</b>	<b>\$13,860</b>	<b>\$15,500</b>	<b>\$30,748</b>	<b>\$30,748</b>
<b>Task 5: APPROVE</b>						
	PZC Application, Worksession, Hearing	2	16	24	\$6,010	
	Submittal FINAL Girdwood Park Master Plan	0.5	16	24	\$5,733	
	<b>Total</b>	<b>2.5</b>	<b>32</b>	<b>48</b>		<b>Task 5 Subtotal</b>
		<b>\$463</b>	<b>\$5,280</b>	<b>\$6,000</b>	<b>\$11,743</b>	<b>\$11,743</b>
<b>Expenses: Reimbursable at Cost</b>						
	Public Workshop Supplies/Printing				\$1,600.00	
	Travel (6 - 8 trips)				\$500	
	Website				\$600	
						<b>Expenses Subtotal</b>
					\$2,700	<b>\$2,700</b>
<b>Total Estimated Services</b>						<b>\$128,103</b>

# Municipality of Anchorage

P.O. Box 390  
Girdwood, Alaska 99587  
<http://www.muni.org/gbos>

*Suzanne LaFrance Mayor*



GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS  
Briana Sullivan & Mike Edgington, Co-Chairs  
Jennifer Wingard, Brian Burnett, Kellie Okonek

## Resolution 2025-XX Of the Girdwood Board of Supervisors **RESOLUTION OF SUPPORT FOR FISH CULVERT MT HOOD RD**

WHEREAS, Girdwood Service Area (GVSA) Manager has budgeted for and received funding for the design specifications for fish passage culverts to replace non-compliant culverts at Mt. Hood Rd, Davos Rd and Lake Tahoe Road; and,

WHEREAS, the engineer's estimate for cost for construction is approximately **\$1.7 million**; and

WHEREAS, the cost of construction of these compliant fish culverts will require funding in addition to that which can be gathered through GVSA tax collection; and,

WHEREAS, the GVSA has completed the pre-application process for the Alaska Dept of Transportation's (DOT) Community Transportation Program (CTP) grant, and has been encouraged by DOT to formally apply for funding during the upcoming grant cycle; and

WHEREAS, the GVSA intends to apply for a CTP grant for \$1.5 million to be matched with local funding of \$200,000; and

WHEREAS, the current road maintenance contractor is an efficient and reasonable company who will be able to do the work necessary to complete the projects, and,

WHEREAS, this action has been discussed and considered by the Girdwood Land Use Committee, which voted 11 in favor 0 opposed and 3 abstaining to recommend this resolution at their December 12, 2022 regular meeting.

THEREFORE, the Girdwood Board of Supervisors supports replacement of non-compliant fish culverts to be placed at Mr. Hood Road, Davos Road, and Lake Tahoe Road, and supports application for a Community Transportation Program grant of \$1.5 million matched by local funding of \$200,000 to complete this work.

PASSED AND APPROVED by a vote of 5 in favor and 0 opposed this 19th day of December 2022.

Passed and approved by a vote of XX on this XX day of XX by the Girdwood Board of Supervisors.

Mike Edgington  
GBOS Co-Chair

Attest

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*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS  
Briana Sullivan & Mike Edgington, Co-Chairs  
Jennifer Wingard, Brian Burnett, Kellie Okonek*

## Resolution 2025-XX Of the Girdwood Board of Supervisors **Support speed limit reduction on Alyeska Highway**

**WHEREAS**, Regulation 13 AAC 02.280 allows establishing speed zones where regulatory maximums do not fit specific road or traffic conditions; and

**WHEREAS**, the current speed limit on Alyeska Highway is 45 mph from MP 0-1.8 and 30 mph from MP 1.8 to the end of the road; and

**WHEREAS**, the speed limit was set many years ago, prior to significant increases in the area's residential and commercial development, construction and other heavy equipment use, and traffic to recreational facilities and attractions; and

**WHEREAS**, MP 0 - 1.8 of Alyeska Highway incorporates numerous unique circumstances and hazards, including:

- 60+ public/private driveways intersecting both sides of Alyeska Highway
- Physical topography creating steep driveway and road entrances that are even more precarious in the winter
- Sightlines hampered by snow storage berms from both the highway and the bike path
- Bus stops for Anchorage School District and local shuttle use without designated crosswalks or lighting;
- The lack of an adequate shoulder between the bike path and the highway at collector road intersections, effectively forcing pathway users to the edge of active traffic lanes
- Passing lanes in areas already complicated by sight line issues, multiple entrance/exit points, narrow shoulders, and school bus stops;
- Increasing health and environmental concerns related to dust particles, airborne pollutants, noise and exhaust, particularly from large commercial vehicles
- Expected dramatic increases in traffic from current and planned residential and commercial development combined with increased recreational opportunities through trail and resort development in the Girdwood valley

~~**WHEREAS**, in 2012-2023, DOT documented traffic volume from 2,000 to over 6,900 vehicles between Monarch Mine Rd and USFS traffic counter; and~~

**WHEREAS**, a reduced speed limit to 30-mph along the length of Alyeska Highway would greatly improve health and safety for residents and visitors and would reinforce the existing speed limit beyond Mile 1.8 and on intersecting roads like Crow Creek Road; and,

**WHEREAS**, in accordance with AS 19.10.072 (b) the community council (GBOS), the Girdwood Public Safety Advisory Committee, and the Girdwood Land Use Committee all support this resolution.

**THEREFORE, BE IT RESOLVED**, the Girdwood Board of Supervisors (GBOS) requests that AKDOT reduce the speed limit to 30 - 35 mph MP 0- 1.8 of Alyeska Highway

**BE IT FURTHER RESOLVED**, the GBOS continues to support DOT traffic calming and hazard reducing measures for Alyeska Highway, and specifically requests:

- Inlaid paint striping for bike path intersections with Alyeska Highway
- Radar speed signs
- Signage for the prohibition of jake brake usage
- ~~Redesign of the sweeps to re-establish a shoulder between the pathway and the vehicle roadway~~
- ~~A traffic study within MP 0-1.8 of Alyeska Highway~~

PASSED AND APPROVED by a vote of X to X this 27th day of January 2025.

Kellie Okonek  
GBOS Roads Supervisor

Margaret Tyler  
Attest

Attachments:  
2019 Letter to DOT Wolfgang Junge  
2019 letter to DOT Scott Thomas  
2019 Crow Creek Road Speed limit

# Municipality of Anchorage



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Kellie Okonek  
GBOS Roads Supervisor

Margaret Tyler  
Attest

Attachments:  
2019 Letter to DOT Wolfgang Junge  
2019 letter to DOT Scott Thomas  
2019 Crow Creek Road Speed limit



The Boutet Company, Inc.  
601 E. 57<sup>th</sup> Place, Suite 102  
Anchorage, Alaska 99518

Phone 907.522.6776  
Fax 907.522.6779

December 05, 2024

Mr. Kyle Kelley  
MOA Girdwood Service Area Manager  
Girdwood Roads, Parks & Recreation, Facilities Scheduling and Maintenance  
P.O. Box 390  
Girdwood, Alaska 99587

via e-mail: [kyle.kelley@anchorageak.gov](mailto:kyle.kelley@anchorageak.gov)

Re: Lions Club Park Picnic Pavilion  
Professional Permitting and Bidding Support Proposal

Dear Kyle:

The Boutet Company, Inc. (TBC) is pleased to offer our additional professional services for the Girdwood Lions Club Park picnic pavilion project. The narrative below presents a scope, schedule, and budget to provide permitting and bidding support for the park improvements for the Municipality of Anchorage (MOA) Girdwood Valley Service Area (GVSA). The following scope of services is based on our review and understanding of project requirements to complete the MOA permitting process and move forward with construction:

**Scope of Services.** The proposed park improvements include construction of a new picnic pavilion, grading and landscaping of the adjacent area to assure proper drainage. The key tasks in this project are as follows:

1. **Building Permit:** A MOA Building Permit will be required for the project. TBC will complete the required MOA Commercial Building Permit application on your behalf. We will closely follow the permit progress, meeting with regulatory agencies as required, and will incorporate comments as expeditiously as possible. The Owner should schedule a minimum of 6-8 weeks to obtain sequential permits.
2. **Bidding Support:** TBC will provide support to coordinate bidding and contract award, which will include preparing required Bid Manual for Purchasing, responding to bidder questions and prepare addenda, preparing bid tabs and Recommendation of Award and issuing a Notice to Proceed (NTP) and schedule Pre-construction meeting.
3. **Assumptions and Exclusions:**
  - a. Public Outreach will be conducted by MOA staff.
  - b. Any permit or application fees will be paid by the Owner.

December 5, 2024  
Mr. Kyle Kelley  
Girdwood Lions Club Park Pavilion  
Professional Construction Management Services Proposal  
Page 2 of 2

**Schedule.** We will make every effort to meet a reasonable schedule and will coordinate with Kyle Kelley at GVSA to collect the necessary components for submittals.

**Proposed Fees.** The following table summarizes our proposed Time and Expense fees for the work described in this proposal, detailed on a task-by-task basis:

<i><b>Task Description</b></i>	<i><b>Fee</b></i>
Building Permit	\$6,040
Bidding Documentation & Support	\$3,080
Reid Middleton Technical Support	\$5,295
<b>Grand Total</b>	<b>\$14,415</b>

We are available at your convenience for further discussions. As always, we appreciate the opportunity to be of service.

Sincerely,

THE BOUTET COMPANY, INC.



Todd C. Jacobson, P.E.  
Senior Vice President - Principal

cc: Aimee Posanka, P.E., The Boutet Company



**The Boutet Company, Inc.**  
**Fee Proposal to Provide Professional Services**

**Municipality of Anchorage - Girdwood Service Area**  
**Lions Club Park Pavilion CM Services**

Thursday, December 5, 2024

	Project Manager	Registered Engineer/Surveyor	Project Engineer/Surveyor	Project Administrator	Engineering Technician/Inspection	2-Person Survey Crew	TBC Expenses	TBC Subtotal	Subconsultant Subtotal	TOTAL
<i>Hourly Rate</i>	\$170	\$155	\$145	\$150	\$120	\$250	Cost + 0%			
<i>Activity</i>										
<b>Building Permit</b>	4	16			24			\$6,040		\$6,040
<b>Bidding Documentation &amp; Support</b>	8	8			4			\$3,080		\$3,080
<b>Reid Middleton Technical Support</b>									\$5,295	\$5,295
<b>TOTAL:</b>	<b>\$2,040</b>	<b>\$3,720</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,360</b>	<b>\$0</b>	<b>\$0</b>	<b>\$9,120</b>	<b>\$5,295</b>	<b>\$14,415</b>



**Notes:**

1. Vehicle mileage (incidental project travel) included in hourly rates above
2. Mobile phones included in hourly rates above
3. Third-party or pass-thru expenses are cost plus 0% mark-up
4. All costs Time & Materials

**REID MIDDLETON, INC.**  
**STRUCTURAL ENGINEER'S FEE ESTIMATE**

Date: 12/5/2024

**PROJECT:** Girdwood Picnic Shelter  
**PREPARED FOR:** TBC  
**PREPARED BY:** Ellen Hamel, PE  
**PROPOSAL NO:** 402022.085.001

**Terms:** T&M

ITEM	PRINCIPAL	ASSOCIATE PRINCIPAL	ASSOCIATE	SENIOR ENGINEER	PROJECT ENGINEER	DESIGN ENGINEER	DESIGNER I	PROJECT ADMIN	LINE TOTALS	TASK TOTALS
<b>2 Bidding and Permitting</b>										
Project Admin	1							1	\$ 399	
Bidding Assistance				12					\$ 2,448	
Permitting Assistance				12					\$ 2,448	
<b>Subtotal Task 2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>26</b>	<b>\$ 5,295</b>
<b>TOTAL HOURS:</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>		<b>\$ 5,295</b>
<b>HOURLY RATE:</b>	\$ 260	\$ 239	\$ 229	\$ 204	\$ 181	\$ 164	\$ 146	\$ 139		
<b>SUBTOTAL LABOR:</b>	\$260	\$0	\$0	\$4,896	\$0	\$0	\$0	\$139	\$5,295	
<b>ESTIMATED REIMBURSABLE EXPENSES</b>									\$0	
<b>TOTAL EST FEE:</b>									\$5,295	

A: REIMBURSABLES INCLUDE MILEAGE, PER DIEM COSTS, AIRFARE & COURIER CHARGES.

B: REFER TO REID MIDDLETON, INC EXHIBITS A & B.

C: THIS PROJECT WILL NOT BE PUT ON HOLD OR HAVE THE PERIOD OF PERFORMANCE EXTENDED WITHOUT AN OPPORTUNITY TO ADJUST THE ENGINEERING FEES TO ACCOUNT FOR THE ADDITIONAL REWORK ASSOCIATED WITH A RESTART OR ELONGATED TIMELINES.

# Municipality of Anchorage

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*Suzanne LaFrance Mayor*



*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS  
Briana Sullivan & Mike Edgington, Co-Chairs  
Jennifer Wingard, Brian Burnett, Kellie Okonek*

## Resolution 2025-XX Of the Girdwood Board of Supervisors **Support for Marijuana Tax Proceeds to support and stabilize Girdwood Childcare and Early Education**

Whereas, access to childcare is an important aspect of a community's economic stability; and

Whereas, marijuana taxes are generated in the Girdwood valley; and

Whereas, Girdwood is geographically located 37 miles away from Anchorage on one of the most dangerous highways in the state; and

Whereas, Proposition 14 was passed by the Anchorage voters to amend the Anchorage Municipal Charter regarding the marijuana retail tax to dedicate tax proceeds to childcare and early education; and

Whereas, Proposition 7 supported adding the power to provide services that promote local housing and economic stability to the existing powers of Girdwood Valley Service Area (GVSA); and

Whereas, GVSA can hold a childcare-restricted account under the Girdwood Board of Supervisors; and

Whereas, sales of Marijuana impact the Girdwood community in a variety of ways

Whereas, support for this action has been received from the Girdwood Housing and Economic Committee at their regular meeting on December 2, 2024 and by the Girdwood Land Use Committee at their Regular meeting on December 9, 2024.

Therefore, be it resolved that the Girdwood Board of Supervisors supports that the marijuana taxes generated in the Girdwood valley should be directed toward supporting licensed childcare and early education in the community which generated them and recommends that the equivalent of 1% of the income received through the Marijuana Tax Areawide be directed, annually to GVSA to support local childcare and early education operational needs and capital improvements.

Passed and approved by a vote of XX on this XX day of XX by the Girdwood Board of Supervisors.

Mike Edgington  
GBOS Co-Chair

Attest