

Municipality of Anchorage



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

David Bronson, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

Briana Sullivan & Jennifer Wingard, Co-Chairs

Mike Edgington, Amanda Sassi, Guy Wade

February 7, 2024

GBOS/LUC Joint Special Meeting

**RE: Community Meeting for presentation of Alyeska Master Plan Amendment,
Phase 1 Development Master Plan, and Revisions to Commercial Tract**

Plat2008-126

Minutes Final

7 p.m. Hybrid meeting via Teams

This meeting is taking place via Microsoft Teams and in-person in the Girdwood Community Room, 250 Egloff Rd.

The Girdwood Board of Supervisors, its committees, and subcommittees are subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings.

The Girdwood Board of Supervisors operates under the Girdwood Public Meetings Standards of Conduct.

7:02PM Call to Order by Jennifer Wingard, GBOS Co-Chair

GBOS attending are Jennifer Wingard (JW), Mike Edgington (ME), Briana Sullivan (BS), Amanda Sassi (AS), Guy Wade (GW) Quorum Confirmed

LUC officers Kevin McDermott, Lisa Miles and Ryan Hutchins-Cabibi are present

GBOS Disclosures: Amanda Sassi works part time for Alyeska Resort, her spouse also works for Alyeska Resort; Mike Edgington, spouse works for Alyeska Resort.

As this is presentation only, it is determined that there is no conflict in their participation in the discussion.

Meeting is well attended with 60+ in person and 75+ participating via Teams

Agenda Revisions and Approval

GBOS/LUC Joint Special Meeting Agenda Approval ME/BS Assent

Announcements:

- Foraker Group Board Training is TUE Feb 27 at 6PM in the Girdwood Community Room. The program is free to attend. Please register to ensure that we have the proper number of handouts/materials:
https://www.forakergroup.org/site/index.cfm/calendar.ShowEvent?classid=438&event_id=3198

Agenda:

1. Introduction of Team members: Speaking this evening are Willam Laurie, Pomeroy Development Manager and Robin Wilcox, Project Director, Skylab Architects, a firm out of Portland OR. Many other partners are represented at the meeting.
Overview: Pomeroy plans to amend the existing Alyeska Master Plan. Current plan was created by prior owner in 2008. Project has been shaped by public input substantially and makes effort to maintain existing trail connectivity, existing trails and limited impact on wetlands. Amendment is allowed because changes fall within allowable percent of change from prior plan. Pomeroy Lodging is working toward HLB disposal that would provide them for land for Glacier Creek development.

GBOS Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>

Presentation materials are included in the meeting packet

Materials can also be viewed on the project website: <https://www.alyeskaresort.com/development/>

Email questions or comments to: club587@alyeskaresort.com

Group is eager to receive feedback and comments for their packet submission to MOA Planning in about a month. It is expected that this item will return to LUC and GBOS seeking support for the amendment in April or May 2024.

2. Area Master Plan Amendment:

Presentation of the plans that will be used as amendment to the current Alyeska Resort Master Plan.

Plan is to build three developments with horizontal gondola to connect.

- Alyeska Village: Base of tram area. This area is mainly visitor focused, includes hotel extension, new conference facility, condos, ski school facility. Steep slope allows for ground floor on 2 levels, interconnected walkways.
- Moose Meadows: Undeveloped area by the church and back storage area behind existing parking. Development is mainly community related, prohibition of STRS to ensure workforce housing. Facilities planned here are Little Bears, recreation building including pool and skating rink, multiple projects for workforce housing including dorm style, multi-plex and condominiums, grocery store and other retail on 1st floor. Underground parking
- Glacier Creek: after completion of the first two developments this project would begin, est 10 years from approval. This development will include single family homes, no STRS

3. Development Master Plan: Overview of Phase 1 Development Master Plan, include site plans, landscape plans, floor plans, elevations, renderings and schedule

- Phase 1: Break ground in 2024, complete in 2-3 years
Alyeska Village projects and Parking on DNR land,
Moose Meadow Projects for: 35 units of dorm style workforce housing, Little Bears, Community Rec center
- Phase 2: Break ground after Phase 1 complete, 2-3 years to finish
complete Moose Meadow community housing and other projects
- Phase 3: Aiming for development in 4-6 years from approval
Glacier Creek Development.

4. Commercial Tract Plat Site Plan: Presentation of the site plan and revisions
Revisions to current plat to fit plans as presented.

5. Q&A

• Pace of Development.

Plan is to start in 2025 with first of 3 phases, estimating each phase to take 2-3 years to complete.

This is both positively and negatively received. Those seeking property to buy are eager to get to phase 3 which includes single family home residence potential.

Others recommend slower pace to adjust to the changes and ensure that growth is well-managed.

• Parking/Snow removal:

How many parking spaces are included in the project?

Number not known for this meeting. Parking is planned for underground of new housing and on DNR land.

Snow removal/snow storage including loss of space currently used for snow/equipment storage/etc: plans do include snow removal and storage. Many walkways are to be heated, so no snow removal; most roofs are low sloped to hold snow. Equipment currently stored in parking lots that would become housing/village would be moved to another location.

- **Technical aspects/Process**
Changes will be requested in the Development Master Plan, those are not yet completely known but are mainly intended to allow for clustering buildings and varied heights.

Concessions from MOA for development, such as tax breaks etc?
Not identified at this time.
- **Environmental/Wetlands**
Recommendation for full Environmental Impact Study.
Particular concern is the impact of development lower on Glacier Creek, in Old Girdwood.
Project is mainly designed out of the wetlands and with a buffer to Glacier Creek. Small corner of Little Bears construction is the only portion currently planned in wetlands.
- **Airport Master Plan Study:**
Recommend discussion of resort plans with Airport Master Planning effort soon as those parcels are near each other in proximity and both are undergoing planning processes currently.
- **Infrastructure/Services**
Roads/Traffic: Current access is only Alyeska Highway to Arlberg Road. Traffic analysis is complete and under review.
Secondary access across Glacier Creek to Crow Creek Road is included in existing planning documents.
Project includes horizontal gondola to reduce traffic between Glacier Creek Development and Village Development near tram base.

Water: AWWU studying anticipated needs and how to meet them. Projects will tap in to city water, not wells.

Fire Dept: Fire Department will study needs associated with this growth.
- **Workforce housing**
Cost of rental for proposed workforce housing: Not currently known. Employee housing now is between \$800-\$1600. First phase of new development is for dorm style housing with shared kitchen and other common areas, which are designed to be priced below the cost of apartment style accommodations without shared space.

How guarantee that housing developed for workforce will go to those it is intended for? What is the definition being used for workforce housing?
Initiating a study with employers in Girdwood to identify how many units are needed.
No plan to use the HUD 30% of income Workforce Housing definition. Commitment to fill the need in the community for family residential workforce housing.
- **Short Term Rentals:**
Home Owners Association restriction will be used to prohibit STRS in the Glacier Creek development.
- **Impact on ski area**
Concern that development will negatively impact ski area experience.
Ski area improvements are also planned but are not a part of this process for amendment to the Area Master Plan. No timeline given for report and plans on ski area improvements.
- **Commercial space on 1st floor of most buildings**
What type of commercial use? Grocery store likely, small businesses. Lack of space in Girdwood for all sorts of commercial/retail use has been major topic, along with housing.
- **Community projects:**
As with Catholic Church, which has 99 year lease @ \$1/year, community projects will be supported by the Resort and will continue regardless of resort ownership, although Pomeroy has no plans to sell.
Little Bears: Little Bears fundraising has been successful. 10,000sf building is likely to break ground in 2024. Project has land from Pomeroy, is otherwise self-funded and self-run.
Community Facility: concept includes skating rink, pool, workout area, etc. No private partner selected yet for this project. Land will come from Pomeroy, otherwise project is to be self-funded and self-run.

Public Comment: None
Adjourn 8:45PM