

Revised Draft

The [Public Review Draft](#) was published on February 28th 2024 and received over 400 public comments which were used to create this Revised Plan.

All public comments on the Review Draft and their responses are included as Appendix 3.

Girdwood Comprehensive Plan – Revised Draft

April 2024:

- [Section 1 – Introduction + Vision](#)
- [Section 2 – Background + Analysis](#)
- [Section 3 – Land Use Plan](#)
- [Section 4 – Implementation](#)

GCP Appendices:

1. [Girdwood Community Survey Results 2019](#)
2. [GCP Economic and Housing Analysis Draft April 2024](#)
3. [GCP Comment Responses from the Public Review Draft April 2024](#)

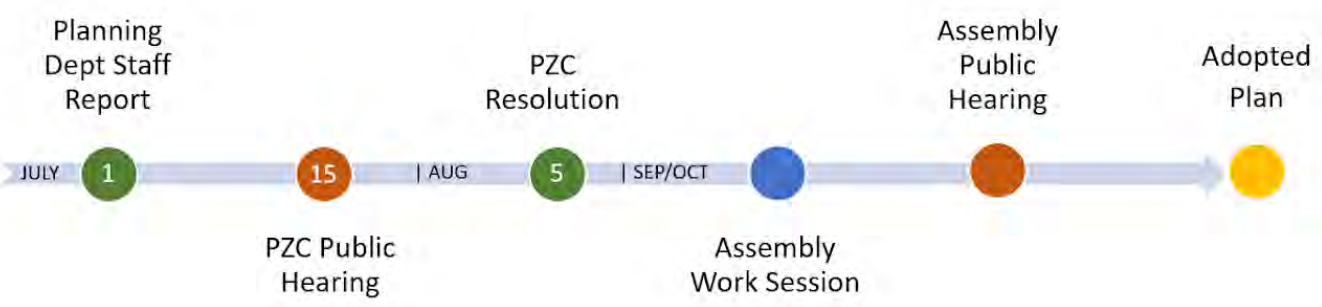
Next Steps:

The Revised Draft will be presented at a joint GBOS/LUC meeting on April 29th. See the [GBOS website](#) for meeting details.

Girdwood Community Review Process



Municipality of Anchorage Plan Adoption



**COMMENTS ON THE PUBLIC REVIEW DRAFT OF THE GIRDWOOD
COMPREHENSIVE PLAN Submitted April 14, 2024**

Dear Girdwood Board of Supervisors,

Please do not rubberstamp the Girdwood Comprehensive Plan in its current form. I urge you to engage in thoughtful deliberations about what changes may be necessary to respond to what the community desires. Your involvement in this matter can steer change in a productive direction. I offer these observations if helpful.

The work of the professional planners and community volunteers in the development of this plan is appreciated. The resources the plan is built upon, including studies and surveys and records of public comments, provide a thorough information base for planning conclusions. ***However, I believe this draft of the Girdwood Comprehensive Plan calls for more development over the next 20 years than the community desires. The high level of development is not justified by the current conditions and is counter to the vision statements in the document.***

As noted in the Plan's vision statement, Girdwood residents value their small-town atmosphere; desire access to services, facilities, and housing that ***MAINTAIN*** their quality of community life; they are active outdoors; they believe that the natural environment is the basis/foundation of Girdwood's identity and economy. ***These are valid statements that are backed up by surveys and public comments and are well documented in the Plan—yet somehow disregarded in this draft.***

I advocate that the plan, if carried out completely, would change Girdwood dramatically and negatively. Approximately 1,000 residents were added to Girdwood in the past 20 years, according to the document. Depending upon the relative densities that may result from the needed flexibility provided in the new Land Use Categories, it is not a stretch to see the potential for an addition of 2,000 and perhaps significantly more new residents in the next 20 years should all these new areas be developed to their full capacity. Girdwood could more than double in population. Given Girdwood's highly constricted valley confined by mountains, avalanche areas, wetlands, and a glacial stream, ***this would result in a VERY DIFFERENT Girdwood than what is described in Part 1 of the Plan, likely complete with traffic issues, road capacity issues, congestion, multiple traffic lights, noise and disturbances, higher potential for crime and safety concerns, and probable degradation of the natural environment—all of which go against values the community currently prioritizes.***

Therefore, I believe a reduced scope of development is defensible and necessary to bring the plan back in balance with its stated vision and goals. I recommend the exclusion of the following two distinct development areas from this plan: 1) the area north of the airport known as parcel 6-011 and 2) the triangular parcel north of Virgin Creek, east of Glacier Creek, and west of Timberline Drive. The reasons are as follows:

- Both are excessive developments in that the other new developments described in the plan, if carried out without them, would still provide a wide range of

appropriate community growth opportunities adequately meeting the goals and vision statements with plenty of room for flexibility.

- Both are dependent upon and/or accessible by controversial new access roads. The economic, environmental, and vehicular impact feasibility of these access roads through a transparent community involvement process should be completed prior to any conclusions about the development of these parcels. To proceed fully without understanding the implications of and/or barriers to developing access would highly increase the likelihood of unintended negative consequences.
- Both would highly impact sensitive natural areas that are highly valued and used for recreation by Girdwood locals and visitors.

A reduction in the scope of development in the Girdwood Comprehensive Plan, as noted above, would still allow an abundance of opportunity for growth and responsibly managed change for the next 20 years. ***Too much growth and too much change over a relatively short amount of time will only accelerate and exasperate problems that will significantly devalue the quality of life in Girdwood. Special places can remain special forever with purposeful planning.***

Grow responsibly, maintain core values, share the community with considerably more residents, provide for a wide range of housing opportunities, and allow the economic opportunity for essential community workers to reside where they work? Absolutely! Grow for growth's sake, force too much development in a constricted mountain valley, and lose the quality of life that is the basis/foundation of Girdwood's identity and economy? Why would we risk doing that? ***We can share our "backyard" AND our quality of life by making the right choices.***

Thank you for your volunteer work in representing the interests of Girdwood and in considering these comments. Respectfully, Kirk.

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Municipality of Anchorage

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David Bronson, Mayor*



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

Resolution 2024-03 Of the Girdwood Board of Supervisors

RESOLUTION OF SUPPORT TO SUBMIT THE GIRDWOOD COMPREHENSIVE PLAN REVISED DRAFT AS AN AMENDMENT TO THE MUNICIPALITY OF ANCHORAGE COMPREHENSIVE PLAN

WHEREAS, the current Municipality of Anchorage Comprehensive Plan has four top level elements covering distinct localities across the Municipality:

- Anchorage Bowl 2020 Comprehensive Plan (2001), partially updated by the Anchorage 2040 Land Use Plan (2017)
- Chugiak-Eagle River Comprehensive Plan (2006)
- Turnagain Arm Comprehensive Plan (2009)
- Girdwood Area Plan (1995); and

WHEREAS, the Girdwood Area Plan is the oldest of these documents, several prior attempts to update the plan having been unsuccessful; and

WHEREAS, in 2017, the Girdwood Board of Supervisors (GBOS) formed the Girdwood Area Plan Update Committee to develop an updated Girdwood Area Plan, as authorized by Anchorage Assembly Resolution AR 2018-176; and

WHEREAS, due to the identification of a lack of planning powers in Girdwood Valley Service Area (GVSA) and the related inability for GVSA to hold funds for the plan revision project, the non-profit Imagine!Girdwood was formed to direct and manage development a new Girdwood Comprehensive Plan, with formal authorization under Anchorage Assembly Resolution AR 2021-140; and

WHEREAS, Imagine!Girdwood has undertaken extensive community engagement, including four community-wide Town Halls to seek feedback and inform the public, regularly presenting updates at local community meetings and holding over 50 publicly-noticed regular monthly meetings; and

WHEREAS, Imagine!Girdwood presented and published the initial community survey results, the distillation of community survey and focus groups into a Vision Policy and Goals document, initial and updated reports on existing conditions and housing & economic analyses, preliminary Land Use Map alternates, and a Public Review Draft of the Girdwood Comprehensive Plan with a subsequent local Public Comment process; and

WHEREAS, in response to over 400 Public Comments on the Review Draft, Imagine!Girdwood published a Revised Draft on April 24, 2024, the version of the Plan currently under GBOS consideration; and

WHEREAS, GBOS may provide additional formal comments and recommendations during the MOA application process as part of the Planning and Zoning Commission and/or Anchorage Assembly Public Hearings.

THEREFORE, the Girdwood Board of Supervisors resolves that the Girdwood Comprehensive Plan Revised Draft reflects extensive community engagement and supports the submission of the plan as a substantial amendment to the MOA Comprehensive Plan.

Passed and approved by a vote of X to X on this April 29th, 2024, with a concurrent recommendation of support by the Girdwood Land Use Committee by a vote of X to X with X abstentions.

Jennifer Wingard
GBOS Co Chair and Land Use Supervisor

Attest