

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
Jennifer Wingard & Mike Edgington, Co-Chairs
Briana Sullivan, Brian Burnett, Kellie Okonek

November 19, 2025

Attn: Tiffany Briggs, MOA Real Estate Director, tiffany.briggs@anchorageak.gov
Heritage Land Bank, hlb@anchorageak.gov
Emma Giboney, MOA Land Management Officer, emma.giboney@anchorageak.gov
Ryan Yelle, MOA Land Management Officer, ryan.j.yelle@anchorageak.gov

CC: Tim Charnon, HLBAC, btcharnon@yahoo.com
Zac Johnson, zac.johnson@anchorageak.gov
Keith McCormick, keith.mccormick@anchorageak.gov

Re: Draft HLB 2026 Annual Work Program & 2027-2031 Five-Year Management Plan

Thank you for the opportunity to comment on the 2026 HLB Work Program and Management Plan. We appreciate the draft document being published in time for adoption in early 2026 and also thank HLB for their active interest in GBOS input.

GBOS has provided a set of specific comments on the draft document in the table below. Thank you for your consideration of these comments.

Ref #	Page	Section	Parcel	Comment
GBOS.01	12	Projects	6-057F (GIP)	Comment: Thank you. GBOS supports the progress made on this.
GBOS.02	12	Projects	6-011, 6-016, 6-017	Request: HLB update the description in this section to reflect current status of parcel disposals
GBOS.03	12	Land Management		Request: Summarize all action items in 2025 HLB Plans and include explanation of status (ie: completed, in process, or postponed)
GBOS.04	15	2026 Potential Disposals, Exchanges and Transfers	HLB Parcel 6-011A, 6-	Request: HLB determine funding for re-alignment of trail and trail improvement needed to support

			011B (Middle Iditarod Trail)	increased use with Phase 1 development of Holtan Hills.
GBOS.05	16	2026 Potential Disposals, Exchanges and Transfers	6-014 (Chair 7)	Comment: GBOS supports valuation/disposal of the parcel while maintaining the integrity of the Winner Creek Extension Trail and trail easements.
GBOS.06	16	2026 Potential Disposals, Exchanges and Transfers	6-036, 6-061, 6-057F	Comment: GBOS supports
GBOS.07	16	2026 Potential Disposals, Exchanges and Transfers	6-036, 6-062	Comment: GBOS supports
GBOS.08	16	2026 Potential Disposals, Exchanges & Transfers	6-076	Request: HLB add text: ...consistent with the Girdwood South Townsite Area Master Plan and the Girdwood Comprehensive Plan (2025).
GBOS.09	16	2026 Potential Disposals, Exchanges & Transfers	6-076	Comment: The Girdwood Parks Plan document needs to be completed and will determine public interest and various proposals for use.
GBOS.10	16	2026 Potential Disposals, Exchanges & Transfers	6-134	Comment: GBOS encourages HLB to transfer parcel. GBOS has submitted a Resolution of Support for the transfer, 2025-08 and request from GPR for transfer.
GBOS.11	16	2026 Potential Disposals, Exchanges & Transfers	6-251, 6-296 (Bikewood)	Comment: GBOS supports
GBOS.12	16	2026 Potential Disposals, Exchanges & Transfers	Utility Easements Generally	Request rewrite: HLB <u>shall</u> coordinate with utility providers within the MOA to provide easements that benefit residents <u>and</u> the MOA in general.
GBOS.13	17	2026 Projects	6-011A	Request: HLB clarify progress toward lot disposals for Girdwood Community Housing specified in AO 2023-137 and reiterates that these lots are acquired by HLB in Phase 1.
GBOS.14	18	2026 Projects	6-011B	Comment: Thank you for the commitment to not dispose of any property in the mixed-use development area until trail easements are recorded. Any work needs to be consistent with

				Girdwood Trails Plan and any other relevant local plans.
GBOS.15	18	2026 Project	6-011C	Request: GBOS supports the concept; recommends moving this to the 5-year plan.
GBOS.16	18	2026 Projects	6-039	Request: Update to reflect GBOS support and plat submission. Thank you for your work on platting this parcel.
GBOS.17	18	2026 Projects	6-039	Request: HLB include language committing to disposal of the parcel for community led development and workforce housing through potential disposal to a Girdwood non-profit to achieve local benefit.
GBOS.18	18	2026 Projects	6-057F	Request: Update to reflect GBOS support and plat submission. Thank you for your work on the Girdwood Industrial Park.
GBOS.19	18	2026 Land Management	Wildland Fire Fuels Reduction	Request: Include reference to CWPP and add Girdwood Fire Department
GBOS.20	19	Plans Studies and Surveys		Request: For any disposal, GBOS requests explanation of what land use study is required and justification for cited land use study is currently relevant
GBOS.21	22	Potential Disposals, Exchanges & Transfers: 2027 – 2031	6-011B	Comment: Thank you for including the list of suggested conditions for any future disposal. GBOS emphasizes that the community has strong concerns about development of this area and requires strong collaboration.
GBOS.22	22	Potential Disposals, Exchanges & Transfers: 2027 – 2031	6-053, 6-054, 6-056	Request: HLB Include language that Girdwood has strong concerns about the currently proposed highway interchange from AKDOT and encourage close communication with GBOS, residents and businesses.
GBOS.23	22	Potential Disposals, Exchanges & Transfers: 2027 – 2031	6-053, 6-054, 6-056	Request: HLB add language that AKDOT is required to comply with the Coastal Management Plan

GBOS.24	22	Potential Disposals, Exchanges & Transfers: 2027 – 2031	6-057F	Comment: GBOS Supports
GBOS.25	23	Potential Acquisitions: 2027 – 2031	6-251, 6-295 & 6-296	Request: HLB provide update on progress and what is required to make progress toward the SOA conveyance of land to HLB. Where is the blockage of conveyance? Survey? Funding?
GBOS.26	23	Potential Projects: 2027-2023	1-111, 6-018	Comment: GBOS reiterates support these projects
GBOS.27	24	Potential Projects: 2027 – 2031	Various Girdwood Valley Parcels	Comment: GBOS Support for the concept of a mitigation bank site in the Girdwood Valley.
GBOS.28	25	Potential Plans, Studies & Surveys: 2027 - 2031	Girdwood Valley Watershed	Request: Thank you for recognizing the need for a Girdwood Valley Watershed Management Plan. GBOS requests that the plan includes identifying responsibilities of HLB and other government entities for waterways' infrastructure, including levees. GBOS looks forward to working with HLB to secure funding for this plan.
GBOS.29	25	Potential Plans, Studies & Surveys: 2027 - 2031	Girdwood South Townsite Master Plan	Request: Update language to clarify that the Girdwood Comprehensive Plan is the governing document for the Girdwood South Townsite area. Any update to South Townsite should be consistent with GCP and with the forthcoming Girdwood Parks MP.
GBOS.30	25	Potential Plans, Studies & Surveys: 2027 - 2031	Girdwood South Townsite Master Plan	Request: Reorder the plans so that the Girdwood Comp plan is presented first, supporting plans below.
GBOS.31	46	Appendix C	Fund projection	Request: Return the HLB Fund balance with 5-year projection diagram in Appendix C

Sincerely,

Jennifer Wingard

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GBOS Co-Chair

Mike Edgington

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