

**Municipality
of
Anchorage**



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

*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Sam Daniel/Jerry Fox, Co-Chairs
Tommy O'Malley, Robert Snitzer, Eryn Boone*

**Resolution 2016-11
Of the Girdwood Board of Supervisors**

**RESOLUTION OF SUPPORT TO INCLUDE HOUSING IN THE TASC MIXED
PURPOSE COMMUNITY COMPLEX CONCEPT
AND TO
CONSIDER INCREASING HOUSING DENSITY**

WHEREAS, formation of the Turnagain Arm Service Coalition (TASC) was memorialized in a Memorandum of Agreement fully agreed to and signed in August of 2012, and

WHEREAS, parties to said Memorandum of Agreement are Girdwood Community and Recreation Center Task Force, reporting to the Girdwood Board of Supervisors, Little Bears Playhouse, Inc. and Girdwood Health Clinic, Inc., and

WHEREAS, TASC is charged with conception, development and establishing a community facility, to accommodate Little Bears Playhouse, Inc., Girdwood Health Clinic, Inc., and a Girdwood Community and Recreation Center, and

WHEREAS, on April 29, 2013, TASC received a letter from the Municipality of Anchorage confirming allocation of a portion of land within the Girdwood South Townsite Master Plan area for development of the community complex on Municipal property, with a timeline estimated to be up to six years, and

WHEREAS, on September 18, 2014 the Girdwood Board of Supervisors voted unanimously to support the Municipality of Anchorage as owner and operator of the mixed use community complex, and

WHEREAS, the parties to TASC, since formation in 2012, have employed their best efforts to research, design and fund a proposed facility meeting the stated needs of the Girdwood Community, and

WHEREAS, negative economic factors affecting the State of Alaska, Municipality of Anchorage, and the Girdwood Community have driven the TASC group to seek outside sources for funding the original community facility envisioned, and

WHEREAS, the Municipality of Anchorage and the Girdwood Community face a housing crisis defined by a lack of Affordable Housing, Workforce Housing, Senior Housing, Housing for the Disabled, and moderately priced market rate housing, and

WHEREAS, adding a housing component in partnership with the community complex may render funding the community non-profit facilities feasible, and

WHEREAS, TASC entering into a public-private partnership including a private sector housing component may alter the original concept of ownership of the non-profit facilities by Municipality of Anchorage with management of the facilities by Girdwood Parks and Recreation, and

WHEREAS, such public-private partnership will be fully defined and agreed to by each of the entities that compose TASC, the public and private housing entity/entities, the Girdwood Board of Supervisors, and the Municipality of Anchorage, and

WHEREAS, the Girdwood South Townsite Master Plan has an approved maximum density of 80 housing units in its Phase Three Development, and

WHEREAS, the addition of a housing component to the TASC concept may require additional housing units above the number that is currently allowed in the South Townsite Master Plan, and


WHEREAS, in order to increase housing density to make the conceptual project feasible, the project will require public support to amend the South Townsite Master plan and/or Anchorage Municipal Code, and

WHEREAS, this initial concept was introduced to the Girdwood Land Use Committee at their August 8, 2016 regular meeting and discussed in more detail at their September 12, 2016 meeting, resulting in a vote of the public attending LUC of 14 in favor, 0 opposed and 2 abstaining.

THEREFORE BE IT RESOLVED that the Girdwood Board of Supervisors supports the concept of including a housing component in the community facility being planned by TASC, and be it

RESOLVED FURTHER, that the Girdwood Board of Supervisors will consider supporting an increase of housing density in the Girdwood South Townsite Master Plan, following the presentation of a comprehensive conceptual plan and gathering of community support for this mixed use community facility.

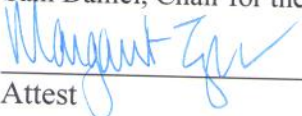
PASSED AND APPROVED by the Girdwood Board of Supervisors this 19th day of September, 2016 by a vote of 4 in favor, 0 opposed, 0 abstaining.



Sam Daniel, Chair for the Girdwood Board of Supervisors

9/29/16

Date



Attest