

**From:** [Giboney, Emma](#)  
**To:** [Girdwood Board of Supervisors: Wilber, Lance R.](#)  
**Cc:** [Taylor, Jonathan L.](#)  
**Subject:** RE: HLB 1 and 5 year plans.  
**Date:** Monday, May 22, 2023 9:20:18 AM  
**Attachments:** [HLB 1 and 5 year plan extension.pdf](#),  
[image001.png](#)

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Mr. Edgington and GBOS members,

Thank you for your letter and your enthusiasm to participate in the Work Plan comments. While we understand the desire to extend the comment period, those additional two weeks would throw a wrench in the HLB timeline for the next several months. By code, HLB is required to have a public review period and public hearing notice of 45 days (AMC 25.40.20). We announced the public review period on April 25<sup>th</sup>. This timing was based on our regular HLBAC meeting being on the 3<sup>rd</sup> Thursday of each month, in this case specifically, we are planning our noticing dates around June 22<sup>nd</sup>, when the public hearing will take place. We need about two weeks before the public hearing to summarize and respond to the submitted comments for our work plan appendix, hence June 9<sup>th</sup>. While June 9<sup>th</sup> is the deadline to have comments be included in the comments/response table in the plan appendix, people/boards/councils, etc., may still submit comments that will be provided to commissioners at the public hearing, and of course we encourage you to come to the public hearing and give comments in person as well. Our hope is to have the 2023 Plan to the Assembly by August, and have it approved by late fall so that we can immediately turn around and begin work on our 2024 plan in a timely manner. I hope this explanation helps to clarify why the dates are firm, please feel free to reach out to me for further clarification, and I encourage you to send public comments to [hlb@anchorageak.gov](mailto:hlb@anchorageak.gov) by June 9<sup>th</sup>.

Thank you,

Emma



Emma Giboney  
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[Emma.Giboney@AnchorageAK.gov](mailto:Emma.Giboney@AnchorageAK.gov)  
[www.Muni.org/HLB](http://www.Muni.org/HLB)

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**From:** Girdwood Board of Supervisors <[GBOS@ci.anchorage.ak.us](mailto:GBOS@ci.anchorage.ak.us)>  
**Sent:** Friday, May 19, 2023 9:33 AM  
**To:** Wilber, Lance R. <[lance.wilber@anchorageak.gov](mailto:lance.wilber@anchorageak.gov)>  
**Cc:** Giboney, Emma <[Emma.Giboney@anchorageak.gov](mailto:Emma.Giboney@anchorageak.gov)>  
**Subject:** HLB 1 and 5 year plans.

Please see the attached request from the GBOS to extend the comment period for the HLB 1 and 5 year plans to June 23.



May 24, 2023

Mike Edgington and Briana Sullivan  
Co-Chairs of Girdwood Board of Supervisors  
Via Email

Dear GBOS Leadership,

We would like to thank you for the time you gave us at your meeting on 5/15/2023, and we appreciate the almost 90 minutes of questions and concerns that the community shared. Our goal in this meeting was to introduce this project to Girdwood as it is a development that will bring long lasting benefits to the community. We understand the extension of time GBOS requested for public comment has not been granted by DOT. If GBOS or its Lands Committee wishes to have another public session, prior to DOT's comment deadline, we are happy to attend.

Furthermore, in the spirit of working with the community, we are prepared, if we are awarded the lease, to work with a stakeholder group you designate to prepare a mutually agreeable design review process moving forward. We imagine the process will proceed generally as outlined below:

- a) **Infrastructure Review:** On award of the lease, we'll work with a stakeholder group or designated representatives to coordinate a preferred infrastructure layout, utility and road tie-in locations, infrastructure capacity and any necessary upgrades, necessary easements, will-serve letters, and infrastructure design standards.
- b) **Schematic Design:** On award of the lease and selection of our architect(s), we are happy to commit to a public charette on design of the project's three elements – the aviation facility, the lodge, and the activities center/employee housing.
- c) **Permitting:** Prior to submission to DOT for a building permit, we are happy to commit to a public review session of what we plan to build.
- d) **Construction:** On approval of a building permit, we are happy to commit to a public meeting to identify the best methods to mitigate disruption and safety issues during construction.

Throughout, we would keep GBOS apprised of our work on access, safety, and environmental issues. We expect additional public comment opportunities if permits must be obtained from agencies such as the US Army Corps of Engineers, ADEC, or the Alaska Department of Environmental Conservation.

From the public questions we heard last week, we wanted to let you know that we are working to develop solutions to the issues raised, including long term access to the project, disruption and safety issues during construction, serving aviators' needs for fuel and additional tie-downs and transient parking space, access and improvement of trails, and water/groundwater management.

Sincerely,

Andrew Faulkner  
President

Timothy Treadwell  
Vice President

Received:

- 2023 GFF Alcohol Permit for Clean-up weekend, July 1-2
- 2023 GFF Alcohol Permit for Fair Event, July 7,8 & 9
- 2023 GFF Banner Registration: That has been sent to the right department for processing
- 2023 GFF Fee Waiver Request form
- 2023 GFF Request for Park Permit
- 2023 GFF Special Event Application
- 2023 GFF AHD Packet Application
- 2023 GFF Noise permit application
- 2023 GFF Parade route map
- 2023 GFF Insurance
- 2023 Security Company Contract
- 2023 Waste Disposal Contract
- 2023 Rent-A-Can Contract
- 2023 Letters of Support from WPD
- 2022 GFF Profit and Loss Sheet

Fees Paid:

- Clean up weekend Alcohol Permit: \$289.00
- Fair Event weekend Alcohol Permit: \$314.00
- Special Permit Application and processing fee: \$275.00
- Total permit fees paid: \$878.00

Items still needed:

- Approved MOA Noise & ROW permit
- Approved HLB Camping Permit
- Approved AFD Operational Permit
- Approved Alcohol permits
- Parking Agreement with Alyeska Resort

# 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  
Mike Edgington and Briana Sullivan, Co-Chairs  
Jennifer Wingard, Amanda Sassi, Guy Wade*

## LETTER OF NON-OBJECTION

Michael Braniff, Director, Anchorage Parks and Recreation

May TBA, 2023

RE: 2023 Girdwood Forest Fair Permitting

Mr. Braniff,

The Girdwood Board of Supervisors (GBOS), by a vote of X to X at the May 25, 2023 GBOS Special Meeting, has no objection to the Girdwood Forest Fair General Permitting and site plan as presented for 2023, contingent upon completion of all required permitting. This letter will be held until full permitting is complete.

In addition, the GBOS has previously waived fees for use of the Girdwood Park. Fees will be collected for alcohol tax.

GBOS Parks and Rec Supervisor

Date

Witness



# MUNICIPALITY OF ANCHORAGE

## REAL ESTATE DEPARTMENT



# HERITAGE LAND BANK

## 2023 ANNUAL WORK PROGRAM & 2024-2028 FIVE-YEAR MANAGEMENT PLAN PUBLIC HEARING REVIEW DRAFT (April 25, 2023)

# Municipality of Anchorage

Dave Bronson, Mayor

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## Real Estate Department

Lance Wilber, Director, Office of Economic and Community Development

## Heritage Land Bank Division

Emma Giboney, Land Management Officer

Jonathan Taylor, Land Management Officer

Nicole Jones-Vogel, Consultant, Rise Up Coaching Solutions, LLC

## Real Estate Services Division

Tiffany Briggs, Property Management Officer

John Bruns, Foreclosure Specialist

## HLB Advisory Commission

Brett Wilbanks, Chair

Dean Marshall, Vice Chair, Eagle River Representative

Ryan Hansen

Carmilla Warfield

Brian Flynn

Tammy Oswald

Ron Tenny, Girdwood Representative

Front Cover Photo: HLB Parcel 6-251

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## Chapter 1. Heritage Land Bank Overview

**H**eritage Land Bank (HLB) is a self-supporting, non-tax based agency of the Municipality of Anchorage (MOA), with its own fund and advisory commission. Title 25 of the Anchorage Municipal Code (AMC), “Public Lands,” contains the statutes under which the HLB operates (AMC § 25.40).

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*It is the mission of the Heritage Land Bank to manage uncommitted municipal land and the Heritage Land Bank Fund in a manner designed to benefit present and future residents of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan (AMC § 25.40.010).*

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HLB achieves its mission by managing an inventory of HLB land and resources to benefit a wide variety of municipal objectives. The HLB manages many types of land in its inventory, over 12,000 acres, which are divided into approximately 250 parcels zoned residential, industrial, commercial, recreational, public use and open space. About half of the HLB inventory is forested lands in the Girdwood Valley, with a small percentage of HLB inventory developed or improved.

All proceeds from HLB land sales, leases, and other sources are deposited into the HLB Fund. With approval from the Mayor and Assembly, the Fund is used to: manage and/or improve HLB property; conduct land use planning and feasibility studies; carry out wetlands mitigation monitoring; acquire property for municipal use; and support the annual operating expenses of HLB. Since its inception in 1983, the HLB has operated without any direct taxpayer support but has contributed millions of dollars in support to the general municipal government in ways that benefit our growing community.

More than 60 HLB parcels are subject to leases or permits held by government agencies or the private sector, with some used or managed by municipal agencies under special permit or management authorizations. A spreadsheet of leases and permits currently held is available online.

Municipal properties deemed surplus to current and future needs are generally disposed of through competitive bid, in accordance with AMC. In order to carry out the HLB mission, some parcels may be sold directly to other municipal agencies for continued use by the MOA.

With Assembly approval, the mayor may also designate any municipal land or interest in land for placement in the HLB inventory. However, land placed in the HLB inventory is generally:

1. Land reserved for unspecified purposes, or needed for specific or future public purposes;
2. Land determined excess to municipal needs but unsuitable for disposal and development; or
3. Other land determined excess to present or future municipal needs that may be suitable for disposal or development in the future.

## A Brief History of the Heritage Land Bank

In 1972, the Greater Anchorage Borough established a Land Trust Fund. Amended in 1976, the trust fund was created to acquire and manage property for the Municipality. The Land Trust Fund Council maintained oversight over the fund and its properties.

The Municipal Entitlement Act of 1978 granted Anchorage a total land entitlement of 44,893 acres from the State of Alaska (SOA). The Heritage Land Bank was formed to acquire and manage land that was transferred to the Municipality from the State as a result of the Municipal Entitlement Act for the benefit of present and future residents of Anchorage.

The ordinance that created HLB also established the HLB Advisory Commission (HLBAC), which consists of seven members appointed by the Mayor, to advise the Mayor and Assembly regarding the management of land and funds in the HLB portfolio. The commission solicits public comments when it holds public hearings in order to make informed recommendations. Staff handles the ongoing land management responsibilities of the HLB.

### *Inventory Mapping*

In 1984, HLB completed its first land inventory. The HLB inventory is updated and is online for public and municipal access at [www.muni.org/hlb](http://www.muni.org/hlb). The inventory identifies all lands by HLB parcel number, municipal tax identification number, zoning classification, and acreage. Interactive mapping can be found on the MOA GIS webpage.

### *State Entitlements*

The continuing conveyance of title to the Municipality's outstanding land entitlements is a priority. While the State has conveyed substantial acreage, and some monetary compensation to the MOA in fulfillment of the municipal entitlement mandate, other parcels await conveyance.

### *Accomplishments*

Following are several significant land uses and facilities in the Municipality of Anchorage developed over the years through contributions from the HLB inventory or fund:

- Cuddy Family Mid-Town Park Acquisition
- Botanical Gardens lease on HLB lands
- Girdwood Library site, trails partnerships, and Industrial Park development
- Sale of three downtown lots for mixed-use development by Cook Inlet Housing Authority
- Long-term ground lease for Chugiak Fire Station #35

## The Heritage Land Bank Fund

Upon formation of the HLB, the MOA Land Management Fund was renamed the HLB Fund. According to AMC § 25.40.035, the HLB Fund can be used for three main purposes: supporting the annual HLB operating budget; acquiring land for municipal use; and managing and improving HLB land. HLB's objective has been to responsibly manage the Fund in order to achieve our mission, with additional focus on increasing our asset value and fund strength.

## Land Management Objectives

HLB manages land to maximize benefits to the Municipality and the public, seeking to preserve and enhance the value of its land assets. Management activities and decisions take into consideration the regulatory environment and adopted comprehensive plans, special site and area land use studies, environmental plans and studies, and intra-governmental agreements.

*Our management objectives include:*

- Ensuring that all HLB lands and real property interests are reasonably protected from adverse impacts, including fire, insect damage, plant disease, invasive species, illegal dumping, hazardous or contaminated materials, timber theft, vandalism, and other threats.
- Assisting with implementation of municipal plans where HLB inventory is involved in accordance with HLB policy and fund guidelines.
- Transfer of HLB properties to other departments as appropriate and the disposal of properties excess to municipal need.
- Holding land use contracts to prevailing market rates except where otherwise provided by AMC § 25.40.
- Providing opportunities for partnership in the creation of conservation easements, through permittee-responsible mitigation to protect area wetlands, promote orderly development consistent with the goals of the Comprehensive Plan & the Anchorage Wetlands Plan, and generate revenue through the preservation of high-value HLB wetlands, while working to establish a wetlands mitigation bank.
- Continuing to enforce trespass violations, by posting signs and considering the installation of fences in areas of known campsites, removal of illegal structures and vehicles, and mitigation or prevention of impacts of unpermitted use on HLB land.
- Ensuring that open space, conservation and preservation opportunities are considered in HLB development projects where those opportunities are in the best interest of the citizens of the Municipality of Anchorage.

## Overview of Land Acquisition

### *Acquiring Municipal Entitlement Lands*

Under AS § 29.65.010, the Municipal Entitlements Act and the subsequent *Agreement for the Conveyance of Lands of the State of Alaska to the Municipality of Anchorage, and Settlement of Land-Related Issues with the State of Alaska*, signed November 25, 1986, the Municipality was entitled to conveyance of 44,893 acres of land within the boundaries of the Municipality.

The MOA will continue to work closely with the Alaska Department of Natural Resources (DNR) to resolve any remaining land entitlement issues. The State has issued decision documents for several parcels but not patent. The State notified HLB that for management purposes the decision documents issued for conveyance of lands is equivalent to patent and considered equitable title.

### *North Anchorage Land Agreement*

The MOA was granted rights to receive substantial acreage under the *1982 North Anchorage Land Agreement* (NALA), a federally approved agreement resolving several longstanding land ownership disputes between Eklutna, Inc., the State, and MOA. NALA provides for the future allocation of existing military land in Anchorage, in the event it is declared excess to the Department of Defense (DOD). To date, the MOA has received title to just under 300 acres of NALA land under its public interest land entitlement; no lands have been declared as excess by the DOD to date.

Table 1.1 HLB Inventory by Area\*

Acreage (Estimate)	Anchorage Bowl	Chugiak/ Eagle River	Turnagain Arm	HLB Total Acreage:
HLB Wetlands (A & B)	1,094	44	530	1,668
HLB Uplands	1,812	1,214	6,019	9,045
Estimated Total HLB Acreage:	2,906	1,258	6,549	10,713

\* Pending current acquisitions and disposals, this table will be updated with 2023 numbers prior to final adoption by the Assembly.

Table 1.2 Development Limitations\*

Limiting Factor	Quantity
Wetlands - Class A&B	1,668 acres
Easements	474 acres
4Avalanche Zone - Very High Hazard	432 acres
Seismic Zone 5 - Very High Ground Failure Susceptibility	13 acres
Special Flood Hazard Area	1,239 acres
Patent restrictions prohibiting disposal	846 acres
Leases and Permits	1,653 acres
Managed by State Parks	2,240 acres
ADEC Contaminated Sites	11
Parcels under other MOA Agency Management	40

\* Pending current acquisitions and disposals, this table will be updated with 2023 numbers prior to final adoption by the Assembly.

## Annual Work Program

The HLB Work Program is an annually approved guide for allocating and managing HLB land and resources. The program functions and activities must be consistent with Municipal Code, HLB policies, and pertinent comprehensive or area plans.

Parcels in the HLB inventory can be disposed of through trade, sale, or lease. HLB land disposals are based upon a minimum of fair market value of the land, except as otherwise provided in AMC § 25.40. HLB may exchange excess municipal land in the HLB inventory for other non-municipal land which has greater potential value or attributes for municipal use.

Per AMC § 25.40.020B, major HLB work items anticipated during each calendar year will be reviewed in advance by the public and be approved after public hearings before the HLBAC and the Assembly. The code states that public notice for the HLBAC public hearing on the annual work program is provided no less than forty-five (45) days prior to the hearing. The public will have the opportunity to comment on each item when a public hearing is scheduled.

All other HLB public hearings require that the public notice precede the hearing by no less than fourteen (14) days. HLB notification procedures shall include direct email notification to affected community councils, residents and list of email subscribers, as well as posting notice online, at least fourteen (14) days prior to public hearings. AMC requires that the HLBAC provide public notice and hold a public hearing prior to taking action on land disposals (sales, leases, exchanges, easements) and withdrawals from the HLB inventory. Any additions to the proposed list of disposals through sale, exchange, or lease require an amendment to the Work Program approved by the HLBAC and Assembly. The Program may be amended as needed.

## Five-Year Management Plan

Predicting future municipal need and market demand is difficult. The success of land transactions often depends upon economic conditions, financing, and creative marketing strategies. Consequently, the Five-Year Management Plan is best viewed as a queue of items that may be acted upon in the next five years based on community input, various municipal goals and needs, and changing market demands. The Administration expects that the HLB be prepared to seek out and respond to unforeseen opportunities as they arise that promote the goals of the comprehensive plans. Long range forecasting can be difficult, therefore the assumptions, objectives and projections that follow in this document are an attempt at planning our future given current information.

Land management decisions will be consistent with the AMC, all adopted comprehensive plans and area plans, and implementation items. If it is unclear whether a proposed management or disposal action is consistent with adopted plans, HLB shall complete a site-specific land use study prior to a final management or disposal decision. Public comments on consistency with adopted plans will be given due consideration.

## Chapter 2. 2022 Progress Report

The HLB worked towards and accomplished a number of projects in 2022. Sale of Phase I of the Girdwood Industrial Park has been the major accomplishment of HLB in 2022, all lots are under contract or have closed. Efforts to engage with landowners in Laurel Acres to seek donations of undeveloped wetland parcels was effective. HLB Staff and Commission spent significant time considering, evaluating, and recommending a path forward for the development of Holtan Hills, which ultimately was postponed indefinitely by the Assembly.

### Disposals, Exchanges & Transfers

Disposals of HLB inventory can include; sales, exchanges, leases, easements, intra-governmental agreements to both the public or private sector, and transfers of parcels to other municipal agencies. The HLB consults with other municipal agencies to determine whether HLB land is needed to fulfill various municipal purposes and the impact of disposal.

*The following are approved disposal-related activities that were executed in 2022:*

*HLB Parcel 6-057A & D* – Two parcels in Phase I Girdwood Industrial Park were executed. The remaining three are under contract expected to close in 2023.

*HLB Parcel 1-074A* – Execution of disposal was completed in 2022 for senior housing project.

*HLB Parcel 1-074B* – Execution of disposal was completed in 2022

*HLB Parcels 1-093, 1-094, 1-095, 1-096, 1-097* – These residentially zoned parcels in Chugiak, in the Chugach Park Estates, were sold for residential development.

*HLB Parcel 3-073* – The Porcupine Building, and property, was disposed of for a non-profit work center.

*HLB Parcel 5-003* – Parcel was disposed of for residential development.

*HLB Parcel 6-011, 6-016, 6-017* – The Assembly postponed the Holtan Hills disposal indefinitely at this time the Request for Proposals and the Development Agreement are still guiding documents.

## Acquisitions

*Laurel Acres* - In 2022 there were efforts to acquire parcels in Laurel Acres, which received HLBAC approval finalizing land transactions are expected in 2023.

*Lot 5 Block 3 Stolle Subdivision* - Was acquired and became HLB Parcel 2-158 with the intent to provide access to Chugach State Park through HLB Parcel 2-152.

## Land Management

### *Contaminated Sites*

Certain HLB parcels have been found to contain contamination in several different forms. In the past few years, several sites have been in various stages of remediation, including but not limited to the following:

*HLB Parcels 3-078E* – HLB continued to conduct environmental testing and monitoring as required by ADEC.

### *Wetland Mitigation*

As the municipal agency solely responsible for management of conservation easements, the HLB has ongoing monitoring and management requirements as outlined in the conservation easement and long-term management plans. The HLB must oversee funds generated from the sale of mitigation credits or acceptance of properties, subject to a conservation easement, to allow for care in perpetuity. This year, HLB accepted conservation easements on the following properties held in Real Estate Services inventory:

*HLB CE Parcel 4-048* – Located between Old and New Seward Highways on 56<sup>th</sup> Street, north of the MOA Solid Waste Services Central Transfer Site. This conservation easement will likely be vacated with mitigation for this portion of the Solid Waste Services Central Transfer Site (CTS) project to be provided within HLB Parcel 3-037 (Reflection Lake Creek).

*HLB CE Parcel 3-079* – Eighteen residential lots (Worst Subdivision, Plat 70-374) off Lore Road. Vacation of the ROW through the subdivision occurred in order for this conservation easement to be accepted as mitigation for the CTS permit. The CE will be modified and recorded in 2023.

Table 2.1 Conservation Easements Managed by HLB (2021\*)

Parcel	Conservation Easement Established	Acreage
5-024; Blueberry Lake	2005	7.5 acres
3-049; Campbell Tract	2007	15.5 acres
Portions of 3-075; 3-076; 3-077; 3-065; Tudor Municipal Campus	2009	40 acres
3-035; Chester Creek Headwaters	2009	9.75 acres
3-029; Campbell Tract	2009	27.5 acres
3-064; Dowling Substation	2010	24 acres
6-251; Arlberg Extension	2015	5.5 acres
CE 5-041; 100 <sup>th</sup> Avenue Extension	2016	23.9 acres
CE 4-048; 56 <sup>th</sup> Avenue (TO BE VACATED)	2019	(2.3 acres)
CE 3-079; Worst Subdivision	2019	4.0 acres
CE 3-037 Reflection Lake Creek	2020-2021	2.3 acres
		Total: 160.0 acres

\* Pending current acquisitions and disposals, this table will be updated with 2023 numbers prior to final adoption by the Assembly.

*HLB Umbrella Mitigation Bank Instrument* – HLB continues to work with the Corps to develop the Umbrella Mitigation Bank Instrument. The USACE acceptance of an instrument will permit HLB to operate a Bank and provide wetland credits to meet the needs of developers, private individuals, and public projects when not available through private mitigation banks.

#### *Other Projects*

*HLB Parcels 6-057F (Girdwood Industrial Park Subdivision)* – Phase II & III improvements have been ongoing. Additional permit areas were identified, and several permits were issued in Phase II and III.

*Geographic Information* – HLB and the Geographic Data & Information Center (GDIC) continue to maintain an accurate mapping application for HLB parcels. Field application development, project website (Hub) development and spatial analysis of HLB lands and projects is ongoing.

*EPA Brownfields Grant* – HLB passed management of the EPA Brownfields Grant to Long-Range Planning, which is nearly wrapped up and another grant has been sought. HLB anticipates utilizing grant funds, if awarded, to pursue additional testing on certain HLB properties.



Table 2.2 2022 HLBAC Resolutions

Resolution	Subject	Date	Action
2022-01	Approval of the draft Heritage Land Bank Annual Work Program	5/26/22	<i>Postponed Indefinitely</i>
2022-02	The continuation of a lease of Heritage Land Bank Parcel 1-090, legally described as the NW portion, Lot 17, Township 15 North, Range 1 West, Seward Meridian, Alaska, and a portion of HLB Parcel 1-091, described a portion of Tract B, Spring Creek Subdivision, according to the official plat thereof, filed under Plat No. 73-7, Records of the Anchorage Recording District, at less than fair market value, to the State of Alaska Department of Natural Resources Division of Parks and Outdoor Recreation, a public-purpose agency, for the operations of the Ptarmigan Valley Trailhead Parking Lot (PIDs 051-191-01 and 051-211-02) (map on reverse page); and amendment of the 2021 Heritage Land Bank Annual Work Program and 2022-2026 Five-Year Management Plan.	6/23/22	<i>Pulled from Agenda</i>
2022-03, as amended	The disposal by non-competitive sale at fair market value of HLB Parcel 3-027A (PID 008-081-18-001), LEGALLY DESCRIBED as a portion of the south half of the southeast quarter of the southeast quarter of the southeast quarter of section 33, township 13 north, range 3 west, Seward meridian, records of the Anchorage Recording District, to Chugach Electric Association for the continued operation of an electric substation and amend the 2021 Heritage Land Bank Annual Work Program and 2022-2026 Five-Year Management Plan.	6/23/22	<b>Approved</b>
2022-04	The disposal by competitive bid of HLB Parcel 3-010 legally described as Lot 12 of Tract 1A-1 Fragment of the Mountain View Development (Plat 16-99) (PID 004-051-42), and amendment of the 2021 Heritage Land Bank Annual Work Program.	5/26/22	<i>Pulled from Agenda</i>
2022-05	The disposal by competitive bid of HLB Parcel 6-003B, legally described as Block 2 Lot 6 of the Indian Subdivision (Plat 64-131) (PID 090-031-44), and amendment of the 2021 Heritage Land Bank Annual Work Program.	5/26/22	<i>Pulled from Agenda</i>
2022-06	The acquisition of real property, legally described as Lot 15 Block 11 Laurel Acres Subdivision (Plat 71-44) (PID 012-491-51-000), placement into the Heritage Land Bank inventory, and amend the Heritage Land Bank 2021 Annual Work Program & 2022-2026 5-Year Management Plan.	8/25/22	<b>Approved</b>

2022-07	The acquisition of real property, legally described as Lot 29 Block 8 Laurel Acres Subdivision (Plat 71-44) (PID 012-492-70-000), placement into the Heritage Land Bank inventory, and amend the Heritage Land Bank 2021 Annual Work Program & 2022-2026 5-Year Management Plan.	8/25/22	<b>Approved</b>
2022-08	Withdrawal of Heritage Land Bank (HLB) Parcel 3-074 (PID 008-101-16-000) from the HLB Inventory and transfer to the Anchorage Community Development Authority for the purpose of a land trade with the State of Alaska for Block 102 of the Original Townsite, and amend the HLB 2021 Annual Work Program.	9/22/22	<i>Pulled from Agenda</i>
2022-09(S)	The competitive disposal of portions of HLB Parcels 6-011, 6-016, and 6-017, legally described as Tract I Prince Addition Alyeska Subdivision (Plat 87-131)(PID 075-311-04-000), Tract B Girdwood Elementary School Subdivision (Plat 85-38) (PID 075-031-32-000), and Tract 9A Section 9 Township 10 North Range 2 East (Plat 73-220)(PID 075-041-31-000), to CY Investments as described in the Development Agreement between the developer and the Municipality of Anchorage dated April 29, 2022, and amend the HLB 2021 Annual Work Program.	11/17/22	<b>Approved</b>
2022-10	The lease of Heritage Land Bank Parcel 2-156 (PID 020-181-68-000), legally described as Tract B-2 of the Legacy Pointe Subdivision (Plat 2013-18), for less than fair market value for the purposes of a non-profit natural burial cemetery, and amend the 2021 Heritage Land Bank Annual Work Program and 2022-2026 Five-Year Management Plan.	11/17/22	<i>Pulled from Agenda</i>
2022-11	The acquisition of real properties, legally described as Lot 30, Block 5 (Parcel ID 012-492-03-000), Lot 31, Block 5 (Parcel ID 012-492-02-000), Lot 29, Block 11 (Parcel ID 012-491-65-000), And Lot 30, Block 11 (Parcel ID 012-491-66-000) of the Laurel Acres Subdivision (Plat 71-44), placement into the Heritage Land Bank inventory, and amend the Heritage Land Bank 2021 Annual Work Program & 2022-2026 5-Year Management Plan.	11/17/22	<b>Approved</b>

## Chapter 3. 2023 Work Program

There are many projects in the Municipality that will be affecting the Heritage Land Bank over the next year. The Real Estate Department has been tasked with assisting many of these development initiatives. HLB also has several multi-year projects underway. Staff expectation is that HLBAC will have action items on nearly every regularly scheduled meeting.

### 2023 Potential Disposals, Exchanges & Transfers

*HLB Parcel 1-111* – Work with Eagle River-Chugiak Parks & Recreation to identify funding and complete disposal to them at fair market value or open to public for sale through competitive bid.

*HLB Parcel 2-125* – Rabbit Creek Community Council is evaluating a connector trail from the elementary school to Bear Valley through HLB Parcel 2-125. An agreement or other proposal is anticipated for trail location, development, and management.

*HLB Parcel 2-156* – Disposal to a non-profit for the purpose of developing a natural burial cemetery.

*HLB Parcel 3-011* – Intergovernmental Permit to AWWU for the purpose of water main vault.

*HLB Parcel 3-027A* – Complete transaction and dispose of property to Chugach Electric Association

*HLB Parcel 3-042* – Potential disposal by ground lease to CEA for the purpose of a substation. Construction permit and trail easement for a Northeast Connector Trail to be considered for Parks & Recreation. Intergovernmental Permit for old Army access road used as a utility access road.

*HLB Parcel 3-064* – Issue a Construction permit, and subsequent easement, for the purpose of ACS utility installation.

*HLB Parcel 3-074* – Parcel to be used as a trade with the State of Alaska, Alaska Housing Finance Corporation (AHFC) for a portion of Block 102 of the Original Townsite Subdivision in downtown.

*HLB Parcels 3-078A-D* – HLBAC and Assembly have approved disposal to Contour RE, LLC and the transaction is expected to be completed in 2023.

*HLB Parcels 3-078E* – Continue to evaluate environmental contamination and ways that the site can be redeveloped by a private developer.

*HLB Parcel 4-010, 4-011, 4-012* – Execute a use agreement with Anchorage Health Department for the continued use of the properties as a parking lot.

*HLB Parcel 4-013* – Execute a lease with the current lessee for the continued use as a parking lot.

*HLB Parcel 4-043D* – Review request from Joint Base Elmendorf-Richardson for a non-development easement.

*HLB Parcel 4-045* – Resolve trespass issue and withdrawal property out of HLB Inventory to Real Estate Services with management by Parks & Recreation.

*HLB Parcels 5-010, 5-011, 5-012* – Application for peat removal has been submitted to the US Army Corps of Engineers. Complete permitting process and evaluate lease or sale of the sites.

*HLB Parcels 6-002, 6-004, 6-005, 6-060, 6-073, BC-4, BC-6* – Evaluate Chugach Electric Association easement request for portions of these parcels where existing transmission line is located.

*HLB Parcel 6-003B* – Continue to reserve for Turnagain Arm Community Council use.

*HLB Parcels 6-011, 6-016, 6-017\** – The Anchorage Assembly voted to indefinitely postpone the Holtan Hills disposal. The Request for Proposals, Development Agreement, and Bifurcation are guiding documents in next steps related to any action moving forward.

*HLB Parcel 6-014* – Evaluate process for disposal, with direct sale, to owners of Alyeska Resort.

*HLB Parcel 6-039\** – Replat the parcel into residential lots for disposal.

*HLB Parcel 6-043* – HLBAC and Assembly have approved disposal of this parcel to the US Forest Service, it is anticipated that this transaction will be completed in 2023.

*HLB Parcels 6-053, 6-054, 6-055, 6-056* – Pursue disposal to ADOT&PF in support of future Alyeska Highway intersection redesign.

*HLB Parcels 6-057B, 6-057C, 6-057E* – HLBAC and Assembly have approved disposal to Geo Contracting, LLC and the transaction is expected to be completed in 2023.

*HLB Parcel 6-057F\** – Staff to evaluate options and present feasibility of the following options to the HLBAC for guidance:

1. Disposal of this property as-is; and
2. Disposal with platting and improvements completed by MOA

*HLB Parcels 6-074A, 6-074B* – HLBAC has recommended a disposal by lease. It is anticipated that this lease will be executed in 2023.

*HLB Parcel 6-076\** – Girdwood Community Land Trust has submitted an application requesting a short-term land use permit for site development work and a long-term ground lease request. More details on the development potential will be shared as it becomes available and it will be presented to the HLBAC. Development of the site consistent with the Girdwood South Townsite is supported.

*HLB Parcels 6-011, 6-251, 6-295, 6-296* – When located on HLB land, HLB’s involvement in the establishment of new trails generally begins in the conceptual phase, as proposals require the support of the landowner, and continues beyond approval with permitting and easements. HLB continues to work with trail groups and Staff has participated in the drafting of the new Girdwood Trails Plan.

*HLB Parcel 6-039* – Phase II of the Iditarod National Historic Trail (INHT) began in 2020. Until the Girdwood Trails Plan and Girdwood Area Plan are completed and the previous alignment reconfirmed or a new one prescribed, the remainder of the INHT in the Lower Valley will be placed on hold. A permit was issued for improvement of an existing social trail that connects the prescribed INHT alignment to Karolius Drive through South Townsite.

*Portions of HLB Parcels 6-039, 6-058, 6-061, and 6-036* – Portions of these parcels may be needed for a utility easement.

*\*Per AR2023-40, as amended, the Anchorage Assembly has directed HLB to evaluate feasibility all Girdwood properties for residential and commercial development. Based on the outcome of that report and any additional Assembly direction, the proposed actions may be modified.*

## 2023 Potential Acquisitions

*Municipal Entitlement Lands* – HLB will continue to work for the conveyance of lands identified in the 1986 Agreement for the Conveyance of Land of the SOA to the MOA.

*Laurel Acres Properties* – HLB will continue to accept donations and key purchases of parcels located within the Laurel Acres subdivision. The inclusion of these parcels in the HLB Inventory will be for future conservation easement and wetland preservation credits to facilitate development in other areas of the MOA.

## 2023 Potential Projects

*HLB Parcel 3-080* – Staff will begin to evaluate parcel for land use entitlements including replating and rezoning for future disposal.

*HLB Parcel 6-018* – Continued collaboration with Girdwood Board of Supervisors and the Cemetery Committee will occur in 2023 as they formulate a cemetery design.

*Heritage Land Bank Umbrella Mitigation Banking Instrument* – HLB is working to develop a program that will allow the sale of compensatory mitigation credits for the preservation of wetlands and streams throughout the municipality. This program will utilize strategies available through the USACE permitting process, establishing a mitigation banking agreement with the USACE to protect our waterways and watersheds. Stewardship fees paid by permittees will provide

care in perpetuity for the conserved wetlands. In response to USACE and agency comments, HLB developed the MOA Wetlands Prioritization Project to be used as a tool for selection of highest value municipally owned wetlands for preservation in the HLB Mitigation Bank. Additions to the Bank will also be subject to public review and comment. Upon USACE approval of the Heritage Land Bank Umbrella Mitigation Bank, HLB plans to place conservation easements on those sites approved as Bank sites. Staff will continue to evaluate bank sites and use the MOA Wetlands Prioritization Project as a guide.

#### *Potential Heritage Land Bank Umbrella Mitigation Bank Sites*

*Girdwood Valley Parcels* – Create a site plan for a Bank site in the Girdwood Valley.

*HLB Parcel 5-023* – Tract C Mike Bierne Subdivision is a parcel adjacent to Sand Lake in west Anchorage primarily made up of wetlands. The *West Anchorage District Plan (2012)* recommends the parcel be transferred to the Parks. This site will be considered for a wetland bank site prior to management authority transferring to Parks & Recreation. Any conservation easement placed on the property will be managed by HLB.

### 2023 Land Management

Ongoing HLB land management activities will include, but are not limited to:

*HLB Parcel 6-002* - One remaining party claims an interest in a mining claim on the parcel. HLB and DNR assert that the claim is invalid. The Municipal Attorney's Office will determine whether a court action is necessary to remove the trespasser and HLB will take actions to clear the land of the trespass and encumbrances. HLB will then work towards remediation of the property and obtain patent.

*Bird Creek Homeowners' Exchange* – A group of homeowners have been working with the State and MOA to resolve long term trespass on municipal lands in Bird Creek Regional Park. This ongoing project will clear up property descriptions for the members of the Bird Creek community and add two additional parcels to the park.

*Fire Fuels Reduction* – HLB will work with the Anchorage Fire Department to address high priority HLB parcels at the wildland-urban interface.

*Conservation Easement Management* – HLB staff shall continue management and required annual site monitoring of conservation easements. HLB performs annual site inspections and monitoring of ten Conservation Easements (Table 2.1). HLB is responsible for approximately 160 acres of conservation wetlands that were preserved through permittee-mitigation with approval as part of the Corps regulatory process.

This management consists of annual site monitoring and reporting. Site monitoring for conservation easements is specific for each site and thresholds for wetland functions need to be

assessed; these types of things include surface water mapping, plant identification and percent cover, water quality checks, the presence of fish and other wildlife, etc. Due to the remoteness and pristine state of the sites, considerable time is necessary to evaluate the wetland functions and overall health of the sites. While most of the sites are required to be visited once per year, it is often necessary to visit in the winter, as well. More area can be accessed on these sites in the winter frozen conditions.

### Trespass and Encroachment Issues

Illegal uses of vacant municipal land are increasingly recognized as an ongoing, widespread problem for HLB and other landholding agencies. Addressing illegal activities with remediation and taking enforcement measures is an important part of managing HLB lands.

*HLB Parcel 1-008* – Ptarmigan Valley Trail Easement, approved but never executed (AO 96-01).

*HLB Parcel 1-034* – May need to be surveyed prior to patent issuance and subsequent disposal.

*HLB Parcel 1-069* – Small lot near Glenn Highway currently zoned PLI.

*HLB Parcel 1-084* – Lack of physical access to an adjacent parcel has caused a potential encroachment. There appear to be improvements on HLB land, as well.

*HLB Parcel 4-001* – This lot is located along the slope of Christensen Drive, south of 2<sup>nd</sup> Avenue. HLB may grant an Intra-governmental permit to Street Maintenance for easements not finalized in a 1950-60's street project.

*HLB Parcels 4-033A-D and 4-034* – HLB may review an additional easement or other contract to allow the continued maintenance of the Tesoro Nikiski Pipeline.

*HLB Parcel 4-045* – A shed has been documented by survey to be encroaching on HLB land. Staff will attempt to resolve this long-standing issue with the adjacent property owner. Dumping of yard waste is also an issue on this parcel.

*HLB Parcels 4-046 & 4-047* – Camp abatements will continue periodically in accordance with code and availability of shelter.

*HLB Parcel 6-002* - One remaining trespass issue related to an expired mining claim prevents MOA from accepting final patent following survey.

*HLB Parcels 6-010 and 6-036* – Multiple adjoining owners have created extensions of their yards onto HLB property (gardens, greenhouses, gathering areas, parking, tree clearing, etc.).

*HLB Parcel 6-029* – A resolution to overnight parking/camping during Girdwood Forest Fair and other large events will be sought for this parcel and others as the issue arises.

*HLB Parcels (Multiple)* – Encroachment issues may potentially be resolved through easements.

## Plans, Studies & Surveys

*Chugiak-Eagle River Cemetery* – Members of the Chugiak and Eagle River community have begun to investigate potential properties that could support a cemetery site as documented in the *Chugiak-Eagle River Comprehensive Plan Update (2006, page 79)*. RED will work with the Chugiak-Eagle River community to complete a site selection study, with HLB as one of several possible land grantors to be considered.

*Girdwood Area Plan Update* – The Girdwood Area Plan (GAP) Committee has continued to work on its mission of “Guiding Girdwood land use: creating a framework for the future of Girdwood.” HLB is a large land holder in the Girdwood valley and will continue to be involved in the GAP update process.

*An Inventory of Potentially Developable HLB Parcels in Girdwood* – Per AR2023-40, as amended, the Anchorage Assembly directed HLB to evaluate feasibility of all 58 HLB properties in Girdwood for residential and commercial development. A geospatial analysis was completed by HLB staff which identified 11 potentially developable HLB parcels in Girdwood. The report was presented to the Enterprise and Utility Oversight Committee on April 20, 2023.



## Chapter 4. Five Year Management Plan: 2024-2028

The HLB will review several of its holdings for disposal during this five-(5) year planning period. The following pages represent HLB parcels that will be considered for sale, lease or exchange, provided such disposals are consistent with the MOA Comprehensive Plan, land use studies, wetlands mitigation policies, and market conditions. As recommendations for any disposals are made, the public hearing process will be initiated through the HLBAC and recommended to the Mayor, with subsequent approval required by the Assembly, also following a public hearing. Several of these parcels will need to be reviewed more carefully or land use studies undertaken before determining final disposition or use.

### Potential Disposals, Exchanges & Transfers: 2024-2028

*HLB Parcels 1-081 & 1-082* – Staff may explore feasibility of residential development for an eventual disposal for that purpose.

*HLB Parcel 1-108* – Proposed competitive sale for disposal.

*HLB Parcel 1-084* – Adjacent property owner has a long-standing encroachment, HLB will work with the property owner to resolve trespass issues while also proposing an access easement, at fair market value, to the landlocked parcel.

*HLB Parcels 2-116 - 2-122* – These parcels may be more appropriate to be withdrawn out of HLB inventory and into Real Estate Services with Management Authority provided to Parks & Recreation.

*HLB Parcel 2-127* – A 20-acre parcel in south Anchorage, east of Potter Marsh, in the Potter Valley area is under consideration for a neighborhood park and withdrawal from the inventory for transfer of management authority to Parks. The road connectivity issues noted in the Hillside District Plan (Special Study Area D) will be considered as part of a decision for the timing and conditions of the disposal.

*HLB Parcels 2-128 through 2-136* – HLB is currently managing these properties as open space for the protection of water quality, and habitat, consistent with the adopted *Potter Valley Land Use Analysis (AO 99-144)*. Any future actions on these parcels will be consistent with the *2010 Hillside District Plan*, *Potter Valley Land Use Analysis (1999)*, and other adopted plans. Key considerations will include an evaluation of appropriate land uses, access, and watershed management. HLB will meet with Rabbit Creek Community Council, Alaska Department of Fish and Game, and other interested parties to ensure that future actions involving these parcels supports the adjoining Anchorage Coastal Wildlife Refuge and long-term public values.

*HLB Parcel 2-139* – Access needs to be established through a private parcel.

*HLB Parcels 2-144A - D* – All parcels remain PLI since previous rezone of 2-144C did not receive approval. Staff may consult with the Planning Department to assess a path forward for appropriate zoning for these parcels.

*HLB Parcel 2-146* – Potter Valley Land Use Study recommends rezone to R6-SL, the site is currently zoned PLI. HLB Staff will pursue this entitlement action. Evaluation for Chugach State Park access through this parcel should be done in coordination with Rabbit Creek Community Council.

*HLB Parcel 2-158* – Grant an Intergovernmental Permit to Project, Management & Engineering (PM&E) for the purpose of legal access, with construction at a later date, to HLB parcel 2-152.

*HLB Parcel 3-010* – Disposal by competitive bid or leasing of part or all of the parcel may be considered.

*HLB Parcel 4-013* – Disposal may be considered.

*HLB Parcels 4-032, 4-033A-F & 4-034* –The 2040 Land Use Plan Map identifies community facility uses for a portion of these areas and HLB will consider a long-term lease consistent with that approved planning document.

Public Access to the Tony Knowles Coastal Trail through HLB land may be considered if/when development of the parcel(s) are proposed. Additionally, HLB will work with the Turnagain

Community Council, the Parks and Recreation Department, and other interested parties to determine appropriate boundaries for a trail and natural space buffer within the areas designated as Park or Natural Area, and, as funding is available, will survey the trail and natural space buffer portions for transfer of management authority to Parks and Recreation. HLB will retain all management responsibilities pertaining to existing contracts affecting these parcels. HLB will work with the Turnagain Community Council, the Parks and Recreation Department, and other interested parties to discuss possible park dedication or other permanent protection status for the trail and natural space buffer (Figure 1).

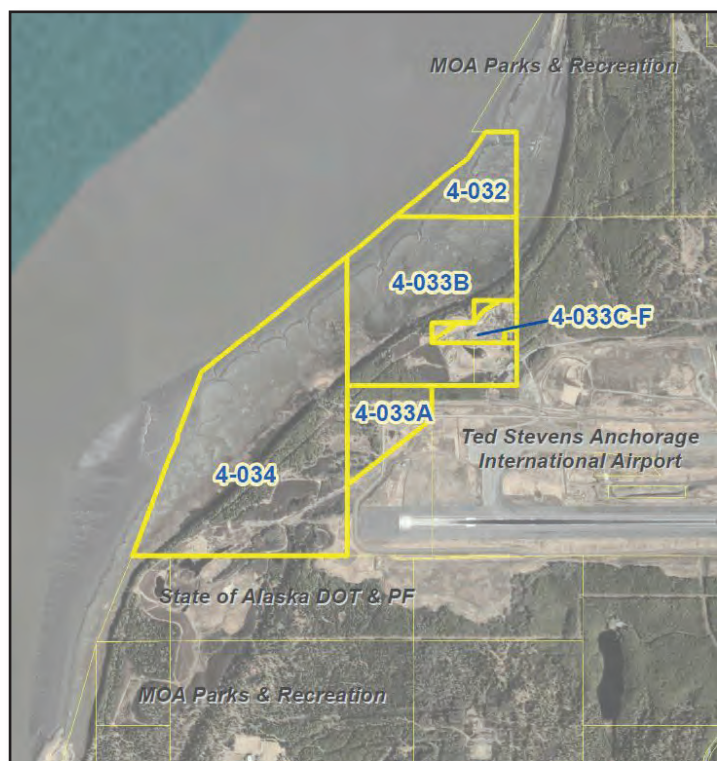


Figure 1: HLB Parcels 4-032, 4-033A-F & 4-034

*HLB Parcel 4-046, 4-047* – Discussions anticipated to occur with any users of the site and other interested parties for development of the cultural aspects identified in the Former Native Hospital Site Master Plan. A Request for Interest (RFI) will be made to developers for Mixed Use/Residential development consistent with the Former Native Hospital Site Master Plan.

*HLB Parcels 6-003B* – This parcel, located near the Indian Valley Bible Chalet, may be considered for disposal.

*HLB Parcel 6-003C* – The Turnagain Arm Community Council has expressed interest in siting a community center on this parcel and passed a resolution in support in 2016. The TACC will notify HLB when able to move forward on their effort.

### Potential Acquisitions: 2024- 2028

*Municipal Entitlement Lands* – HLB will continue to work for the conveyance of lands identified in the 1986 Agreement for the Conveyance of Land of the State of Alaska to the Municipality.

### Potential Projects: 2024-2028

*Revolving HLB Fund* – HLB staff will draft a revolving fund account policy and procedure instrument, for review and approval by the HLBAC, to allow proactive acquisition of key parcels to achieve the mission of the HLB.

*Chugach State Park Access* – In order to improve access to Chugach State Park as the *Anchorage 2020 Comprehensive Plan (2001)* encourages, HLB will continue exploring the feasibility of exchanging parcels or allowing development of access to Chugach State Park from certain HLB parcels, such as HLB Parcels 2-139 and 2-152 in upper Bear Valley, adjacent to Chugach State Park. Chugach State Park has produced an access inventory and trails and access plans. HLB will work with the State and the public to accommodate some of these desired access areas and evaluate these parcels for issuance of access easement across HLB land to provide Chugach State Park access (Figure 2).

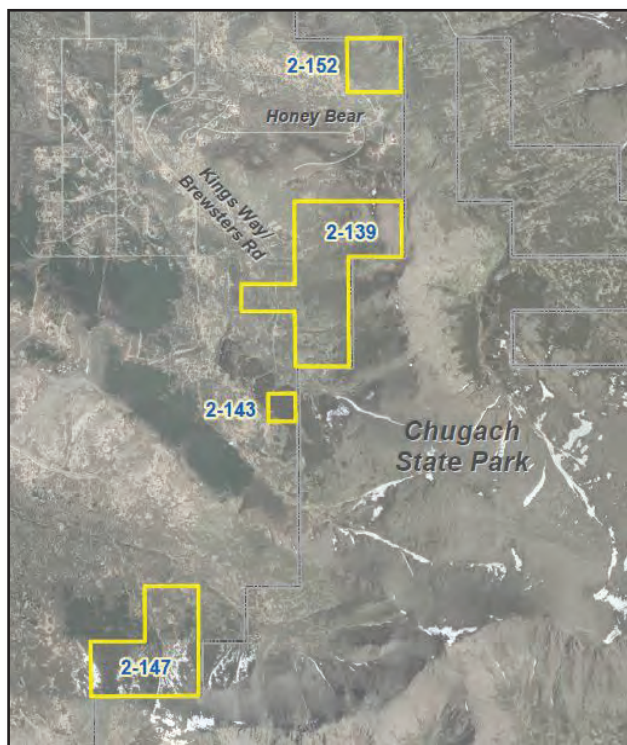


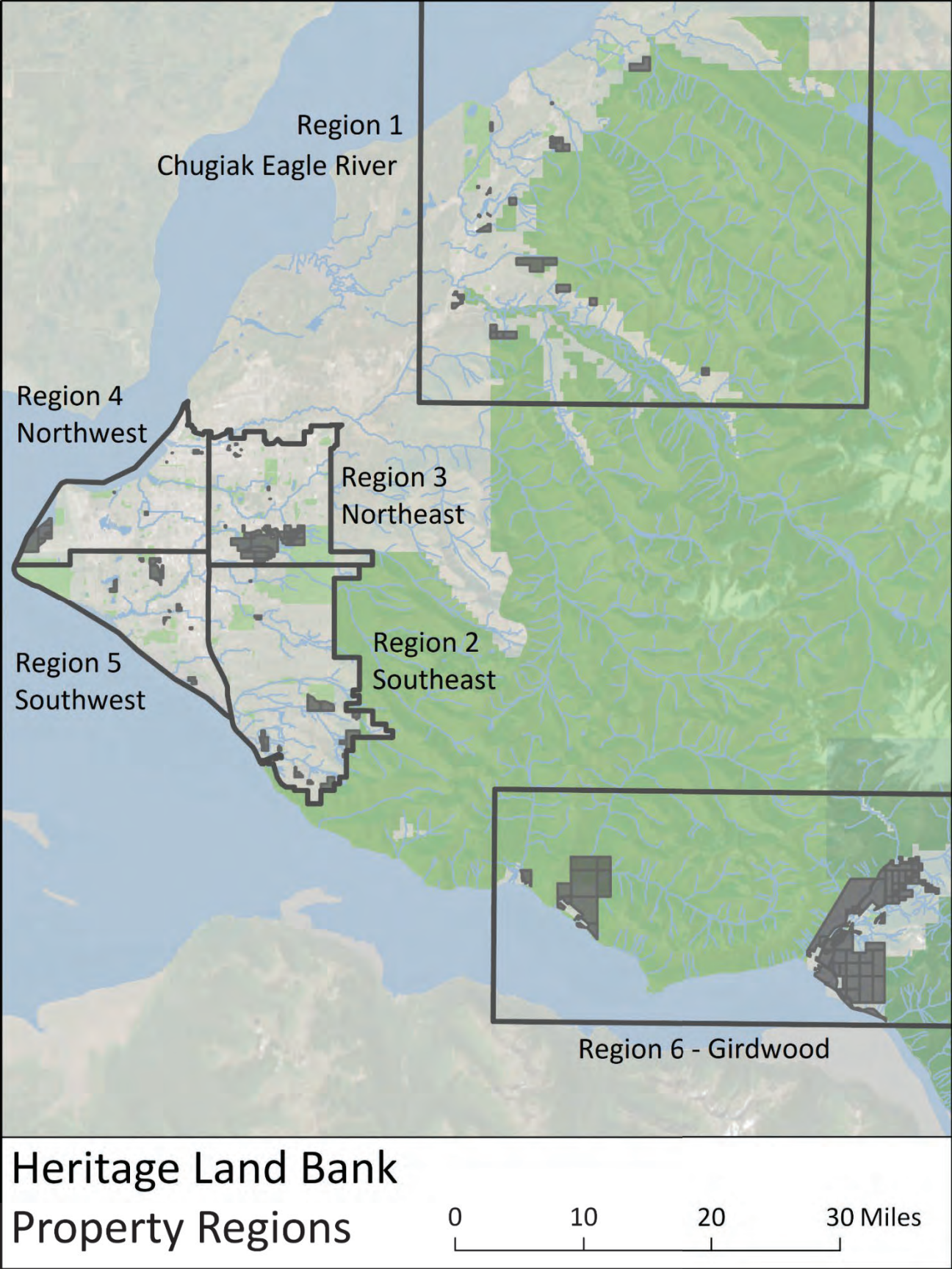
Figure2: HLB Parcels Adjacent to Chugach State Park

*HLB Parcels 6-251, 6-295 & 6-296* – A survey of the approximately 1,200 acres comprising the study area will be required prior to final conveyance of the land by the State to the Municipality. The BLM needs to issue final patent to the State prior to conveyance to the MOA. *Glacier-Winner Creek Access Corridor Study (1996)* and the *Girdwood Area Plan (1995)* identified several thousand acres of HLB and state land near the confluence of Glacier and Winner Creeks in the upper Girdwood Valley for development, constrained at this time by market demand and infrastructure costs.

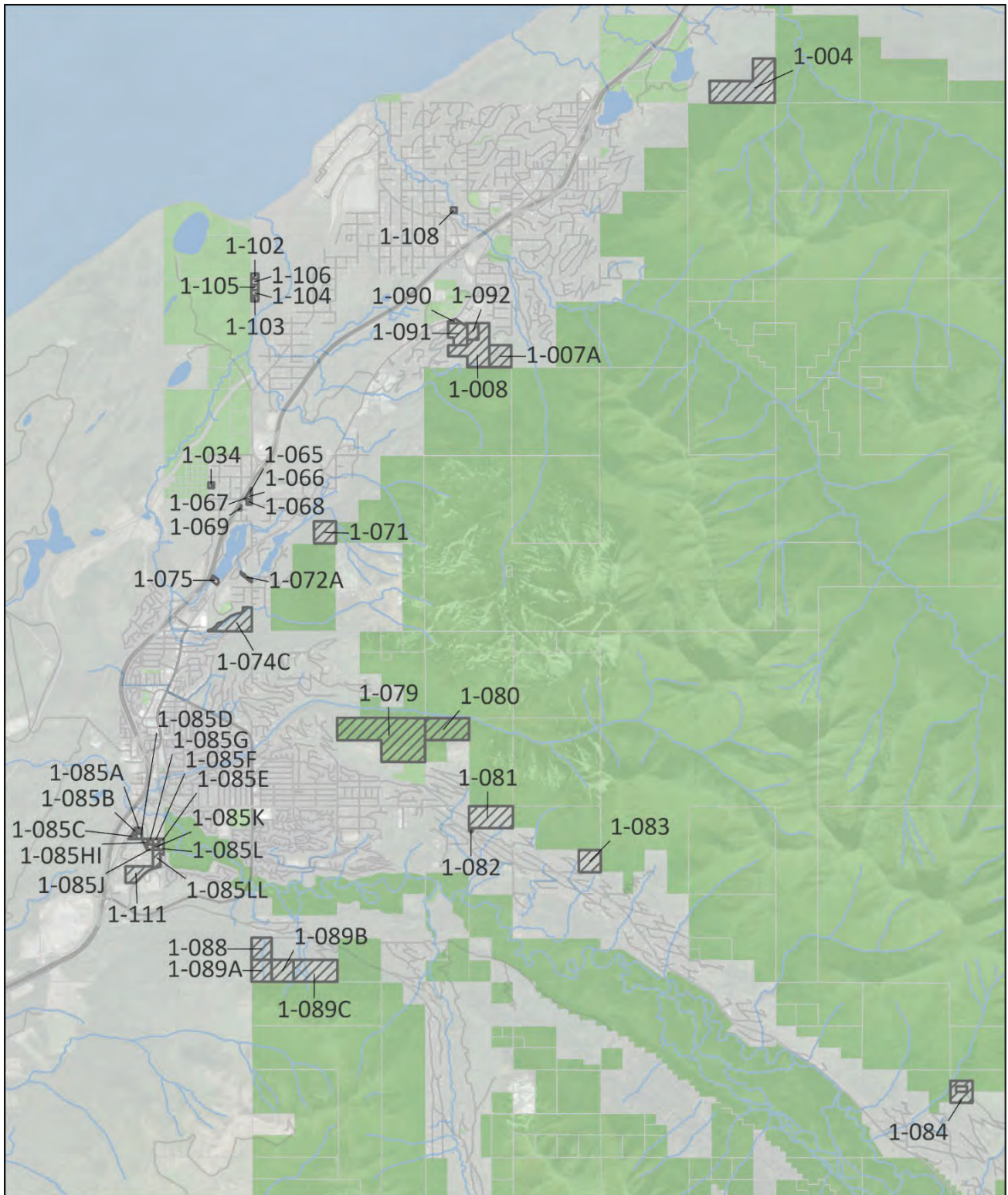
## Guide to Abbreviations and Acronyms

ACDA – Anchorage Community Development Authority  
ADEC – Alaska Department of Environmental Conservation  
AMC – Anchorage Municipal Code  
ASD – Anchorage School District  
AWWU – Anchorage Water & Wastewater Utility  
BLM – U.S. Bureau of Land Management  
CEA – Chugach Electric Association  
DNR – Alaska Department of Natural Resources  
DOD – U.S. Department of Defense  
DOT&PF – Alaska Department of Transportation & Public Facilities  
GAP – Girdwood Area Plan  
GDIC – Geographic Data and Information Center  
GIS – Geographic Information Systems  
HLB – Heritage Land Bank  
HLBAC – Heritage Land Bank Advisory Commission  
INHT – Iditarod National Historic Trail  
ML&P – Municipal Light & Power  
MOA – Municipality of Anchorage  
NALA – North Anchorage Land Agreement  
OECD – Office of Economic & Community Development  
PM&E – Project Management & Engineering  
RED – Real Estate Department  
RES – Real Estate Services  
ROW – Right of Way  
SOA – State of Alaska  
TSAIA – Ted Stevens Anchorage International Airport  
USACE – U.S. Army Corps of Engineers  
USFS – U.S. Forest Service







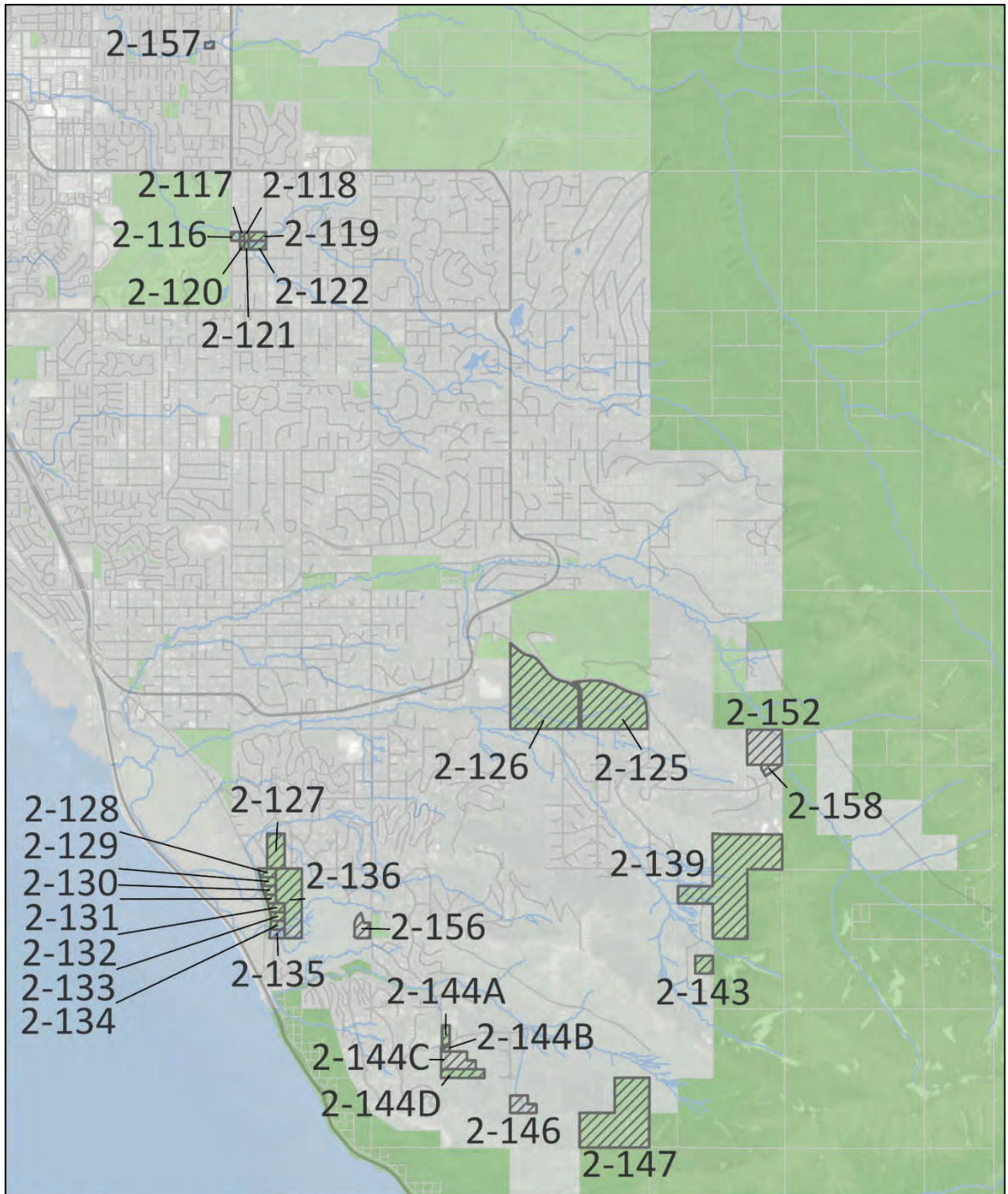


# HLB Property Region 1

## Chugiak Eagle River Parcels

0 2 4 6 Miles

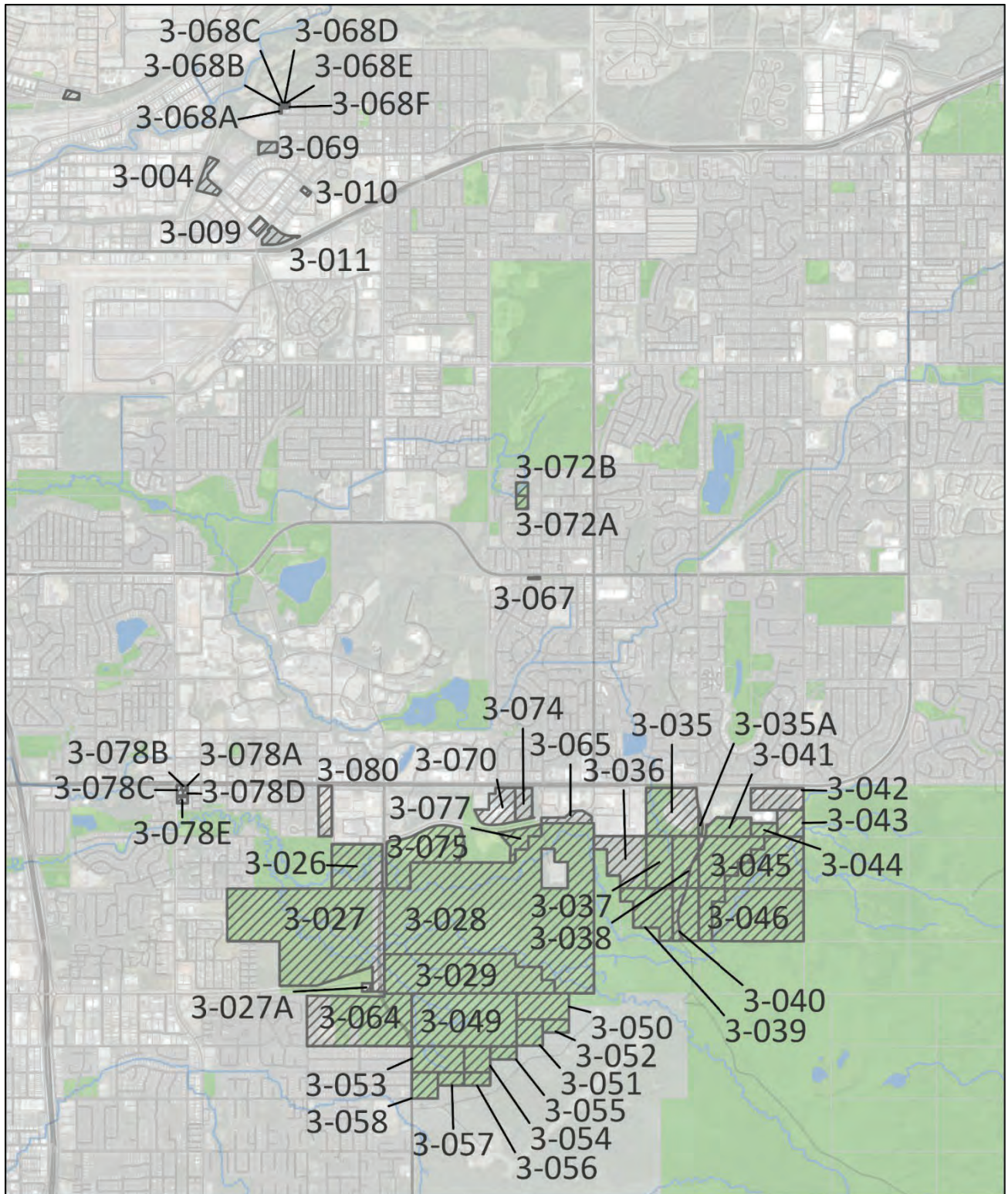




## HLB Property Region 2 Southeast Parcels

0 2 4 Miles

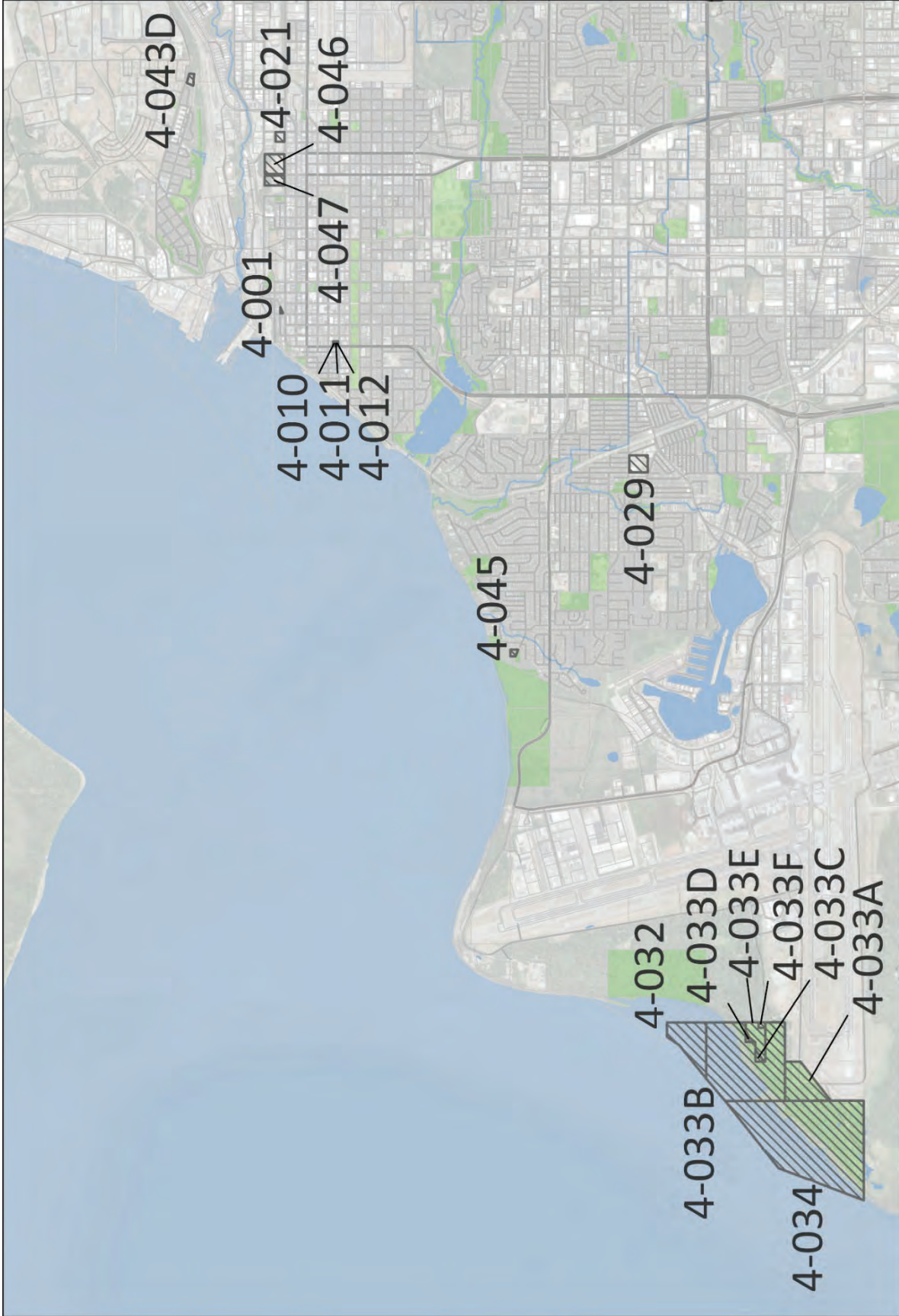




## HLB Property Region 3 Northeast Parcels

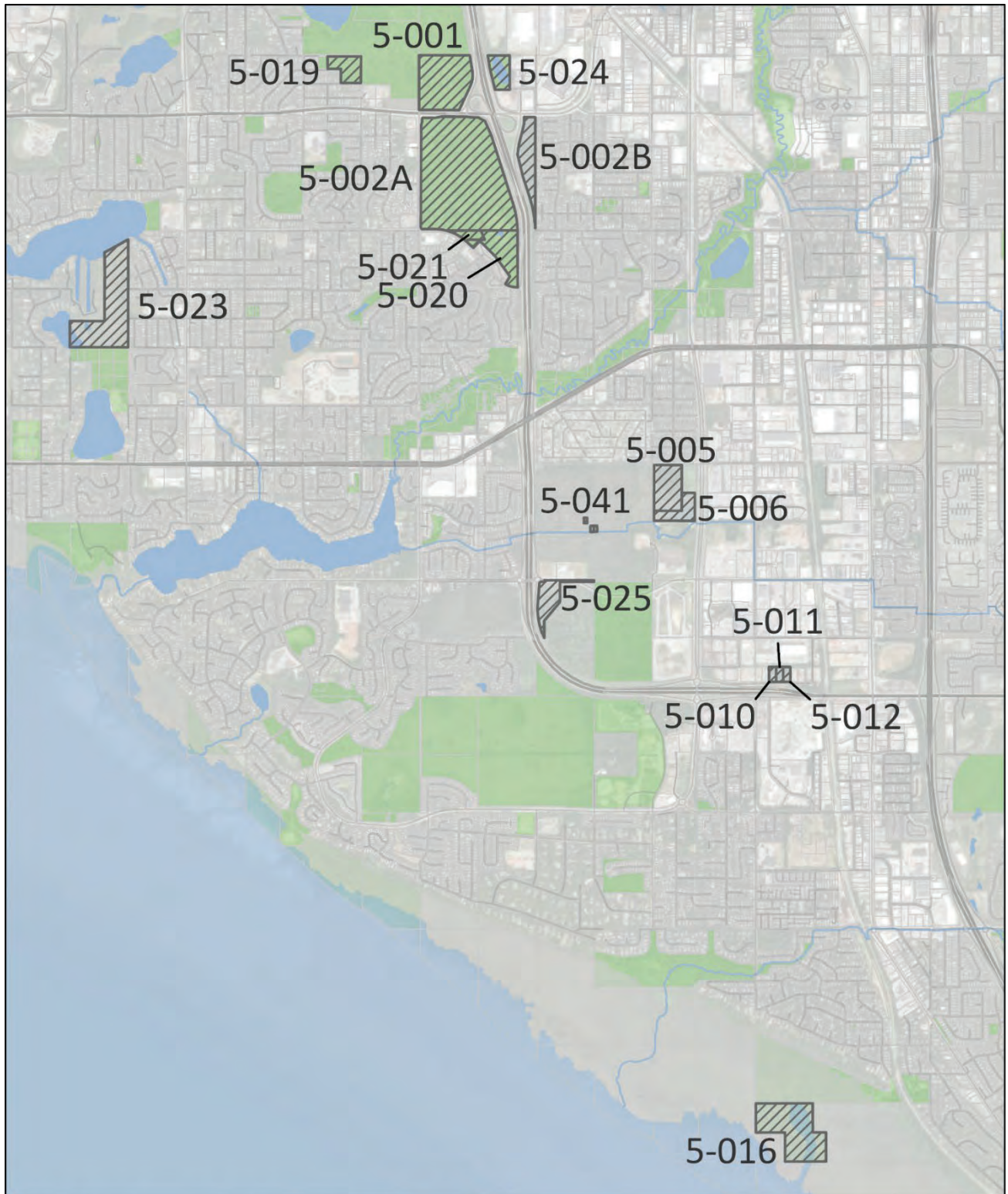
0 1 2 3 Miles





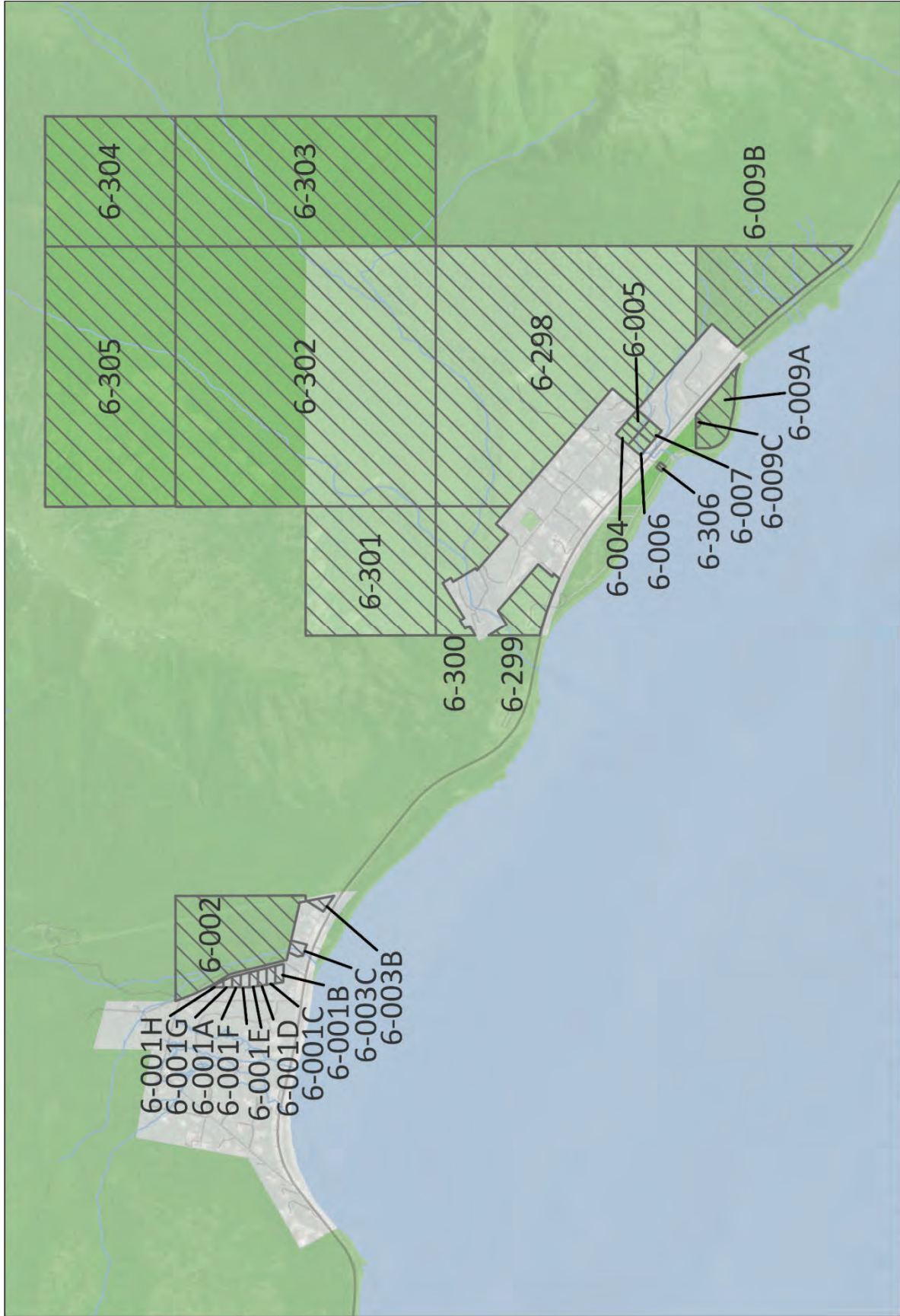
## HLB Property Region 4 Northwest Parcels





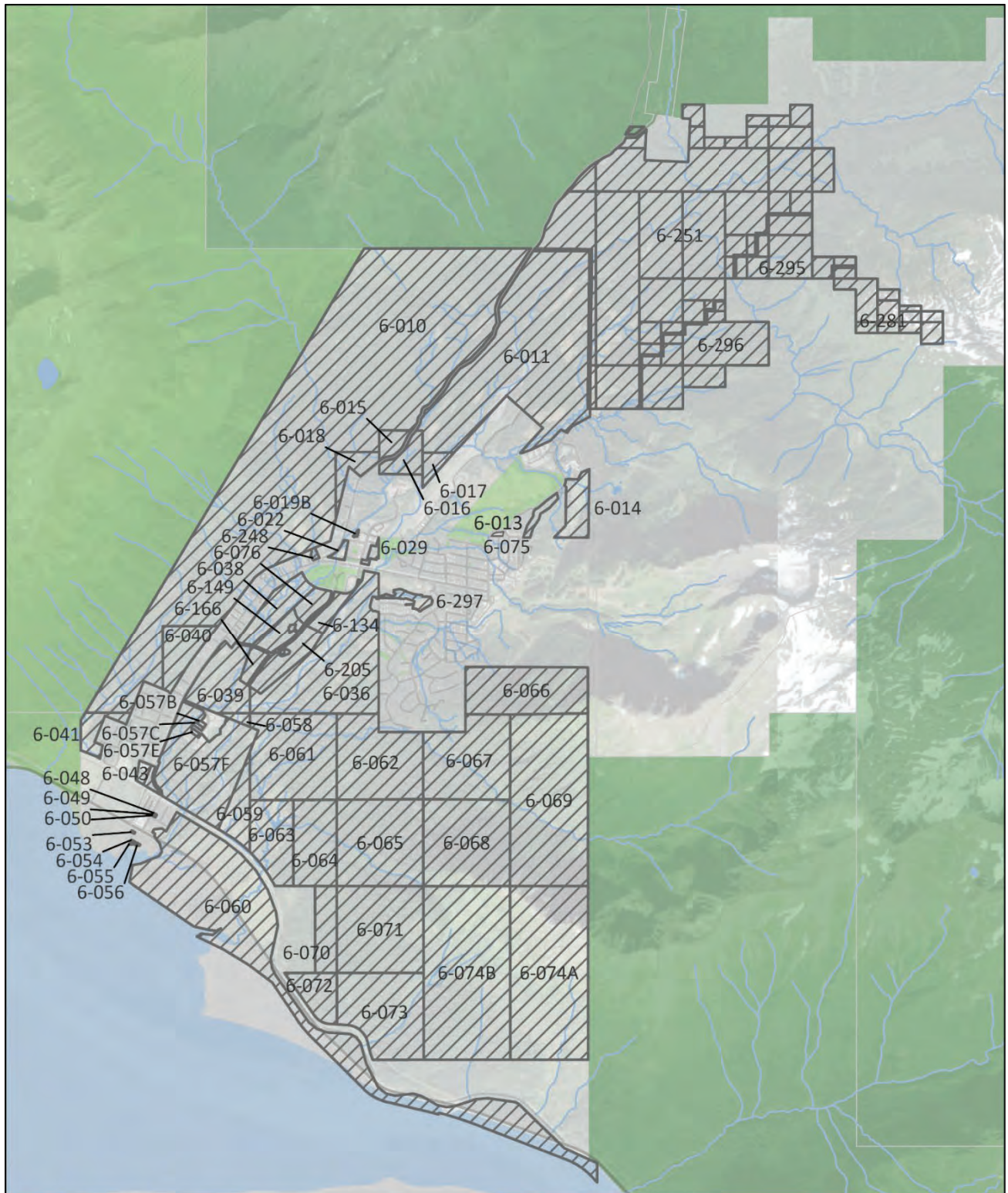
## HLB Property Region 5 Southwest Parcels

0 1 2 3 Miles



## HLB Property Region 6 Northwest Parcels





## HLB Property Region 6 Girdwood Parcels

0 1 2 3 Miles



### Municipality of Anchorage Heritage Land Bank Policies

#### I. Overview

The Municipality of Anchorage Heritage Land Bank (HLB) is responsible for managing the majority of the municipality's uncommitted land base, currently consisting of over 12,000 acres. This acreage is distributed from Chugiak to Girdwood and classified as residential, commercial, industrial, open space, and recreational areas. The HLB manages this land in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan (AMC § 25.40.010).

All land and resources subject to HLB management should be included in the HLB Inventory. Land transferred to the Municipality from the State of Alaska under separate agreement or as part of the Municipal Entitlement Act is added to the inventory. Land may be withdrawn from the inventory and management transferred to other municipal agencies if such land is needed for the location of public facilities or purposes, including schools and dedicated or designated parks and open space. In addition, if HLB land is determined excess to municipal need, such land may be disposed of through land sales, exchanges, or leases. HLB staff also issues land use permits for a variety of temporary uses on HLB land.

The HLB Fund exists to receive income generated by the HLB land. The HLB Fund is used for HLB operating expenses, to acquire new land needed for municipal use, and for improvements to HLB land. All monies held in the HLB Fund are managed in a public fiduciary capacity in an account separate from other municipal funds. HLB is not tax supported and therefore has no impact on property tax revenues.

The HLB Policies and the Anchorage Municipal Charter and Code provide the general principles and guidelines necessary to govern the HLB functions related to the management of HLB land and the HLB Fund.

Any issues not explicitly covered by these policies shall be reviewed and decisions made on a case-by-case basis by the Director of Community Development or their designee after consultation with the Municipal Attorney and a determination of conformance with AMC § 25.40.

## II. Heritage Land Bank Advisory Commission

A seven member HLB Advisory Commission (HLBAC) from a diversity of geographic residence, occupations, and civic involvement is appointed by the Mayor and confirmed by the Assembly. The HLBAC generally makes advisory recommendations on proposed HLB actions to the Mayor and Assembly. HLBAC members serve a maximum of two consecutive three-year terms. The commission holds regular monthly meetings to consider proposed actions, except when there is no action pending.

## III. Public Notice and Hearing Procedures

HLB staff provides public notice and holds a public hearing prior to making a recommendation to the Mayor and Assembly regarding actions affecting HLB land or the HLB Fund. Public notice must be postmarked 14 days prior to the public hearing. Public noticing is accomplished by:

- a. posting a sign on the land proposed for the action; and
- b. providing individual notice to all property owners within 500 feet of the outer boundary of the affected HLB parcel (or the 50 parcels nearest the outer boundary of the HLB parcel, whichever is greater); and
- c. email notification to the Community Council where the affected HLB land is located, per AMC § 25.40.030D.1, as well as posts the agendas on the HLBAC Information web page at <http://www.muni.org/HLB>

## IV. HLB Land Disposals

The HLB periodically makes determinations regarding disposal of land or interests in land, consistent with the Municipal Charter, Municipal Code, the HLB Annual Work Program and Five-Year Management Plan, and HLB Policies. All land disposals must also be consistent with the Comprehensive Plan and implementing measures as well as long-term municipal and community development needs. After a public hearing on a proposal, the HLBAC submits a written finding and recommendation to the Mayor and Assembly, stating whether or not a proposed land disposal is in the best interest of the Municipality and consistent with the HLB mission and purpose. Any disposal utilizing AMC § 25.40.025H shall include additional requirements and conditions to ensure the proper development and completion of the project in the public interest, these types of disposals shall be solicited through requests for proposals or through invitations to bid.

### A. Land Sales

All proposed HLB land sales occur by a competitive bid process as described in AMC § 25.40.025D for at least the appraised fair market value of the land. An application to purchase HLB land grants the applicant no right of preference or other priority.

### B. Land Exchanges

The HLB may exchange HLB land for other land on at least an equal value basis, as determined by a fair market value appraisal by a certified real estate appraiser.

### **C. Leases**

Per AMC § 25.40.025F, leases are awarded by open competitive bid process based upon one of three forms of compensation:

1. for at least appraised fair market rental rates as determined by a certified real estate appraiser; or
2. a percentage of gross receipts; or
3. a user fee. Lease rates are adjusted at intervals of not more than every five years, except as otherwise approved by the Mayor and Assembly, to reflect current market conditions. HLB land may also be leased non-competitively to a non-profit agency for less than the appraised fair market value if the municipal benefits projected to accrue are found by the Mayor and Assembly to be in the best interest of the Municipality. An application to lease HLB land grants the applicant no right of preference or other priority.

### **D. Easements**

Easements are a disposal of an interest in land, granted non-competitively for a one-time fee based upon appraised fair market or use value, with approval of the Mayor and Assembly.

### **E. Rights-of-Way**

Rights-of-Way (ROW) are another form of land disposal where an area may be awarded non-competitively to a specific utility or government body requesting the ROW. As with easements, the HLB allows the disposal for a one-time fee or payment based on fair market or use value of the area to be disposed of as ROW.

### **F. Anchorage School District**

AO 2007-124(S), passed 9/25/07, covers specific procedures for site selection and acquisition of properties for school lands, amending AMC § 25.40 to include a new section (AMC § 25.40.015D), detailing selection, acquisition, and compensation to HLB for land selected as a school site.

## **V. Permits**

HLB staff administratively issues a variety of land use permits for HLB land and resources. These permits are not a disposal of HLB land; rather a permit is a temporary grant to an individual, corporation or agency of the right to use HLB land for a particular purpose for one year or less in duration. These authorizations include Land Use and Special Event Permits. The HLB Fee Schedule specifies the fees appropriate to various permits and use authorizations (see Section X).



## VI. Intra-Governmental Authorizations and Intra-Governmental Permits

Generally Intra-Governmental Authorizations and Intra-Governmental Permits are granted to another municipal department or agency for the duration of a construction/utility project; where necessary to complete a specific project, the timeframe may exceed one year. Intra-Governmental Permits may be public use easements that are recorded and convert to full easements if the property is ever conveyed.

## VII. Withdrawals from the HLB Inventory

Some HLB lands are needed by other municipal agencies for specific municipal purposes. If the need is permanent or long-term in duration, the Mayor and Assembly may withdraw the land from the HLB Inventory and transfer it to Real Estate Services. Withdrawals requested by the Mayor with Assembly approval become effective only after at least 30 days prior written notice to the HLB Advisory Commission and at least one HLBAC public hearing, per AMC § 25.40.015B. If land is withdrawn from the HLB Inventory for the use and management of a public agency not supported by municipal taxes, compensation must be paid to the HLB for at least the fair market value of the land as well as administrative and associated costs. Withdrawals of HLB land for other municipal agencies may include a date certain reversionary clause, as determined by the Director of Community Development or their designee. If the agency does not use the parcel for the requested municipal purpose by the date certain, the Mayor may designate the land for return to the HLB inventory. The requesting agency may resubmit a second request for withdrawal at a later date, if necessary.

## VIII. HLB Land Management

HLB land management practices are governed by AMC § 25.40. The code requires the HLBAC to submit for Assembly approval an Annual HLB Work Program that conforms to the Five-Year Management Plan, Policies covering the management of the HLB land, and the HLB Fund. The Five-Year HLB Management Plan is often included with the annual work program, but is required by code to be updated at least once every five years. The Five-Year Management Plan generally identifies the land acquisition, inventory, management, transfer, and disposal objectives anticipated during this timeframe. The Annual HLB Work Program includes more detailed descriptions of the proposed activities for the coming calendar year and related revenue and expenditure projections.

## IX. HLB Policies

### A. Land Management Policies

1. HLB staff shall manage land in the HLB inventory with the objective of maximizing municipal purposes and benefits. Its present responsibility is to provide sites for public facilities and uses for the present and future citizens of the Municipality of Anchorage. HLB staff shall consult regularly with other municipal agencies and the Assembly to

determine whether HLB land is needed to fulfill various municipal purposes. If an agency has identified a municipal need for HLB land (present or future), and provides sufficient justification in support of the need, HLB staff may either (a) initiate a process to remove the land from the HLB inventory and transfer to Real Estate Services for transfer of management authority to the requesting municipal agency, or (b) create an Intra-governmental Authorization, and retain the land in the HLB Inventory.

2. All HLB land management decisions shall be based upon a finding of compatibility with municipal interests and the overall mission of the HLB. It is anticipated the majority of the land in the HLB inventory shall continue to be held for future municipal use. Where retained, HLB land shall be managed in a manner to protect and enhance its present and future economic and other municipal values. The HLB shall ensure all HLB lands are reasonably protected from adverse impacts, including fire, insect damage, plant disease, illegal dumping, Off-Road Vehicle damage, hazardous or contaminated materials, trespass, vandalism, theft, etc.
3. HLB staff may allow temporary use permits on HLB land, provided such permits do not exceed one year (12 months), any contract longer than one year requires Assembly approval. Such temporary use includes short-term Land Use Permits (LUP), Temporary Construction Permits (TCP), and such other specific use authorizations as approved in advance by HLB staff. Where there are agreements for another MOA Agency to do maintenance or land management activities on a parcel HLB is considering a LUP, HLB will provide an opportunity for that agency to review and concur on any issued LUP. Revenue sharing will be at the discretion of the HLB Executive Director.
4. All land use permits shall be based upon prevailing market rates, unless otherwise provided by AMC § 25.40 or the HLB Fee Schedule. All payments due to the HLB and all terms of the permit shall remain current, or the HLB shall take appropriate action to ensure payment or terminate the permit.
5. HLB staff shall regularly update and maintain complete and accurate land records in the HLB Inventory. HLB staff shall continue integrating its land records with the municipal Geographic Information System (GIS) to enhance the ability of the HLB to make land use decisions based upon the best available information, including geospatial data.
6. The use of HLB land for wetlands mitigation approved by the U.S. Army Corps of Engineers (USACE) is allowed, provided the mitigation is consistent with the mission of the HLB and is approved by the HLBAC and Assembly.
  - a. HLB staff may execute an In-Lieu Fee Agreement with the USACE allowing the sale of credits to public or private developers. The funds received pursuant to an In-Lieu Fee Agreement shall be used for subsequent wetland and/or riparian acquisition, restoration, creation, enhancement, and preservation in accordance with plans authorized by the USACE.

- b. HLB may create a mitigation bank by placing conservation easements on lands owned by the MOA. HLB staff may then sell the mitigation credits to developers needing credits to satisfy USACE permit requirements.
- c. HLB staff may enter into permit-specific agreements with developers to provide mitigation credits on an ad hoc basis, when approved by the USACE.
- d. When HLB land has a recorded Conservation Easement, that property would be withdrawn from the HLB inventory into RES for land management. HLB staff would be responsible for the management of the Conservation Easement.

## **B. Land Use Planning Policies**

1. HLB staff shall manage land and resources consistent with approved Comprehensive Plans and implementing measures. If it cannot be determined whether a proposed land management or disposal action is consistent with the appropriate comprehensive plan or implementing measures, HLB staff shall complete a site-specific land use study prior to taking action on the proposal; the land use study and process may be coordinated with the Planning Department. A site-specific land use study shall address, at a minimum, the following information:
  - a. The need for community facilities such as roads, parks, trails, schools, satellite municipal offices, etc.
  - b. Identify historical and natural landmarks, natural hazards, and environmentally sensitive areas.
  - c. Public utility needs.
  - d. Potential residential, commercial and industrial uses.
  - e. Land use compatibility with adjacent areas.
  - f. Consistency with land uses identified in the Comprehensive Plan, adopted area plans, and with zoning in the area.
  - g. Potential municipal, public and community development needs.

Site specific land use studies shall be adopted through a public process, including public notice, opportunity for public comment, public hearing, and review by appropriate community council(s), HLBAC, Planning and Zoning Commission, and Assembly adoption.

2. The HLB shall initiate prudent predevelopment activities as appropriate in order to increase the value of an HLB parcel including, but not limited to, rezoning, re-platting, master planning, environmental assessment and/or remediation, and geotechnical investigations.
3. To the extent possible, the HLB shall strive to acquire and assemble additional HLB land to achieve more efficient and cost-effective land management. The HLB shall explore land exchange opportunities with other landowners where doing so benefits municipal interests.

### C. Land Disposal Policies

1. HLB staff regularly reviews land in the HLB Inventory to identify parcels that are potentially excess to municipal needs as part of drafting the annual HLB Work Program and Five-year Management Plan. If market conditions warrant, the HLB may take advantage of unforeseen opportunities not identified in the work program or five-year management plan. If a proposed disposal is included, HLB staff may initiate the disposal process.
2. The HLB may dispose of land when it is determined there is no current or considered municipal use for the land and market conditions are determined to be favorable. A decision to dispose of HLB land shall be based upon written findings addressing how the disposal is in the best interest of the Municipality and consistent with the purpose and mission of the HLB. The written finding shall also identify the details associated with the disposal, including method, timing, terms, projected effects on the neighborhood and public facilities, and other relevant information. HLB, will consider adding a reverter clause stating that if the buyer does not initiate progress on a development project, the land will revert back to the MOA Heritage Land Bank inventory after five (5) years of inactivity.
3. All land sales shall occur by a competitive bid process for at least the appraised fair market value of the land. HLB staff shall provide at least a 14-day period for accepting qualified bids to purchase land. The successful bidder shall be the applicant submitting the highest qualified bid. Unless otherwise authorized, sealed bid offerings shall be the preferred method of disposal. An application to purchase HLB land shall grant the applicant no right of preference or priority.
4. HLB land may also be leased non-competitively to a non-profit agency for less than the appraised fair market value, if the municipal benefits projected to accrue are found by the Mayor and Assembly to be in the best interest of the Municipality. **HLB land may be leased to other than non-profit agencies only through an open competitive bid process.** The method of compensation to the HLB shall be one of the following:
  - a. At least appraised fair market value;
  - b. A percentage of the annual gross receipts as determined by the HLB;
  - c. A user fee as determined by the HLB; or
  - d. Any combination of the above.

Lease rates shall be adjusted at intervals of no more than five years, except as otherwise authorized by the Assembly, to reflect current market conditions. An application to lease HLB land grants the applicant no right of preference or priority. Lease terms shall generally be commensurate with the length of the proposed uses, although no lease shall be longer than 55 years.

5. Prior to issuing an RFP for a specific project, the Executive Director will inform the HLBAC of the pending action during the Director's Report at a regular meeting. After

the RFP is issued, HLB will provide periodic updates on the progress through written monthly updates provided in the HLBAC meeting packet.

6. HLB will deliver an executed Development Agreement along with a pro forma to the HLBAC prior to any resolution seeking a recommendation for disposal.
7. Lessees shall be consulted on proposed activities affecting their authorized uses or any proposed changes in lease terms and conditions. HLB staff shall encourage lessees to make improvements to HLB land consistent with lease purposes. However, any lessee proposing such improvements must obtain HLB staff authorization, or as instructed in lease agreement, prior to making the improvement, and must agree in writing to maintain the improvement in good working order over the term of the lease.
8. If there is reason to believe HLB land proposed for disposal may contain hazardous or contaminated waste or other materials, HLB staff shall complete an environmental assessment of the property prior to offering the land for disposal. If the assessment reveals the potential presence of hazardous or contaminated waste or materials, HLB staff may exclude the land from the proposed disposal and remediate the site in accordance with applicable law. Contamination and indemnity clauses on all contracts shall be reviewed during annual contract summaries and upon amendments or renewals.
9. HLB land may be exchanged for other land of equal or greater fair market appraised value with greater potential value or attributes for municipal use. HLB staff may accept or pay cash to another party in order to equalize land values.
10. The HLB shall authorize easements at the current fair market rate, although another public agency may obtain an easement at less than fair market value if determined to be in the best interest of the municipality, including Intra-Governmental Permits.
11. Any entity acquiring HLB property shall indemnify or hold the HLB/MOA harmless from any third-party liability, damages, or claims arising from the disposal.

#### **D. Land Acquisition Policies**

1. HLB staff shall seek to obtain the highest quality land available when acquiring new land by exchange or by selection from the state under the Municipal Entitlement Act. Particular priority and emphasis shall be placed upon obtaining lands to satisfy present or future municipal needs and purposes.
2. HLB staff shall ensure all prior land agreements, court settlements, and legislative acts are fulfilled as intended to result in the conveyance of land to the Municipality.
3. The HLB may accept donations of land, consistent with the mission of the HLB.
4. If there is reason to believe land proposed for acquisition by the HLB may contain hazardous or contaminated waste or other materials, HLB staff shall ensure an environmental assessment of the property is conducted prior to making a recommendation to acquire the land.

## E. HLB Fund Management

1. The HLB Fund shall be used only for HLB operating expenses, acquisition of land for municipal purposes, and for maintenance and improvements to HLB land.
2. HLB staff shall manage the HLB Fund in a fiduciary manner seeking to increase the value of the Fund corpus over the long-term.
3. The HLB Fund may be used to acquire land for municipal purposes if alternative means of acquisition have been explored and determined to be untimely, impractical, or infeasible.
4. HLB staff may invest HLB capital in land improvements on HLB land, or other lands with community benefit consistent with the Comprehensive Plan, Assembly approval, in such direct capital investments and value enhancement activities including but not limited to site planning, rezoning, platting, access and utility acquisition, pursuant to AMC § 25.40.035F.

## X. HLB Fee Schedule

The HLB shall establish administrative and other fees associated with processing land disposals and permits. Please refer to Section IV for an overview of the types of land disposals and general procedures. All fees may be modified at the discretion of the Director of Community and Economic Development or their designee.

### A. Application Review Fee

Applicants seeking to acquire HLB land are required to pay the HLB a non-refundable \$500 fee to initiate the application review process. The application fee must be submitted with the application. An additional \$500 fee may be charged by HLB for acquisitions or disposals where an expedited review, to be completed within ten business days, is requested. NOTE: An application to purchase HLB land grants the applicant no right of preference or other priority (AMC § 25.40.025A).

### B. Disposal Fees

1. Land Sales - All HLB land sales shall be awarded competitively for no less than the fair market appraised value of the land plus costs and a \$500 administration fee. Land sales shall be awarded to the highest qualified bidder through a procedure determined by HLB to be the most appropriate for a given sale. Details for this process shall be provided in advance in the bidding instructions. In the case of identical highest qualified bids, the HLB shall obtain a best and final offer from among the highest identical qualified bids (AMC § 25.40.025D).
2. Leases – Leases shall be awarded by an open competitive bid process, unless issued under Section IX.C.4., and HLB shall determine the most appropriate compensation method for the particular property, with details described in the bidding instructions, and may include one or more of the following:
  - a. At least the fair market appraised value of the land; or

- b. A percentage of the gross receipts anticipated to be received by the bidder and attributed to the leasehold; or
- c. A user fee attributed to the leasehold; or
- d. Any combination of the above.

An administrative fee of \$500 shall also be paid by the successful bidder upon completion of the lease award. The successful bidder shall be the applicant proposing the method of compensation providing both the greatest monetary return to the HLB and the most consistent with the HLB mission and the best interests of the municipality.

Lease rates shall be adjusted by the HLB at intervals of not less than every five years to reflect current market conditions, except as otherwise specifically authorized by the Assembly.

### **C. Disposals to Non-Profit Agencies**

The HLB may lease or sell HLB land non-competitively, where the lessee or purchaser is a non-profit or governmental agency, for less than its appraised fair market value, if the projected municipal benefits are found by the Mayor and the Assembly to be in the best interest of the Municipality.

A \$500 administrative fee shall apply for processing non-competitive or less than fair market value disposals to non-profit agencies or groups.

Other non-competitive disposals include:

1. Exchanges – HLB may conduct an equal value land exchange for other land on at least an equal value basis plus \$500 administrative fee (AMC § 25.40.025E).
2. Easements – Easements are awarded non-competitively for a one-time fee equal to the fair market value of the easement interest to be conveyed; a \$500 administrative fee shall be paid by the requestor.

### **D. Permit Fees**

1. Applicants seeking to acquire a Permit are required to pay HLB a non-refundable \$250 fee to initiate the application review process. An additional administration fee of \$250 may be charged by HLB for issuance of permits on an expedited basis, i.e., within 10 working days.
2. Intra-Governmental Authorizations requested by non-tax based municipal agencies, including but not limited to AWWU, Port of Anchorage and ACDA, shall pay a minimum \$500 administration fee or 10% of the property's assessed value, whichever is greater.
3. Renewals, amendments, subleases, assignments or extensions of existing HLB leases and permits may require a minimum administrative fee of \$250 for each action (includes subleases and assignments). A security deposit may be required, based on the property to be permitted and the use proposed.

Permit Type	Fee
Special Event Permit (race, tournament, etc.)	\$500/day
Land Use Permit	10% of Appraised Value per year, or minimum of \$750/week for up to four weeks; \$250/week for remaining 48 weeks.
Intra-Governmental Authorization/Permit	\$500 or 10% of the assessed value, whichever is greater

## XI. Definitions

*Appraised Fair Market Value.* The most probable price in cash, terms equivalent to cash, or in other precisely defined terms, for which the appraised property will sell in a competitive market under all conditions requisite to fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming neither is under duress. Professional services may be obtained to coordinate an agreed upon purchase price and/or terms.

*Disposals.* Per AMC § 25.40.025A, HLB land disposals include land sales, land exchanges, leases and easements.

*Fair Market Lease/Rental Value.* The rental income a property most probably commands in the open market, indicated by the current rents paid for comparable area or space as of the effective date of agreement.

*Gross Receipts.* All money, income, revenue and any and all other things of value received by, paid to or transferred for the benefit of a lessee on HLB land, without offsets or deductions of any sort whatsoever, where such receipts or payment(s) are made as a result of or in connection with the lessee's interest in the leasehold.

*Improvements.* A valuable addition to HLB property or an amelioration in its condition, intended to enhance its value or utility or adapt it for new or further purposes, including expenditures to extend the useful life of the property asset, to improve its performance, or for off-site mitigation necessary to improve HLB land.





## Municipality of Anchorage

## Heritage Land Bank

## Major Fund Activities by Year

<b>1983:</b>	<b>1/83 Balance</b>	<b>\$62,172</b>	<b>1989:</b>	<b>1/89 Balance</b>	<b>\$2,594,701</b>
	Revenue	2,630,922		Revenue	1,422,523
	Expenses	-901,551		Expenses	-683,699
	Op. Transfers	<u>795,170</u>		Op. Transfer	<u>- 40,000</u>
	12/83 Balance	\$2,586,713		12/89 Balance	\$3,293,525
<b>1984:</b>	<b>1/84 Balance</b>	<b>\$2,586,713</b>	<b>1990:</b>	<b>1/90 Balance</b>	<b>\$3,293,525</b>
	Revenue	3,566,449		Revenue	1,479,015
	Expenses	-2,602,775		Expenses	-1,080,059
	Op. Transfer	-13,267		Op. Transfer	<u>-67,550</u>
	Note Proceeds	<u>1,000,000</u>		12/90 Balance	\$3,624,931
	12/84 Balance	\$4,537,120			
<b>1985:</b>	<b>1/85 Balance</b>	<b>\$4,537,120</b>	<b>1991:</b>	<b>1/91 Balance</b>	<b>\$3,624,931</b>
	Revenue	2,587,762		Revenue	1,262,131
	Expenses	-2,545,766		Expenses	<u>-1,186,389</u>
	Op. Transfer.	<u>-270,146</u>		12/91 Balance	\$3,700,673
	12/85 Balance	\$4,308,970			
<b>1986:</b>	<b>1/86 Balance</b>	<b>\$4,308,970</b>	<b>1992:</b>	<b>1/92 Balance</b>	<b>\$3,700,673</b>
	Revenue	2,771,864		Revenue	1,736,002
	Expenses	-3,378,305		Expenses	<u>-1,470,189</u>
	Debt services	-583,928		12/92 Balance	\$3,966,486
	Op. Transf.	<u>-113,330</u>			
	12/86 Balance	\$3,005,271	<b>1993:</b>	<b>1/93 Balance</b>	<b>\$3,966,486</b>
<b>1987:</b>	<b>1/87 Balance</b>	<b>\$3,005,271</b>		Revenue	1,694,488
	Revenue	2,996,102		Expenses	<u>-3,254,525</u>
	Expenses	-631,297		12/93 Balance	\$2,406,449
	Op. Transfers	<u>-3,566,901</u>	<b>1994:</b>	<b>1/94 Balance</b>	<b>\$2,406,449</b>
	12/87 Balance	\$1,803,175		Revenue	2,219,763
<b>1988:</b>	<b>1/88 Balance</b>	<b>\$1,803,175</b>		Expenses	<u>-1,663,360</u>
	Revenue	1,451,700		12/94 Balance	\$2,962,852
	Expenses	<u>- 660,174</u>	<b>1995:</b>	<b>1/95 Balance</b>	<b>\$2,962,852</b>
	12/88 Balance	\$2,594,701		Revenue	2,347,834
				Expenses	<u>-1,764,292</u>
				12/95 Balance	\$3,546,394

1996:	<b>1/96 Balance</b>	<b>\$3,546,394</b>
	Revenue	1,742,078
	Expenses	<u>-1,150,073</u>
	12/96 Balance	\$4,138,399
1997:	<b>1/97 Balance</b>	<b>\$4,138,399</b>
	Revenue	782,382
	Expenses	<u>-1,692,036</u>
	12/97 Balance	\$3,228,745
1998:	<b>1/98 Balance</b>	<b>\$3,228,745</b>
	Revenue	2,075,660
	Expenses	<u>-1,086,888</u>
	12/98 Balance	\$4,217,517
1999:	<b>1/99 Balance</b>	<b>\$4,217,517</b>
	Revenue	1,607,489
	Expenses	<u>-1,639,613</u>
	12/99 Balance	\$4,185,393
2000:	<b>1/00 Balance</b>	<b>\$4,185,393</b>
	Revenue	728,502
	Expenses	<u>-1,679,370</u>
	12/00 Balance	\$3,234,525
2001:	<b>1/01 Balance</b>	<b>\$3,234,525</b>
	Revenue	1,004,831
	Expenses	<u>-1,314,938</u>
	12/01 Balance	\$2,924,418
2002:	<b>1/02 Balance</b>	<b>\$2,939,753</b>
	Revenue	1,769,255
	Expenses	<u>-783,522</u>
	12/02 Balance	\$3,925,486
2003:	<b>1/03 Balance</b>	<b>\$3,925,486</b>
	Revenue	2,452,397
	Expenses	<u>-396,242</u>
	12/03 Balance	\$5,981,641
2004:	<b>1/04 Balance</b>	<b>\$5,981,641</b>
	Revenue	2,084,506
	Expenses	<u>-3,776,373</u>
	12/04 Balance	\$4,289,774
2005:	<b>1/05 Balance</b>	<b>\$4,289,774</b>
	Revenue	1,152,290
	Expenses	<u>-2,470,664</u>
	12/05 Balance	\$2,971,400

2006:	<b>1/06 Balance</b>	<b>\$2,971,400</b>
	Revenue	2,082,353
	Expenses	<u>-2,788,709</u>
	12/06 Balance	\$2,265,044
2007:	<b>1/07 Balance</b>	<b>\$2,265,044</b>
	Revenue	1,137,911
	Expenses	<u>-1,872,697</u>
	12/07 Balance	\$1,530,258
2008:	<b>1/08 Balance</b>	<b>\$1,530,258</b>
	Revenue	1,457,051
	Expenses	-2,273,604
	Receivables	<u>808,000</u>
	12/08 Balance	\$1,521,705
2009:	<b>1/09 Balance</b>	<b>\$ 713,705</b>
	Revenue	1,329,658
	Expenses	-1,037,915
	Receivables	<u>808,000</u>
	12/09 Balance	\$1,005,448
2010:	<b>1/10 Balance</b>	<b>\$1,005,448</b>
	Revenue	2,173,273
	Expenses	-1,478,872
	Receivables	<u>619,368</u>
	12/10 Balance	\$1,699,849
2011:	<b>1/11 Balance</b>	<b>\$1,699,849</b>
	Revenue	2,093,850
	Expenses	<u>-2,659,502</u>
	12/11 Balance	\$1,134,197
2012:	<b>1/12 Balance</b>	<b>\$1,134,197</b>
	Revenue	966,265
	Expenses	<u>-1,215,467</u>
	12/12 Balance	\$ 884,995
2013:	<b>1/13 Balance</b>	<b>\$884,995</b>
	Revenue	7,556,534
	Expenses	-1,771,356
	Receivables	<u>1,615,000</u>
	12/13 Balance	\$6,670,173
2014:	<b>1/14 Balance</b>	<b>\$6,670,173</b>
	Revenue	949,376
	Expenses	-827,381
	Receivables	<u>1,530,000</u>
	12/14 Balance	\$6,792,168

2015    **1/15 Balance**    **\$6,792,168**  
Revenue                970,600  
Expenses              -1,434,725  
Receivables           2,115,400  
12/15 Balance        \$6,328,043

2016    **1/16 Balance**    **\$6,328,043**  
Revenue                1,228,906  
Expenses              2,168,689  
Receivables           1,646,199  
12/16 Balance        \$5,388,261

2017    **1/17 Balance**    **\$5,388,261**  
Revenue                1,210,968  
Expenses              1,206,972  
Receivables           1,275,000  
12/17 Balance        \$5,392,257

2018    **1/18 Balance**    **\$5,392,257**  
Revenue                775,747  
Expenses              1,004,147  
Receivables           1,190,000  
12/18 Balance        \$5,163,857

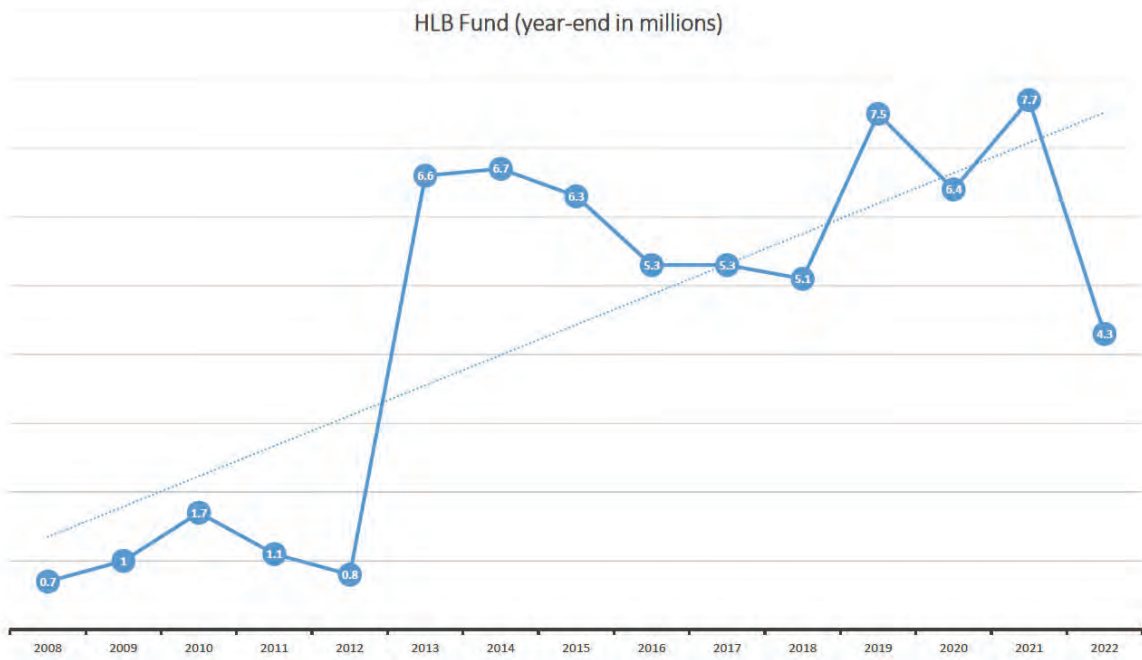
2019    **1/19 Balance**    **\$5,163,857**  
Revenue                2,427,234  
Expenses              1,175,725  
Receivables           1,105,000  
10/19 Balance        \$7,520,366

2020    **1/20 Balance**    **\$5,338,725**  
Revenue                4,677,392  
Expenses              955,754  
Receivables           1,297,909  
12/20 Balance        \$ 6,415,365

2021    **1/21 Balance**    **\$6,254,161**  
Revenue                3,813,856  
Expenses              947,841  
Receivables           1,294,346  
12/21 Balance        \$7,662,584

2022    **1/22 Balance**    **\$3,388,146**  
Revenue                1,034,930  
Expenses              2,417,628  
Receivables           1,294,346  
12/22 Balance        \$4,277,734\*

*\*\$3,483,137 earmarked for specific items such as redevelopment of Tozier Track facilities.*



Conversion to SAP financial software in October 2017

Five year Projection to 2028 based on trends from 2008





## Municipality of Anchorage

## Heritage Land Bank

## Leases and Permits List (as of March 2023)

<b>Contract Number</b>	<b>Permittee / Lessee</b>	<b>HLB Parcel Number</b>	<b>Use</b>	<b>Contract End</b>
<b>73-001</b>	Chugach Electric Association	3-027A	Dowling Substation	2028-01-28
<b>87-002</b>	Mt. Alyeska Ski Resort, LP sublease to Alyeska Resort Operations LP	6-014	Ski Ops/Chair 7	2028-02-28 sublease (2048-03-31 lease)
<b>88-001</b>	US Forest Service	6-043	Forest Service facility	2023-04-30
<b>96-004</b>	Alascom, Inc. dba AT&T Contact: Jim Wicks (Alaska Wireless Network - surcharge)	6-048; 6-049; 6-050	Cell tower and equipment	2023-12-31
<b>96-005</b>	SOA DNR/DPOR	1-090 & 1-091	Ptarmigan Valley trailhead	2046-11-03
<b>98-003</b>	Anchorage Fueling and Service Co.	Tidelands on west side of AKRR ROW and 1 Port leased parcel	12" pipeline	2038-10-11
<b>2003-02</b>	Alaska Botanical Garden, Inc.	3-038, 40, 41, 44-46	Botanical garden	2058-01-31
<b>2004-05</b>	Catholic Social Services assigned to Cook Inlet Housing Authority	4-021	Brother Francis shelter	2043-02-02
<b>2007-08</b>	Girdwood Parks & Recreation	6-134, 6-076 (portion)	Frisbee Golf Course	2023-12-31
<b>2008-23</b>	The Salvation Army (Clitheroe Center)	4-033B (portion)	Rehabilitation Facility	2023-12-31
<b>2008-06</b>	ACS Easement	4-033A, 4- 033B, 4-034	non-exclusive utility easement	2028-04-29

<b>Contract Number</b>	<b>Permittee / Lessee</b>	<b>HLB Parcel Number</b>	<b>Use</b>	<b>Contract End</b>
<b>2009-03</b>	SOA/Dept. of Admin. GSA	3-070	Crime Lab	2059-02-28
<b>2009-06</b>	Rupinder Alaska Inc (Ramada)	4-013	Ramada parking	2024-03-31
<b>2009-13</b>	Girdwood Valley Service Area	6-057F (portion)	Equipment & materials storage; woodlot	2023-12-31
<b>2011-15</b>	Robert Wolfe dba Snow Free Snowplowing	6-057F (portion)	Equipment and sand materials storage	2023-12-31
<b>2012-07</b>	Chugach Electric Association Telecom	6-009C	Telecommunication Facility Lease	2032-01-31
<b>2014-02</b>	Backroads	6-011, 6-251	Hiking/tourism	2022-09-30
<b>2014-07</b>	Austin Adventures Inc.	6-011, 6-251	Hiking/tourism	2022-09-16
<b>2014-09</b>	Chugiak Volunteer Fire & Rescue Lease	1-075	Lease fire station #35	2069-12-31
<b>2015-06</b>	Boys & Girls Clubs of Southcentral Alaska; Woodland Park	4-029	Lease: Operate Boys & Girls Club; Ice Rink Mgmt Agreement	2025-05-31
<b>2016-17</b>	Tesoro Alaska Pipeline Co.	4-033(A-E) portions, 4-034 portions	Nikiski Pipeline	2031-01-29
<b>2016-21</b>	SMG One, LLC dba Silverton Mountain Guides	6-011; 64; 66; 67; 68; 69; 70; 73; 74E 251; 295; 281; 296	Heli-skiing	2023-06-30
<b>2017-04</b>	GEO Contracting, LLC	6-057B	Industrial	2047-03-31
<b>2017-05</b>	GEO Contracting, LLC	6-057C	Industrial	2047-03-31
<b>2017-06</b>	Glacier Creek Storage, LLC	6-057E	Storage	2047-03-31
<b>2017-10</b>	Alaska Railroad Corp.	6-060; 6-074-A; 6-074-B	Avalanche Mitigation	2023-12-31
<b>2017-12</b>	FAA	4-033A; 4-043	Runway Protection Zone	2021-09-30, holdover
<b>2017-29</b>	Chugach Adventure Guides, LLC dba Chugach Powder Guides	6-014, 6-251, 6-281, & 6-295	Sno-Cat, Heli-skiing	2022-10-01
<b>2018-01</b>	ADOT&PF/TSAIA	4-034	Access permit	2023-11-30
<b>2018-10</b>	Chugach Adventure Guides, LLC dba Chugach Powder Guides	6-281	Access Permit	2023-08-31
<b>2018-13</b>	Alaska Guide Collective,	Girdwood	Recreation	2023-06-30

<b>Contract Number</b>	<b>Permittee / Lessee</b>	<b>HLB Parcel Number</b>	<b>Use</b>	<b>Contract End</b>
	LLC	Valley		
<b>2019-08</b>	GVSA Street Maintenance	6-022 (portion)	Park & Ride	2023-12-31
<b>2021-01</b>	Alaska Aquaponics	6-057F (portion)	Commercial Agriculture	2023-04-30
<b>2021-07</b>	Turnagain Tree Care	6-057F (portion)	Contractor wood lot	2024-02-10
<b>2021-08</b>	AK Seeds of Change	4-046 (portion)	Urban farm and job training	2023-05-04
<b>2021-18</b>	Ridgetop Builders	6-057F (portion)	Wood Mill	2023-08-01
<b>2021-19</b>	Alaskan Sled Dog and Racing Association	3-080	Sled Dog Racing	2023-10-13
<b>2022-01</b>	Sundog Ski Guides LLC	Girdwood Valley	Backcountry Skiing	2023-06-30
<b>2022-02</b>	Girdwood Equipment Rental	6-057F (portion)	Storage	2024-05-31
<b>2022-04</b>	Girdwood Community Land Trust	6-057F (portion)	Storage	2024-02-10
<b>2023-01</b>	Ritual Bough	6-061, 6-062, 6-036, 6-067, 6-134, and the portion of 6-011 east of Glacier Creek	Ceremonies	2024-01-31
<b>2023-02</b>	Girdwood Community Land Trust	6-076	land and site planning, including land surveying	2024-04-06

HERITAGE LAND BANK ADVISORY COMMISSION  
HLBAC Resolution 2023-XX

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION APPROVING THE DRAFT  
2023 HERITAGE LAND BANK ANNUAL WORK PROGRAM AND 2024-2028 FIVE-YEAR  
MANAGEMENT PLAN.

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WHEREAS, pursuant to AMC § 25.40.010, the Heritage Land Bank (HLB) was established to manage uncommitted municipal land and the HLB Fund in a manner designed to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the Comprehensive Plan; and

WHEREAS, pursuant to AMC § 25.40.020, the HLB Advisory Commission (HLBAC) shall recommend and submit for assembly action a comprehensive land and fund management program to accomplish the purpose and mission of the HLB, and that such a program shall contain at a minimum such documents as the Five-Year Management Plan and an Annual Work Program; and

WHEREAS, pursuant to AMC § 25.40.020A, the Five-Year Management Plan shall identify those land acquisition, inventory, management, transfer and disposal objectives anticipated during this time frame; and

WHEREAS, pursuant to AMC § 25.40.020B, the Annual Work Program shall conform to the current or proposed Five-Year Management Plan and which includes detailed descriptions of the proposed land acquisitions, inventory, management, transfer and disposal activities of the HLB for the coming year; and

WHEREAS, pursuant to AMC § 25.40.020B, a public notice, as set forth in this chapter, of not less than forty-five (45) days, is required prior to a hearing by the HLBAC on the Annual Work Program; and

WHEREAS, on April 25, 2023, the Draft 2023 HLB Annual Work Program and 2024-2028 Five-Year Management Plan (Draft Plan) was posted on the HLB website, notification via MOA online Public Notice website, and an e-mail was sent to Assembly members, all community councils, municipal department heads, and public and private organizations that have subscribed to the HLBAC mailing list; and

WHEREAS, on \_\_\_\_\_, 2023, the \_\_\_\_\_, 2022 HLBAC agenda for the public hearing on the Draft Plan was posted on the HLB website, notification via MOA online Public Notice website, and an e-mail was sent to Assembly members, all community councils, municipal department heads, and public and private organizations that have subscribed to the HLBAC mailing list; and



WHEREAS, on \_\_\_\_\_, 2023, the HLBAC held a public hearing on the Draft Plan; and

WHEREAS, the Draft 2023 HLB Annual Work Program and 2024-2028 Five-Year Management Plan document complies with the provisions as set forth in AMC § 25.40.020A-C; now, therefore,

**THE HLBAC RESOLVES:**

**THE DRAFT 2023 HLB ANNUAL WORK PROGRAM AND 2024-2028 FIVE-YEAR MANAGEMENT PLAN IS APPROVED WITH ANY AND ALL APPROPRIATE AMENDMENTS FROM PUBLIC AND PRIVATE TESTIMONY DURING THE PUBLIC COMMENT PERIOD, AND A FINAL DRAFT PREPARED BY HLB STAFF FOR PRESENTATION TO THE MAYOR AND THE ASSEMBLY FOR APPROVAL.**

PASSED and APPROVED on this, the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Approved:

Attest:

\_\_\_\_\_  
Brett Wilbanks, Chair  
Heritage Land Bank Advisory Commission

\_\_\_\_\_  
Lance Wilber, Director  
Office of Economic & Community Development

**Response to Public and Community Council Comments on the  
DRAFT 2023 Annual Work Program & 2024-2028 Five-Year Management Plan**

Reference No.	Chapter 1		
	Commenter	Comment	Response
	Chapter 2		
	Commenter	Comment	Response
	Chapter 3		
	Commenter	Comment	Response
	Chapter 4		
	Commenter	Comment	Response

## 5-3-2023 Comments to draft HLB 2023 Annual Work Plan & 2024-2028 Five-Year Management Plan

Dear HLBAC Commissioners and Staff:

Please consider these comments when finalizing the draft 2023 annual and five year work plan. Changes to the text are proposed. Reasons for the proposed changes appear as comments. Additions to the 5 year work plan are also proposed.

p. 10- HLB Parcel 6-011, 6-016, 6-017 – The Assembly postponed the Holtan Hills disposal indefinitely at this time the Request for Proposals and the Development Agreement with conditions approved by the HLBAC in Resolution 2022-09(S)\_are indefinitely postponed.

**Comment: Being “guided” by something that neither HLBAC nor the Assembly approved shows disrespect to the Assembly and the HLBAC. It would make more sense to say “HLB is rethinking approaches to disposal of these parcels in light of Assembly Resolution 2023-40 and the recommended conditions approved by the HLBAC”.**

p.14- In the last line of the table referencing Resolution 2022-09 change “Approved” to “Approved with Conditions”.

**Comment: Accuracy- prior action of HLBAC should be acknowledged. It is misleading to suggest the HLBAC approved this disposal. Rather, HLBAC recommended specific conditions to be met prior to approving the disposal. The conditions were NOT met. This appears to be an attempt to rewrite history and mislead the public.**

p.15- HLB Parcels 6-011, 6-016, 6-017\* – The Anchorage Assembly voted to indefinitely postpone the Holtan Hills disposal. The Request for Proposals, Development Agreement, with conditions approved by the HLBAC in Resolution 2022-09(S)\_.

**Comment: See previous comment regarding HLB’s apparent reluctance to reflect prior actions of the HLBAC on this disposal in this report. That HLBAC conditioned any future approval on specific conditions should be mentioned so the public better understands the history.**

**I do not believe “Bifurcation” references any document that has been made available to the public. It should not be referenced as a “guiding document” unless and until it is made available to the public. It does not make sense to be “guided” by a secret agreement.**

p. 15. HLB Parcel 6-014 – Evaluate process for disposal, with direct sale, to owners of Alyeska Resort. Evaluation process to include; 1) consideration of conditions imposed as part of any direct sale consistent with AR No. 2023-40 directing HLB to consider disposal of HLB parcels to qualified Girdwood non-profit in partnership with another entity for the purpose of increasing attainable housing for year-round residents of Girdwood; 2) consideration of offering tax abatement to support development of attainable housing either on HLB Parcel 6-014 or other property owned by owners of Alyeska Resort; 3) consideration of formation of a tax improvement district which would include HLB Parcel 6-014 to support the development of attainable housing.

**Comment: Align with intent of AR No. 2023-40 as Amended including policy goals expressed in Whereas clause of the unanimously approved Assembly Resolution.**

p.15. HLB Parcel 6-039\* - Replat the parcel into residential lots for disposal. Platting process to consider imposition of covenants or deed restrictions intended to further the goal of increasing attainable residential housing stock in Girdwood for people working and living in Girdwood year-round, whose household incomes are 80 to 120 percent of the annualized Area Median Income (AMI) for Girdwood, but also for those persons whose household incomes are below 80 percent of the AMI;

**Comment: This language would be consistent with both AR No. 2023-40 policy goals as referenced in Whereas clauses of increasing supply of housing attainable to people working and living in Girdwood year-round and policy goals of AR 2022-416 to "prioritize the use of uncommitted municipal land to address the housing shortage".**

p.16. \*Per AR2023-40, as amended, the Anchorage Assembly has directed HLB to; 1) "add as an objective to both the HLB 2024-2027 five-year management plan and the HLB 2023 annual work program, in coordination with the Girdwood Board of Supervisors, the disposal of HLB parcels to a qualified Girdwood non-profit recipient, either alone or in partnership with another entity, for the purpose of increasing attainable housing for year-round residents in Girdwood", 2) integrate the housing objectives of an updated Girdwood Area Plan into forthcoming HLB five-year management plans and HLB annual work programs to specifically address housing needs for the Girdwood community; and 3) "For the purpose of increasing attainable residential housing in Girdwood" evaluate feasibility all uncommitted HLB parcels in Girdwood properties for residential and commercial development; and 4) in conjunction with appropriate municipal departments, explore financial mechanisms, such as tax improvement districts and tax abatement, to support the development of attainable housing in Girdwood. Based on the outcome of that report and any additional Assembly direction, the proposed actions may be modified.

**Comment: The draft work plan misstates the wording and intent of AR 2023-40. Proposed changes are taken nearly word for word from AR 2023-40. Suggest amending this language rather than making similarly worded individual changes to work plan references to HLB Parcels 6-057F and 6-076**

**There is no reference in 2023 Potential Disposals of any potential to dispose via lease to Girdwood Community Land Trust of any parcel "for the purpose of increasing attainable housing for year-round residents in Girdwood". Suggest this should be added to the list of potential disposals.**

**The reference to the Girdwood Area Plan update should include more than "continue to be involved" [involvement has been minimal to date]. In light of AR 2023-40 this reference in the plan should include "with the goal of integrating the housing objectives of the updated Girdwood Area Plan into HLB annual work programs and five year management plans".**

#### Chapter 4. Five Year Management Plan

Potential disposal of one or more parcels in Girdwood to a qualified Girdwood non-profit recipient either alone or in partnership with another entity for the purpose of increasing attainable housing for year round residents in Girdwood should be specifically referenced in the 5 year management plan.

Suggest including potential relocation of Girdwood soccer field (currently managed by Parks and Recreation) to HLB 6-036 with HLB obtaining management authority over soccer field as site for potential future residential development (contingent on geotech investigation).

The above should be referenced as potential disposals or exchanges.

Integrating housing objectives of the updated Girdwood Area Plan into HLB five year management plans and annual work programs should be specifically referenced as a potential project. This would be consistent with AO 2023-40.

In conjunction with appropriate municipal departments, explore financial mechanisms, such as tax improvement districts and tax abatement, to support the development of attainable housing in Girdwood should be specifically referenced as a potential project. This is Required by AO 2023-40 so should be included in work plan.

Update of Crow Creek Neighborhood Plan should be referenced as a potential project. HLB itself thought this plan had lapsed when it issued an RFP in 2021. It is woefully out of date. As currently written it is difficult if not impossible to dispose of HLB land in a manner "consistent with" the Crow Creek plan. This will create issues down the road unless the plan is updated.

In advance, thank you for considering these comments.

Brooks Chandler

PO Box 1129

Girdwood

# ADA-09547 Proposal to Lease State Airport Land at Girdwood Airport

The Alaska Department of Transportation & Public Facilities proposes to lease approximately eleven acres (ADA-09547), at Girdwood Airport for 55 years. Applicant: Glacier Valley Lodge, LLC. Annual rent: \$48,830.76. Authorized uses: Mixed Aeronautical and Non-aeronautical - up to 150 short term lodging units, private aircraft storage, fueling, and maintenance. Ancillary facilities for a winter/summer sports center, fly out base, meeting space, and food and beverage service along with ten 600 square foot residences for employees in the upper two floors of the Ancillary facility.

Competing applications or written comments must be received by 4:30 p.m., June 5, 2023, after which the Department will determine whether or not to execute the lease. The Department's decision will be sent only to persons who submit written comment or objection or a competing application to the Department, at the address and by the date and time specified in this notice, and include their return address. Information is available from Britton Goldberg, (907) 269-0731, or Vickie Swain, (907) 269-0745, Aviation Leasing, Central Region, PO Box 196900, Anchorage, Alaska 99519-6900. Anyone needing hearing impaired accommodation may call TDD (907) 269-0473.

The Department reserves the right to correct technical defects, term, or purposes and may reject any or all applications or comments.

## Attachments, History, Details

### Attachments

[ADA-09547 ALP.pdf](#)

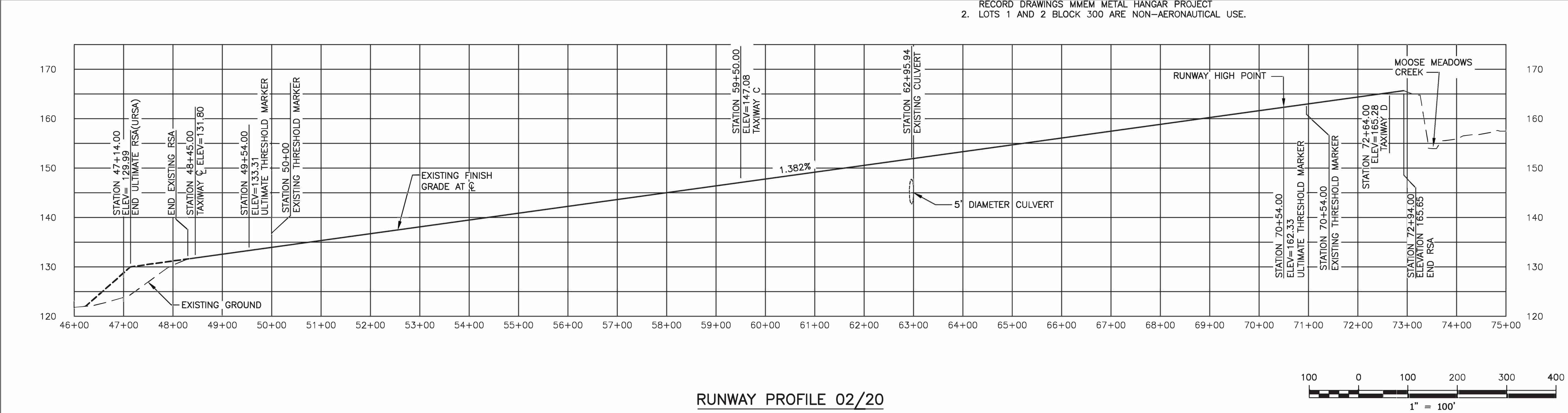
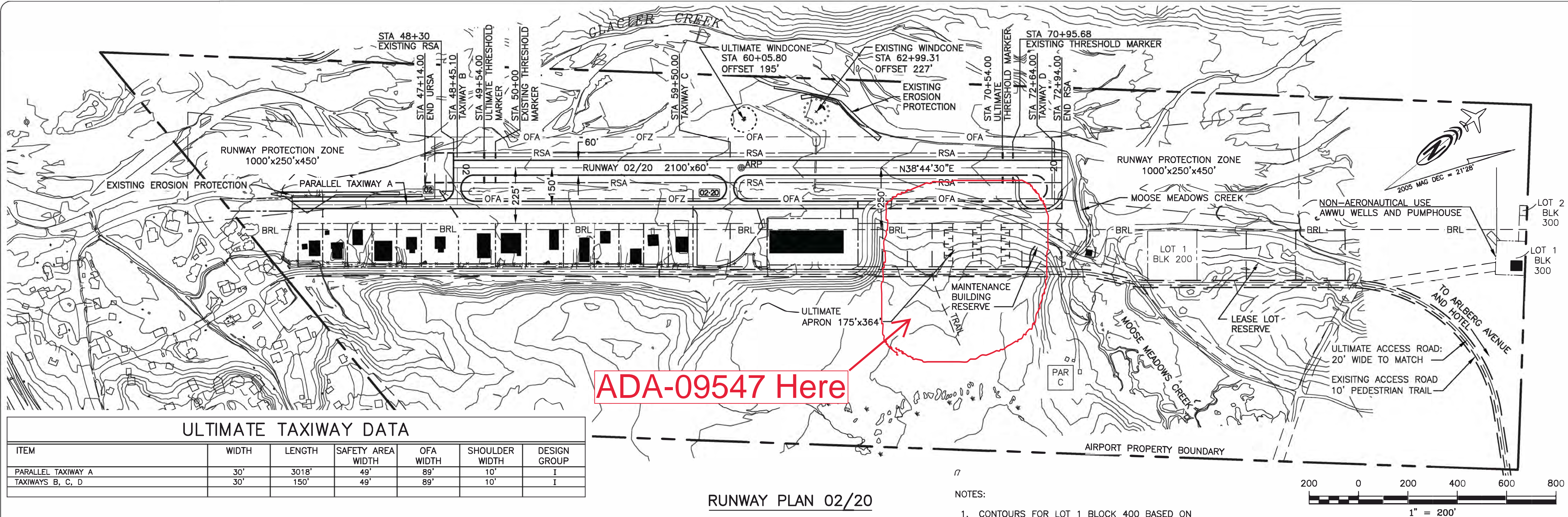
### Revision History

Created 5/5/2023 8:30:47 AM by baleslie  
Modified 5/5/2023 8:33:03 AM by baleslie

### Details

Department:	Transportation and Public Facilities
Category:	Public Notices
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Location(s):	Central Region
Project/Regulation #:	
Publish Date:	5/5/2023
Archive Date:	6/6/2023
Events/Deadlines:	Applications or written comments due: 6/5/2023 4:30pm







Public Comment - 2023 HLB Annual Work Program and 2024-2028 Five-Year Management Plan  
Submitted by Deb Essex  
President, Girdwood Nordic Ski Club

May 24, 2023

Thank you for allowing public comment on the 2023 HLB Annual Work Program and 2024-2028 Five-Year Management Plan. I appreciate your time and dedication to the health of Heritage Land Bank land in the Girdwood Valley.

I am writing to you as a resident of Girdwood, and the President of the Girdwood Nordic Ski Club (GNSC). I am commenting on the current 2023 HLB Plan with the perspective of looking back at the past area and management plans, feasibility studies, and the Imagine!Girdwood Community Survey of Recreation Options. Excerpts from this plans include:

1994 Turnagain Arm Management Plan

1995 Girdwood Area Plan

2001 Trail and Open Space Project

2001 Girdwood Commercial Areas & Transportation Master Plan

2005 DOT Girdwood Airport Environmental Assessment for Girdwood Airport Master Plan

2006 Glacier/Winner Creek Resort Development Plan

2007 Girdwood Area Plan

2007 Glacier-Winner Creek Trails Feasibility Study (Commissioned by HLB, Submitted by The Boutet Company, completed by SE Group)

Turnagain Arm Management Plan (1994) has “highly recommended” development of a cross-country ski network as part of an overall approach towards trail implementation of a four season trail system.

The Girdwood Area Plan (1995) states, “preserving significant open space and ensuring public use and access” is important as a destination resort community.

Trail and Open Space Project (2001, Land Design North) reiterates the importance of the trail network in Girdwood as an important cultural resource.

Girdwood Commercial Areas & Transportation Master Plan (2001) “The cross-country and back-country skiing potential of Girdwood Valley has hardly been tapped. With its flat valley floor surrounded by majestic mountain scenery and with its reliably abundant snowfall, Girdwood could be an international destination for Nordic skiing. However, this will require a conscious effort to provide appropriate infrastructure and support services, as well as marketing programs to increase public awareness. Girdwood’s winter trail market may currently be made up primarily of Anchorage area residents, but in the future could extend to the Lower 48 and other countries with appropriate advertising. Similarly, bicycling -- both mountain biking on trails and forest roads and road biking on paved trails -- is increasingly a source of economic activity in resort towns. Many mountain communities in North America have established trail networks and support services designed to attract bicyclists. The demographics of this market are attractive and offer an opportunity to diversify Girdwood’s appeal beyond Alpine skiing, increasing the number of visitors and protecting against downturns in skiing activity.”

Glacier/Winner Creek Resort Development Land Use Plan (2006) “Work with local, state, and federal organizations and private-sector interests to identify financing mechanisms that leverage

public interests with the development program. Good examples of this may include the implementation of the Nordic trail system...”

Winner Creek Feasibility Study (2007) The Municipality of Anchorage Heritage Land Bank (HLB) commissioned this study to determine the feasibility of constructing Nordic ski trails in Girdwood, Alaska. HLB proposes to develop approximately 17 kilometers of Nordic ski trails within the Glacier Creek/Winner Creek valleys. The trail will be part of a phased development, and be coordinated with other development initiatives in the area, including the Winner Creek Ski and Golf Resort, the Arlberg Road Extension and the Crow Creek Neighborhood. This study evaluates the conceptual alignment that had been developed in conjunction with the concept plan for a golf and alpine ski resort in the study area (The SE Group Concept Plan)

According to the Girdwood Area Plan (2007) The Land Use Map within the Land Use Plan shows a large portion of both 6-011 and 6-251 as a Recreation Reserve. This distinction has been repeated in the latest 2023 Imagine!Girdwood Land Use Mapping Work Session. In the 2007 Girdwood Area Plan it states, “The community has almost as many supporters of Nordic skiing as alpine skiing” (41% Nordic; 52% alpine).

DOT Girdwood Airport Environmental Assessment for Girdwood Airport Master Plan (2005) “The Girdwood Area Plan (MOA 1995) calls for preparation of a specific management plan for the **recreation reserve area**, which is located on the northern end of the airport property. It suggests a plan should "include a relocation of the trailhead in the clear zone at the north end of the Girdwood airstrip." The Iditarod National Historical Trail runs along the west side of Glacier Creek.”

As a whole, these past plans emphasize the importance of a year-round trail system network and trail implementation to create a destination resort community including **Parcel 6-011** (on the east side of Glacier Creek and north of Girdwood Airport) labeled as “Recreation Reserve”. These plans comment specifically that Nordic skiing and biking are activities that attract tens of thousands of visitors to resort destination through North America. The authors of these plans, even 15- 20 years ago, recognize that Nordic skiing and winter biking were/are growing in popularity, and recognized the potential in Girdwood to create a source of economic activity as a Resort Trail Town.

The community has voted twice in favor of new Nordic trails in the upper Girdwood Valley (HLB property 6-011 as 6-251). In the current draft of the Girdwood Trail Plan, there is a proposed looped trail system in 6-011 a trail connection heading north towards Winner Creek 6-251, and multiple new trail connection proposals to connect Girdwood neighborhoods (Parcels 6-061, 6-036, 6-062, 6-067), alleviating trail-user conflicts, and reducing the number of kids recreating on the local roads and unauthorized trailheads.

In **Parcel 6-011**, specifically the area on the east side of Glacier Creek, is heavily use by local skiers, walkers, snowshoers, and bikers. This open space is ideal for recreation and important to wildlife and wetland preservation. The Arlberg parking lot closest access to these trails is overflowing on a daily basis. We are an outdoor recreation community.

HLBAC passed **Resolution 2017-09** (6-0): A Resolution recommending Assembly approval of the disposal by a public use easement to Girdwood Nordic Ski Club of portions within HLB **Parcel 6-011**, legally described as Tract I Alyeska Subdivision Prince Addition (Plat 87-131) for twenty years. Ms. Jones-Vogel presented the staff report including a map for the disposal to the Girdwood Nordic Ski Club. This trail system was designed by Olympian and Trail Designer Bill Spencer, and approved by Girdwood Trails Committee, Girdwood Land Use, GBOS, and is within the Girdwood

Trails Plan headed to the Anchorage Assembly for approval. Once approved, we can move forward to the UDC and HLBAC for final layout and design concept.

In the 2018 HLB Annual Work Program, both the Girdwood Nordic Ski Club (GNSC) **Resolution 2017-09** and Girdwood Mountain Bike Alliance (now Bikewood) **Resolution 2017-05** were listed as active.

In the 2020 HLB Work Program and 5 Year Plan and 2021 HLB Work Program and 5 Year Plan, neither GNSC or Bikewood Resolutions are listed. In this 2023 HLB Work Program and 5 Year Plan, neither the Active Easement **2015-17** agreement, nor the **Resolution 2017-09** is listed.

MY BIGGEST CONCERN, however, is that Parcel 6-011 has rumored discussion of an Alpine Village development plans. This parcel, as mentioned in your report to the Enterprise and Utility Oversight Committee, would cost over \$8M to bring in infrastructure. More importantly a portion of Parcel 6-011, as mapped in Resolution 2017-09, is directly north of the Girdwood Airport. The flight path for all incoming-outgoing helicopter operations including three Heli-Ski operators, all rotorcraft external long-line traffic, all incoming fixed-wing traffic, and one year-round commercial helicopter operator with daily flights, is directly over this section of Parcel 6-011. If HLB considers developing this area, it would create a “congested area” and referencing FAA 14CFR 133 it states external rotorcraft long-line operations are not allowed over congested areas. Development would essentially squeeze all helicopter sling-loads over the Glacier Creek area and push these flights west towards the planned Holtan Hills parcel. The aircraft noise is more significant than you realize. Currently the Girdwood Airport long-line flights include: sling-loading to the APU Training center on Eagle Glacier (supplies all summer long for skiers and scientists, and the new building construction will more than triple these flights), USFS sling-loads for trail maintenance supplies to Berry Pass and Crow Pass, Punch Bowl Glacier sling-loads for summer dogsledding operations, summer rafting sling-loads to Twenty Mile River, sling-loads of damaged aircraft coming into Girdwood Airport for repair. The current north-south (outgoing-incoming) flight path was established for safety and noise abatement, and is only direction available as west, south, and east of the Girdwood Airport are already “congested areas”. Creating a new congested area directly north of the airport would alter flight traffic and change noise abatement parameters for the Girdwood Valley.

Of the eleven curated HLB Parcels for development submitted by staff, the portion of Parcel 6-011 east of Glacier Creek and north of the Girdwood Airport should be removed from the list based on infrastructure costs, and environmental concerns - including noise pollution from aircraft traffic, and zoning not being appropriate for residential or commercial development with the large Girdwood Airport development on the horizon. Aviation traffic will only increase. Merrill Field is a perfect example of what happens when condominiums are built next to the airport – limited times of operations, no external lone-line operations, and daily noise complaints.

Part of HLB Land Management Objectives are creating conservation easements to protect area wetlands, and ensuring open space conservation and preservation opportunities considered in your development projects. A connected trail system in Parcels 6-011 and 6-251 would serve HLB’s management objectives, the health of the community, and economic development for Girdwood. Trail systems are not considered “congested areas” in the FAA 14CFR 133, and would allow all commercial aircraft to continue valuable long-lining practices away from developed areas.

If Girdwood’s population was the size it was 20 years ago, these previously mentioned challenges wouldn’t be arising. Additionally, in the winter, groomed trails provide a valuable resource for both

physical and mental health. Grooming trails in the uplands versus wetlands provides more user days and a solid surface for uninterrupted trail use. (meadows require 2ft of snow before grooming can commence, and the unpredictable rains put grooming on pause throughout the winter). The changing climate and unreliable surface make upland trails a more reliable recreation resource for groomed winter trails.

Having a reliable groomed winter trail system that loops back to the parking area and connects to other winter trails would be a valuable asset for the Municipality of Anchorage/Girdwood. All of Girdwood's B&B's and The Alyeska Resort list cross country trails on their websites as a marketing draw. While many locals love touring on ungroomed trails, the majority of visitors like to bike on groomed or packed single-track trails, and walk or ski the social groomed loop in Moose Meadow and Stumpy's Winter groomed trails and the 5K Loop. Local businesses rent winter bikes and Nordic ski equipment. The FVCS kids program continues to grow, and FVSC and Alyeska Resort both developed Adult lessons this year. These programs rely on groomed trail networks.

Considerations for HLB Staff concerning 2023 Annual Work Program and Five-Year Management Plan:

- 1) Include both the Girdwood Nordic Ski Club's active Easement Agreement 2015-17 in the active Leases and Permits list.
- 2) Include Resolution 2017-09 in the Potential Disposals, Exchanges, & Transfers list.
- 3) Complete the active Easement Agreement 2017-05 with Bikewood and include in the Leases and Permits list within HLB Plan.
- 4) Rezone Parcel 6-011 (east of Glacier Creek, and north of the Girdwood Airport) from Commercial to Recreation Reserve to maintain safety zone for Girdwood Airport operations, including necessary long-line operations, and create a sustainable trail system as discussed in the HLB Glacier-Winner Creek Trails Feasibility Study.

Thank you for your time with this comprehensive 2023 HLB Annual Work Program and 2024-2028 Five-Year Management Plan rewrite. The photo you chose as the cover of this plan is timely. Featured on the cover is Parcel 6-251, and it deserves to be protected as a recreational reserve.

I really appreciate the time for public comment and the time HLB (and MOA) has spent creating healthy public use areas in Girdwood. I look forward to the public hearing and appreciate the opportunity to comment and ask questions.

Sincerely,

Deb Essex  
Girdwood Nordic Ski Club