

# Municipality of Anchorage



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

**Suzanne LaFrance, Mayor**

**GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS**

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

February 27, 2025

Attn: Tiffany Briggs, MOA Real Estate Director, [tiffany.briggs@anchorageak.gov](mailto:tiffany.briggs@anchorageak.gov)  
Heritage Land Bank, [hlb@anchorageak.gov](mailto:hlb@anchorageak.gov)  
Emma Giboney, MOA Land Management Officer, [emma.giboney@anchorageak.gov](mailto:emma.giboney@anchorageak.gov)  
Nicole Jones-Vogel, HLB Land Management Office Contractor, [nicole.jones-vogel@anchorageak.gov](mailto:nicole.jones-vogel@anchorageak.gov)  
Ryan Yelle, MOA Real Estate, [ryan.j.yelle@anchorageak.gov](mailto:ryan.j.yelle@anchorageak.gov)

CC: Tim Charnon, HLBAC Representative, [btcharnon@yahoo.com](mailto:btcharnon@yahoo.com)  
Zac Johnson, [zac.johnson@anchorageak.gov](mailto:zac.johnson@anchorageak.gov)  
Randy Sulte, [randy.sulte@anchorageak.gov](mailto:randy.sulte@anchorageak.gov)

Re: Girdwood Industrial Park

The Girdwood Board of Supervisors appreciates the request for input on the Girdwood Industrial Park (GIP) and thanks Heritage Land Bank for their coordination with the community, feasibility study and review of options and HLB recommendation for future development of the Girdwood Industrial Park. Utilizing this information, GBOS has determined an approach that would serve our community's needs most efficiently. We are submitting the following observations and current requests:

- Transfer of management responsibility of Lot A to the Girdwood Valley Service Area (GVSA) is our highest priority. GVSA has a long history of improving and maintaining the GIP in general, specifically Lot A. This will facilitate a long-term reduction in time and expense for road maintenance and allow for the development of a fire training center. GVSA management of Lot A will allow for greater flexibility to use the space as needs emerge, including temporary wood lot after storms, emergency vehicle and equipment storage, etc.

This request fulfills our responsibility to our Service Area, its visitors, and the taxpayers of Girdwood.

- Continue dialogue with HLB regarding Lot C:  
GBOS requests that HLB continue permits in Lot C. GBOS requests that HLB plan to hold Lot C for a specified number of years to provide stability to permittees while options are considered. Retention of Lot C preserves the dedicated public use easement along the border between Lots B & C, allowing for potential

future development of “Phase 3,” while also allowing the permittees some needed stability.

- Continue dialogue with HLB regarding future GIP development.

GBOS supports the intention and opportunity to grow the GIP’s diversity and sustainability, closely represented in Option 4. GBOS looks forward to future discussions with HLB in sync with the Girdwood Comprehensive Plan and the industrially-zoned land represented therein.

Thank you for your time and consideration, in the best interest of Girdwood and the Municipality of Anchorage.

*Briana Sullivan*

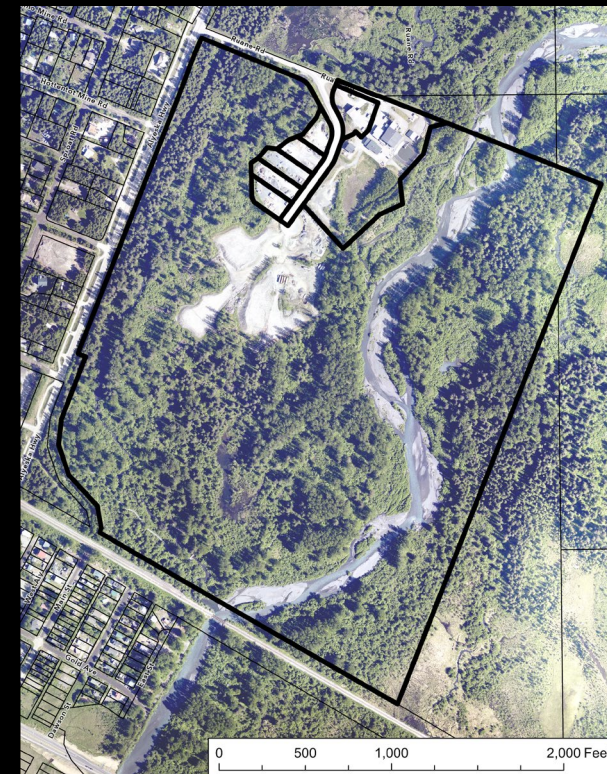
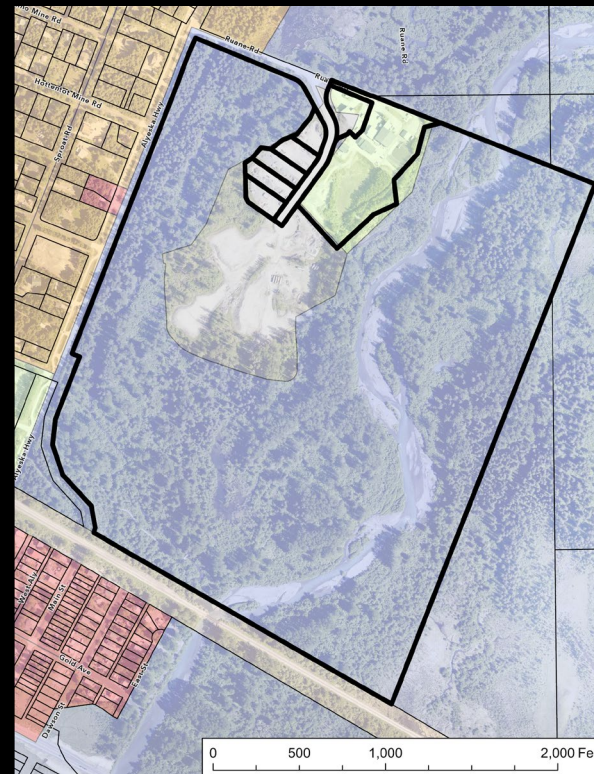
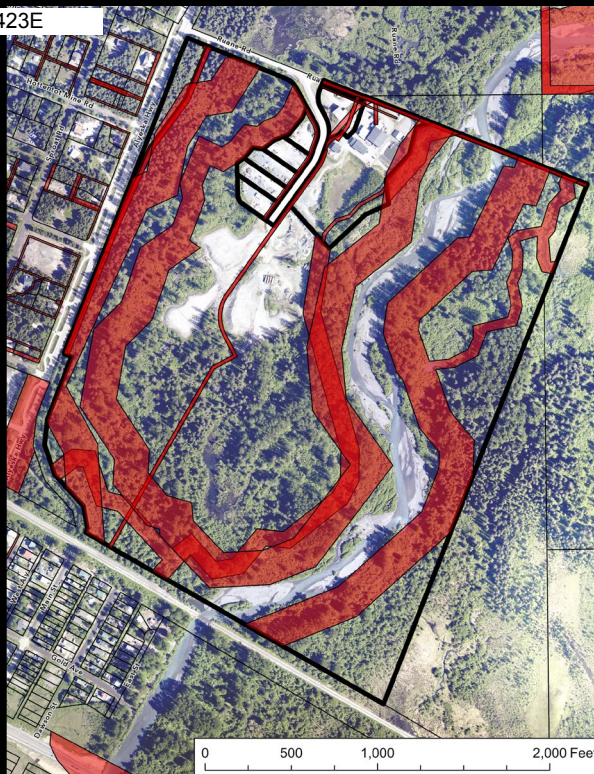
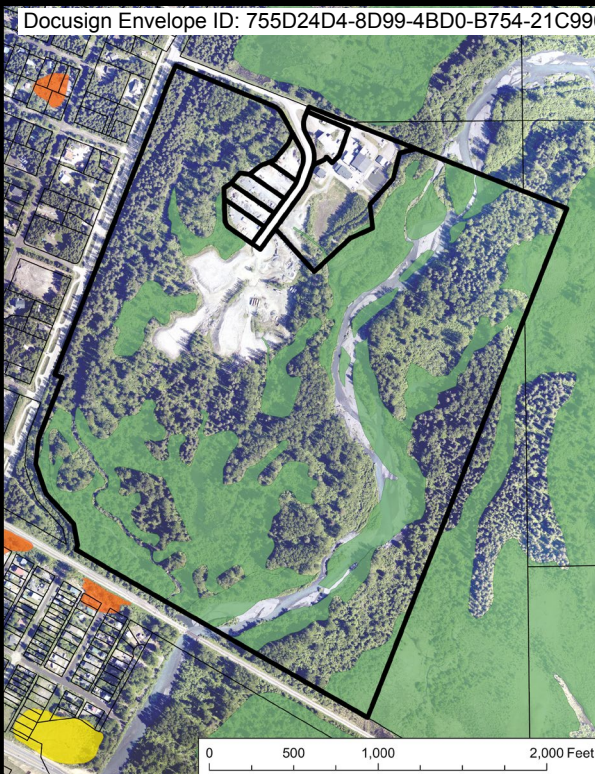
Briana Sullivan  
GBOS Co-Chair

*Jennifer Wingard*

Jennifer Wingard  
GBOS Land Use Supervisor

Attachment: HLB Presentation of Girdwood Industrial Park Feasibility Study 2024





# HLBAC – Work Session

## Girdwood Industrial Park Feasibility Study

October 24, 2024

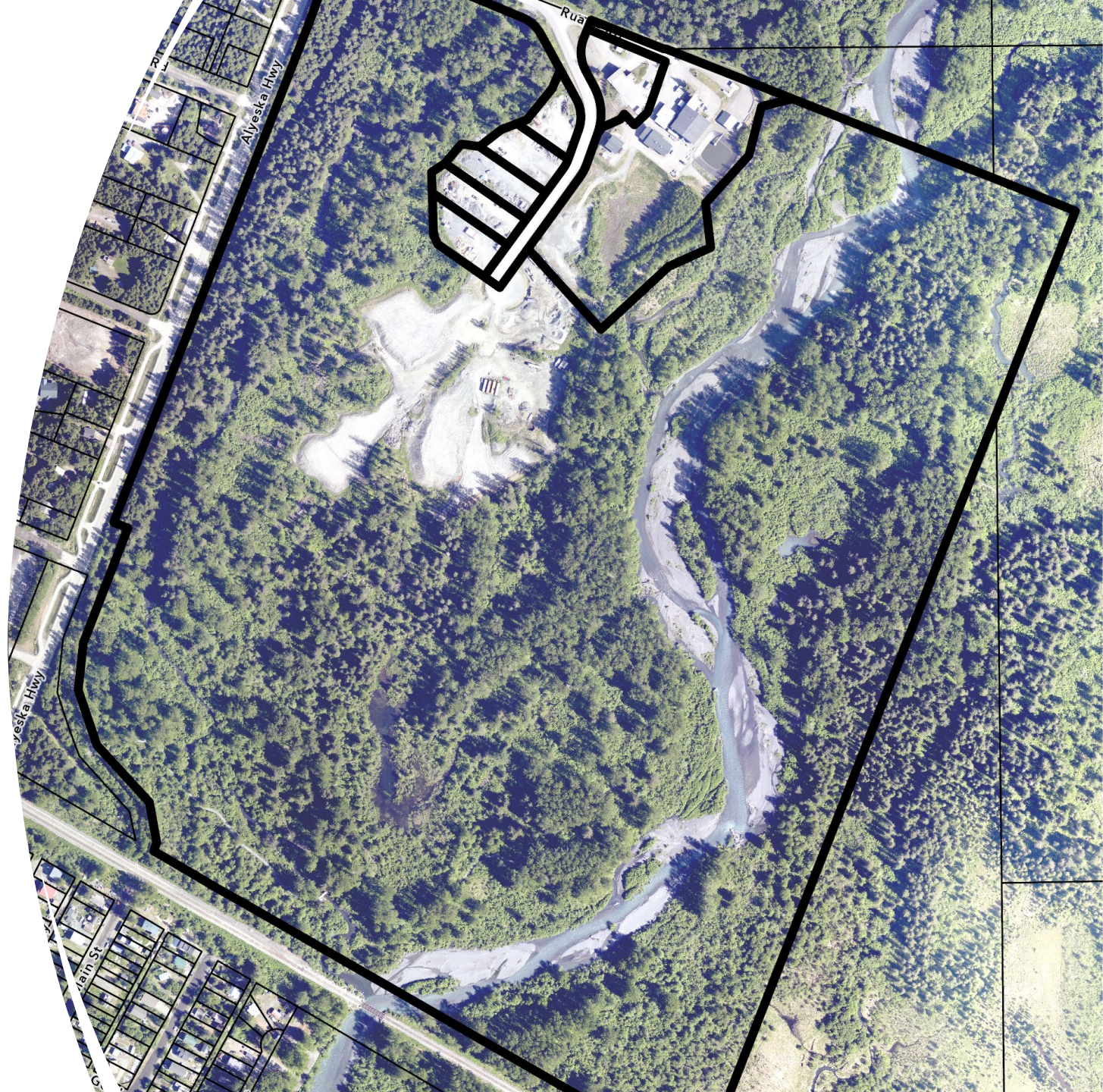


# Overview

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- Work over the last year
- Received Appraisal
- Updated Presentation
  - Staff Recommendation
- Next Steps

Work Session Goal: Feedback from Commissioners to inform the Draft 2025 Work Plan





Total sqft of usable land  
(permit/lease/disposal)

Infrastructure costs  
(road/sewer/lighting/trail/etc.)

Wetland impacts

Floodplain impacts

Rezoning

Overall process requirements  
and associated timelines

Grant opportunities

Implications with material in  
Phase II/III road base

Other miscellaneous items  
(existing conditions/arctic pipe  
needs)

# Analysis - Criteria



# 2024 HLB Work Plan

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

1. Disposal of this property as-is; or
2. Disposal with platting of reconfigured lots (not requiring improvements or limited improvements); or
- ~~3. Disposal with platting of Phase II only and improvements completed by the MOA; or~~
4. Disposal with platting of Phases II and III with improvements completed by the MOA.



## MUNICIPALITY OF ANCHORAGE REAL ESTATE DEPARTMENT



### HERITAGE LAND BANK

#### 2024 ANNUAL WORK PROGRAM & 2025-2029 FIVE-YEAR MANAGEMENT PLAN

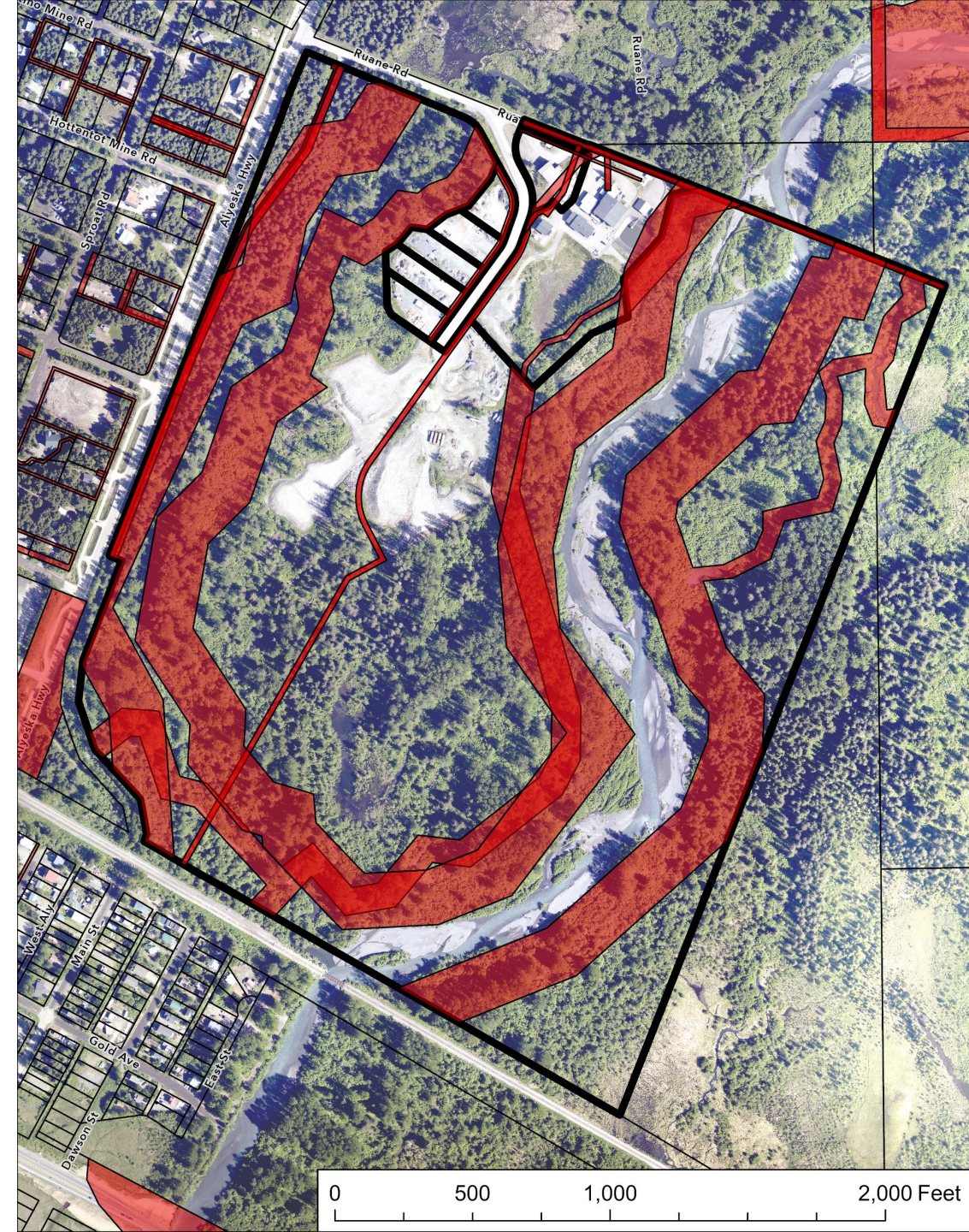
Approved by the Anchorage Assembly on May 7, 2024 (AR 2024-92, As Amended)



# Option 1 – Disposal of the property as-is.

Option 1 would dispose of HLB Parcel 6-057F as-is. This option would put the future of the development of the Girdwood Industrial Park into the private sector. If and how future lots were platted in the remaining GI-1-zoned areas would not be guided by HLB.

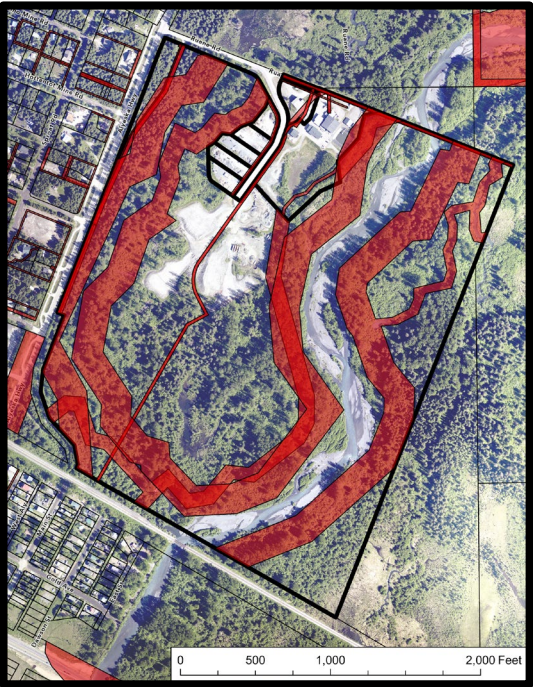
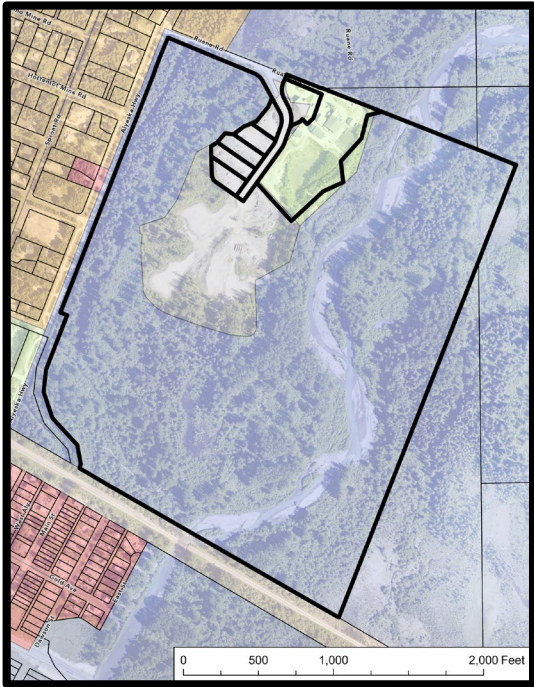
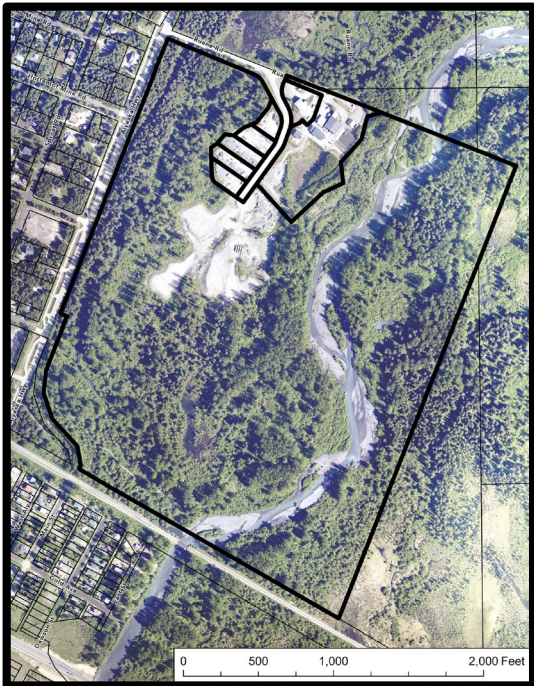
Option 1 would be the least lift for HLB and would require a competitive bid for disposal. It is possible that HLB would have requirements as part of the transaction that the areas zoned Girdwood Open Space be tracted out and remain in the HLB Inventory.





# Option 1 – Disposal of the property as-is.

|                                |   |
|--------------------------------|---|
| Anticipated Construction Costs | \$0   |
| Acres of Usable Land           | 15 acres  |
| Lots Created                   | 1   |
| Anticipated Income to HLB Fund | \$2,256,000<br><i>*the value of the low utility lands is \$252,000.</i>   |
| Process Considerations         | <ul style="list-style-type: none"><li>• Project wholly becomes privately owned with minimal municipal and community input on eventual outcome.</li><li>• Next steps would be competitive bid and disposal approval process.</li></ul> |

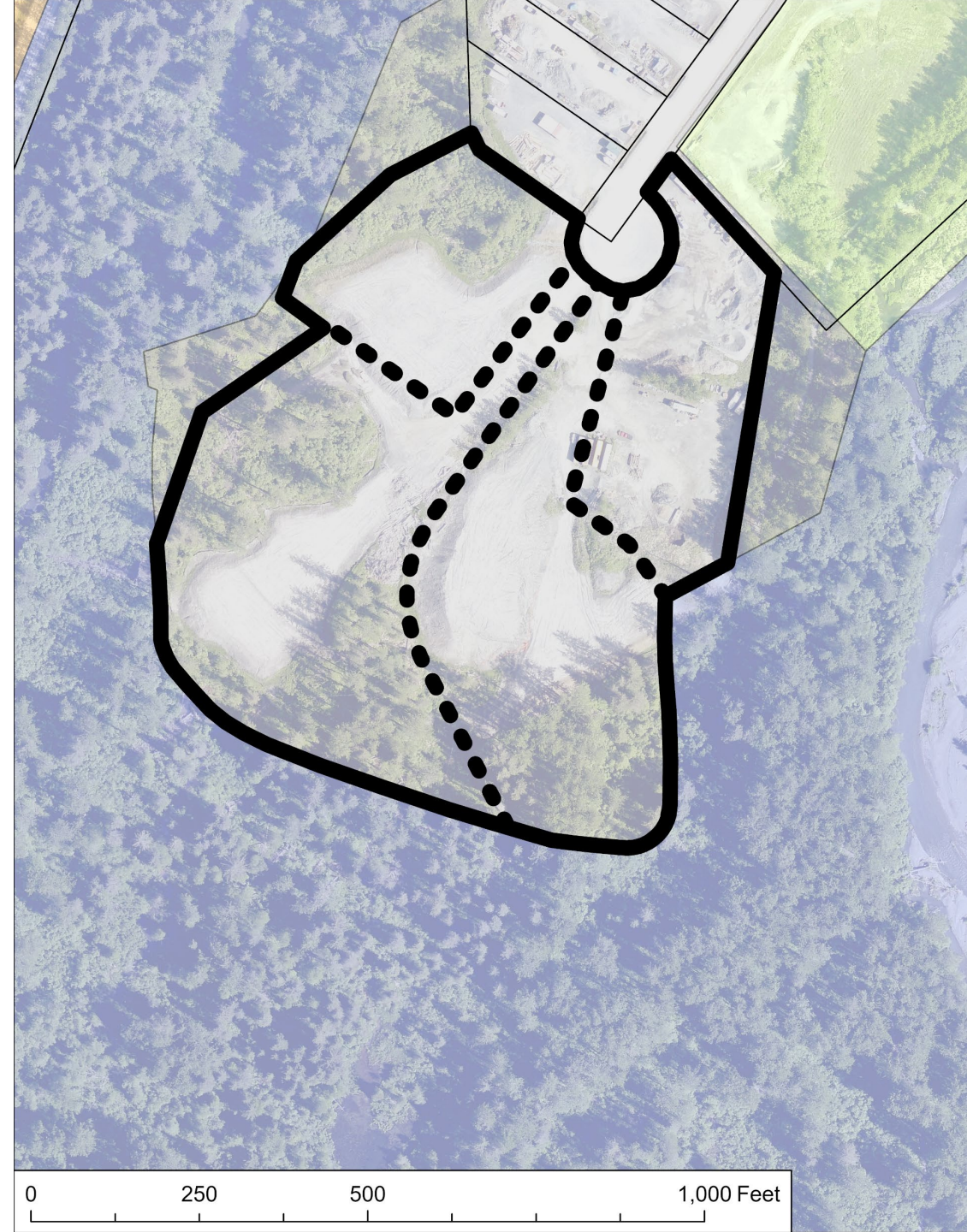




## *Option 2 - Disposal with platting of reconfigured lots (not requiring improvements or limited improvements)*

Option 2 is geared towards creating newly platted lots with minimal infrastructure improvements. Utilizing this approach, the goal would be to subdivide larger lots with access from the existing temporary cul-de-sac. During the subdivision process, the temporary cul-de-sac would become a dedicated right-of-way which may trigger some additional improvements such as extending the sewer line and the addition of street lighting.

The design of the tracts is to allow larger areas, each with separate access driveways off of the cul-de-sac.





# Option 2 - Disposal with platting of reconfigured lots

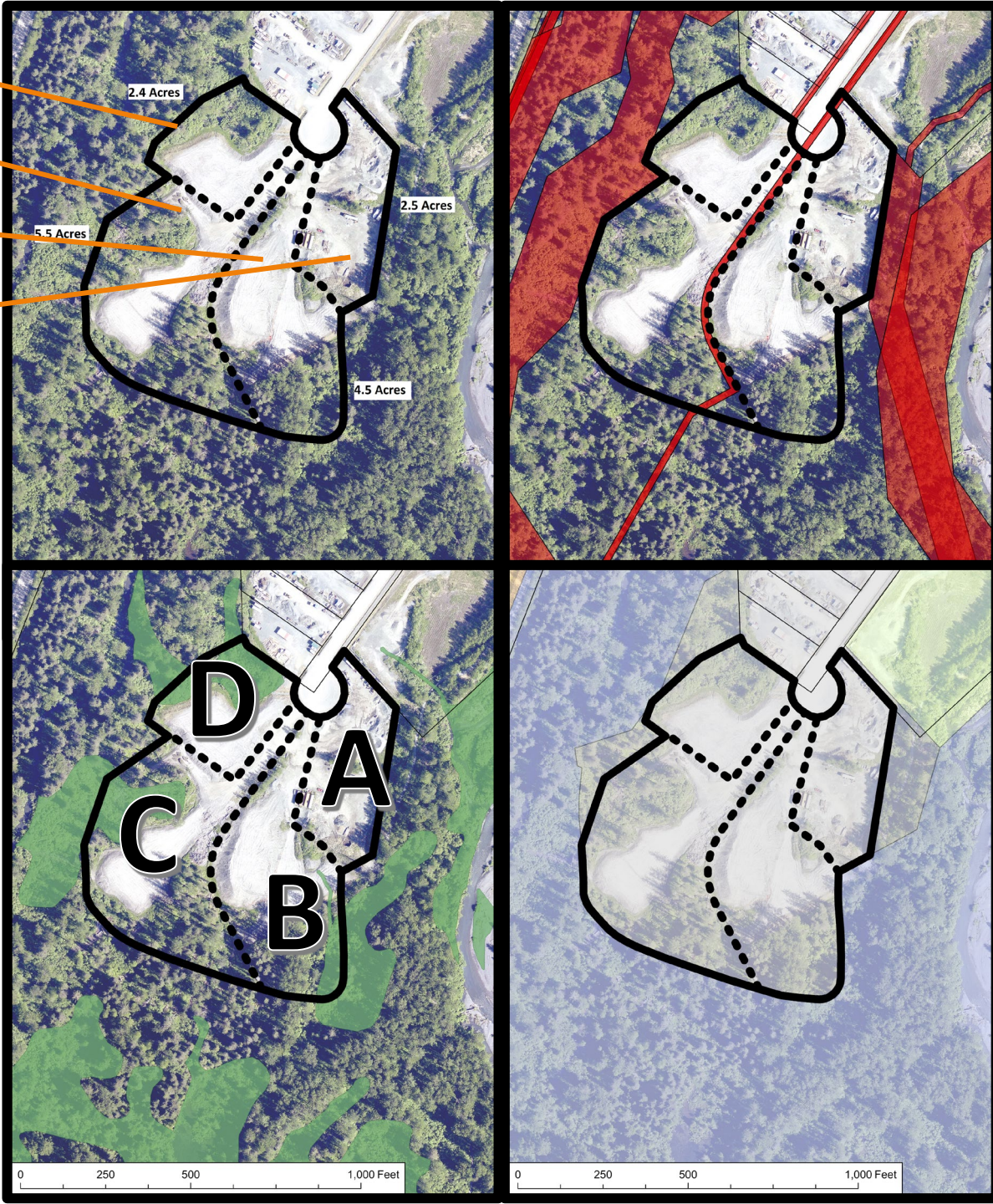
\$251,000

\$503,000

\$412,000

\$327,000

|                                |  |
|--------------------------------|--|
| Anticipated Construction Costs | \$194,000  |
| Appraisal 2024                 | \$1,493,000 (gross retail value)<br>\$1,267,000 (prospective market value at completion)   |
| Acres of Usable Land           | 14.9 acres<br>(2.5 acres Class A wetlands)   |
| Lots Created                   | 4  |
| Anticipated Income to HLB Fund | \$1,073,000<br><i>*may be less if lot used by GVSA is withdrawn from the HLB Inventory of for less than FMV (FMV is \$327,000)</i>   |
| Process Considerations         | <ul style="list-style-type: none"><li>• Resolve public access to streams</li><li>• Would require a replat</li><li>• Next steps would be replat, install minimal infrastructure, competitive bids, disposal approval process.</li></ul> |





## *Option 4 – Disposal with platting of Phases II and III with improvements completed by the MOA.*

Option 4 would be to fully utilize the GI-1-zoned area and a portion of GOS-zoned upland areas. The Girdwood Area Plan and the draft update, both show extended Industrially-zoned land beyond what is currently zoned GI-1.

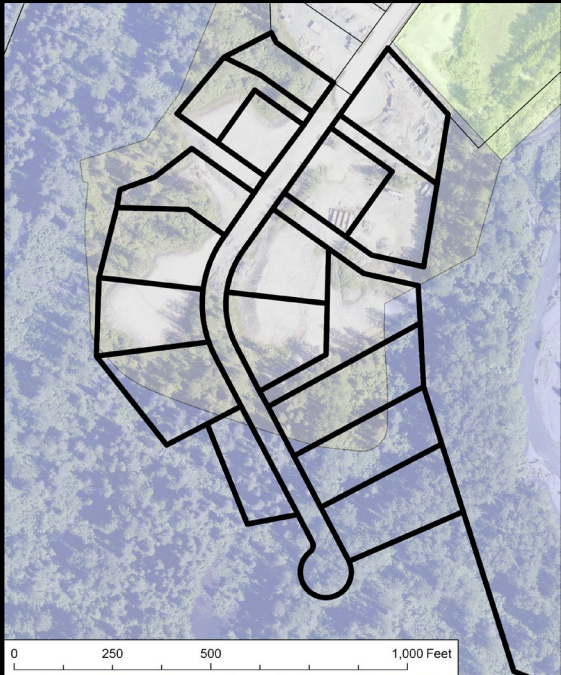
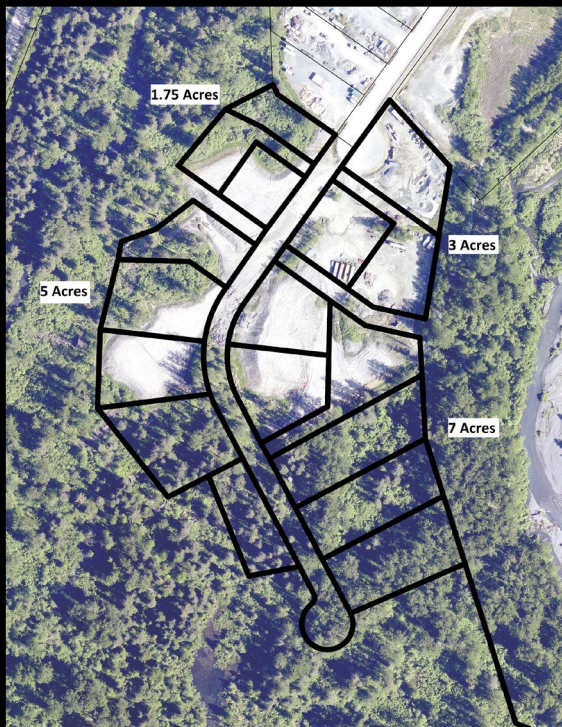
This option would require the most extensive amount of infrastructure improvements and land use entitlement work. The layout would provide the seventeen (17) newly created lots, and would open up land beyond the area utilized by permittees in the Girdwood Industrial park at present.





# Option 4 – Disposal with platting of Phases II and III with improvements completed by the MOA

|                                |   |
|--------------------------------|---|
| Anticipated Construction Costs | \$3,674,798   |
| Appraisal 2024                 | \$3,729,000 (gross aggregate retail value)<br>\$2,650,000 (prospective market value at completion)  |
| Acres of Usable Land           | 16.75 acres<br>(3 acres Class A wetlands)   |
| Lots Created                   | 17  |
| Anticipated Income to HLB Fund | Loss to the HLB Fund of approximately \$1,024,798   |
| Process Considerations         | <ul style="list-style-type: none"><li>• Would require a replat</li><li>• Would require a rezone</li><li>• Next steps would be replat/rezone, competitive bids, disposal approval process.</li></ul> |



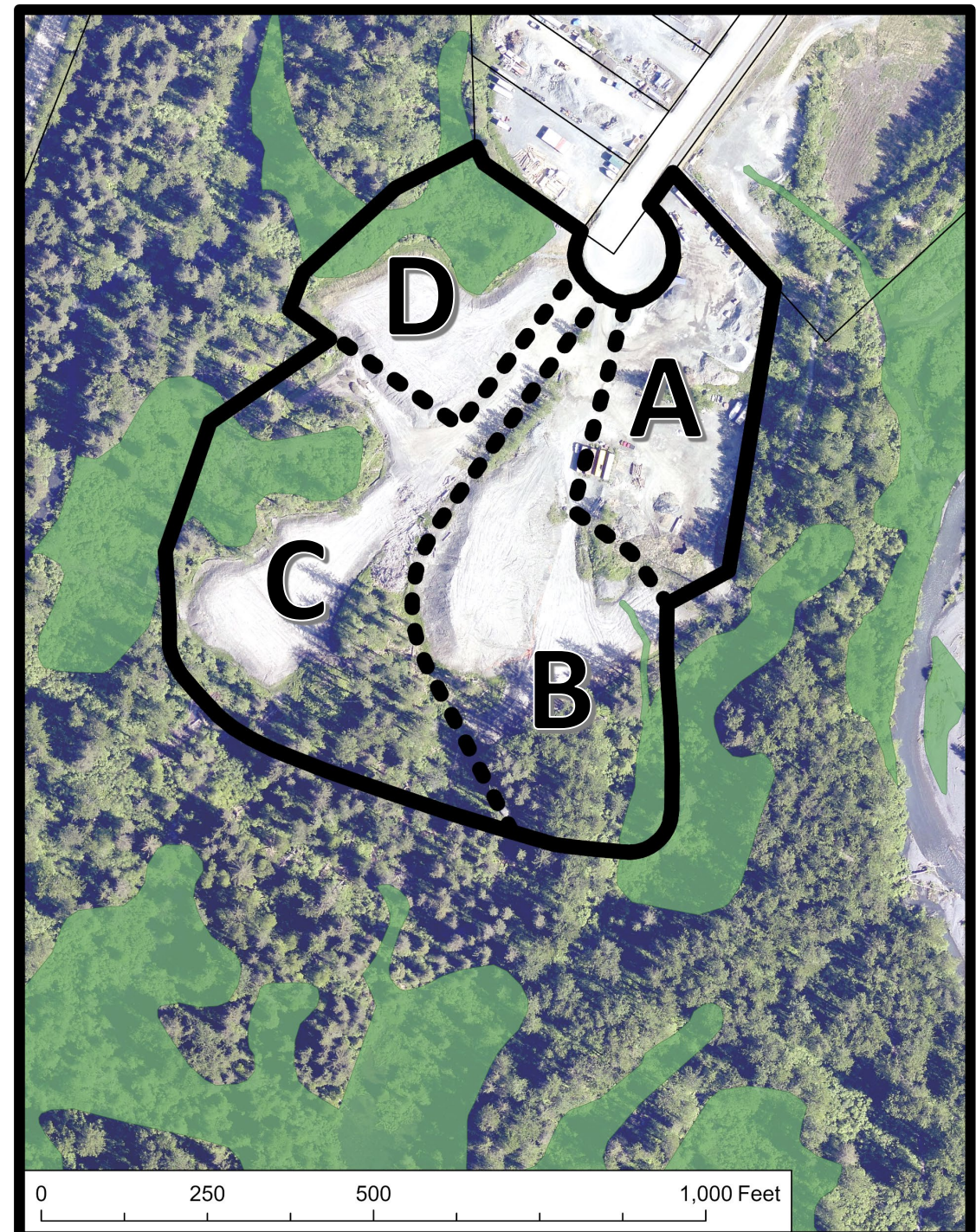
# Anticipated construction costs

|                        |                                | Option 1 (As-is)                | Option 2 (Tracts)                | Option 4 (Ph 2 & 3)               |
|------------------------|--------------------------------|---------------------------------|----------------------------------|-----------------------------------|
|                        |                                | 0 Feet of off-site improvements | 75 Feet of off-site improvements | 675 Feet of off-site improvements |
|                        |                                | N/A                             | 4 Lots                           | 17 Lots                           |
| Cost Type              | Price                          |                                 |                                  |                                   |
| Roadway                | \$750 Per Linear Foot          | \$ 0.00                         | \$ 56,250                        | \$ 506,250                        |
| Separated Path         | \$65 Per Linear Foot           | \$ 0.00                         | \$ 0.00                          | \$ 43,875                         |
| Lighting               | \$550 Per Linear Foot          | \$ 0.00                         | \$ 0.00                          | \$ 371,250                        |
| 3-phase electrical     | \$5,000 Per Lot                | \$ 0.00                         | \$ 20,000                        | \$ 85,000                         |
| Gas                    | \$30 Per Linear Foot           | \$ 0.00                         | \$ 2,250                         | \$ 20,250                         |
| Sewer                  | \$600 Per Linear Foot          | \$ 0.00                         | \$ 45,000                        | \$ 405,000                        |
| Lift Station           | \$1,000,000 Per Station        | \$ 0.00                         | \$ 0.00                          | \$ 1,000,000                      |
| Entitlements           | \$4,530 Platting Cost Base Fee | \$ 0.00                         | \$ 4,530                         | \$ 4,530                          |
|                        | \$165 Per Lot Fee              | \$ 0.00                         | \$ 660                           | \$ 2,805                          |
|                        | \$945 Variance Fee             | \$ 0.00                         | \$ 945                           | \$ 945                            |
|                        | \$9,960 Rezone Fee             | \$ 0.00                         | \$ 0.00                          | \$ 9,960                          |
| Subtotal               |                                | \$ 0.00                         | \$ 129,635                       | \$ 2,449,865                      |
| Design/Consultant Fees | 25% of Subtotal                | \$0.00                          | \$34,408                         | \$612,466                         |
| Contingency            | 10% of Subtotal                | \$ 0.00                         | \$ 12,964                        | \$244,987                         |
| Indirect Costs         | 15% of Subtotal                | \$ 0.00                         | \$ 19,445                        | \$ 367,480                        |
| TOTAL                  |                                | \$ 0.00                         | \$ 194,453                       | \$ 3,674,798                      |



# Staff Recommendation – Option 2

- Maximum use of upland land
- Minimal infrastructure cost (no loss to HLB fund)
- Option to retain Tract C for future development
- Tracts can be sold to the private sector





# Next Steps

- Information will be presented at the GBOS/Municipal Manager Quarterly meeting.
- Incorporate feedback into DRAFT 2025 Work Plan.







06/14/2024

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