

# An Inventory of Potentially Developable HLB Parcels in Girdwood

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Presented to the Assembly Enterprise and Utilities Oversight Committee

April 20, 2023

By Heritage Land Bank



**ANCHORAGE, ALASKA**  
**AR No. 2023-40, As Amended**

1 **A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY REQUESTING THE**  
2 **ADMINISTRATION DIRECT HERITAGE LAND BANK (HLB) TO INCLUDE SPECIFIC**  
3 **OBJECTIVES IN THE HLB FIVE-YEAR MANAGEMENT PLAN AND THE HLB ANNUAL**  
4 **WORK PROGRAM AND TAKE CERTAIN ACTIONS TOWARDS INCREASING**  
5 **ATTAINABLE RESIDENTIAL HOUSING IN GIRDWOOD.**

40 **Section 3.** For the purpose of increasing attainable residential housing in Girdwood, the  
41 Administration is requested to direct HLB and the Real Estate Department to compile a list  
42 from the HLB inventory of uncommitted parcels that are suitable for residential or  
43 commercial development, to include information about existing utilities, plats, studies,  
44 known or estimated development costs to prepare the land for constructing dwellings, and  
45 any other considerations required to determine the feasibility for development.

46 **Additionally, direct HLB, in conjunction with appropriate municipal departments, to**  
47 **explore financial mechanisms, such as tax improvement districts and tax**  
48 **abatement, to support the development of attainable housing.** This task shall be a  
49 first step towards the objective to dispose HLB land under AMC section 25.40.025 to a  
50 qualified Girdwood nonprofit organization, **either alone or in partnership with another**  
1 **entity,** with due consideration to and coordination with the Girdwood Board of  
2 Supervisors. A report of this compilation is to be transmitted to the Assembly via an  
3 Assembly Information Memorandum and presented at an Assembly Enterprise and  
4 Utilities Oversight Committee no later than April 20, 2023.

# Potentially Developable HLB Parcels in Girdwood

HLB Number	Parcel ID	Legal Description	Plat	Area (Acres)
6-010	075-021-03-000	ALASKA STATE LAND SURVEY 81-149 TR A	84-446	1178
6-011	075-311-04-000	ALYESKA - PRINCE ADDITION TR I	87-131	426
6-015	075-031-33-000	GIRDWOOD ELEMENTARY SCHOOL TR C	85-38	14
6-016	075-031-32-000	GIRDWOOD ELEMENTARY SCHOOL TR B	85-38	23
6-017	075-041-31-000	T10N R2E SEC 9 TR 9A	73-220	12
6-036	075-104-71-000	GLACIER VIEW ESTATES TR 1	2008-18	205
6-039	075-091-01-000	T10N R2E SEC 18 TR 18B	73-220	68
6-040	075-093-44-000	T10N R2E SEC 18 TR 18A	73-220	43
6-057F	075-131-07-000	GIRDWOOD INDUSTRIAL PARK PH 1 TR B	2016-67	155
6-076	075-062-60-000	GIRDWOOD SOUTH TOWNSITE TR G-6	2014-25	15
6-134	075-063-90-000	GIRDWOOD SOUTH TOWNSITE TR D-5	2014-25	15

# Objective and Criteria

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- Objective: To compile a list from the HLB inventory of uncommitted parcels that are the most feasible for residential or commercial development in Girdwood
- What does “feasible for development” mean?
  1. Parcels are **uncommitted**: not leased or having a designated purpose
  2. **Infrastructure** is located within one-half mile: water mains, sewer mains, electrical lines and streets
  3. Parcels are mostly **uplands**: not in intertidal areas or majority Class A wetlands
  4. Parcels are relatively flat or have **minimal slope**
  5. **Zoning** is appropriate for residential or commercial development
  6. Other **environmental considerations** including special flood hazard areas that are not prohibitive
  7. **Plat notes** that do not restrict development: setbacks, easements, restrictions, development or other requirements





# Accumulating Data

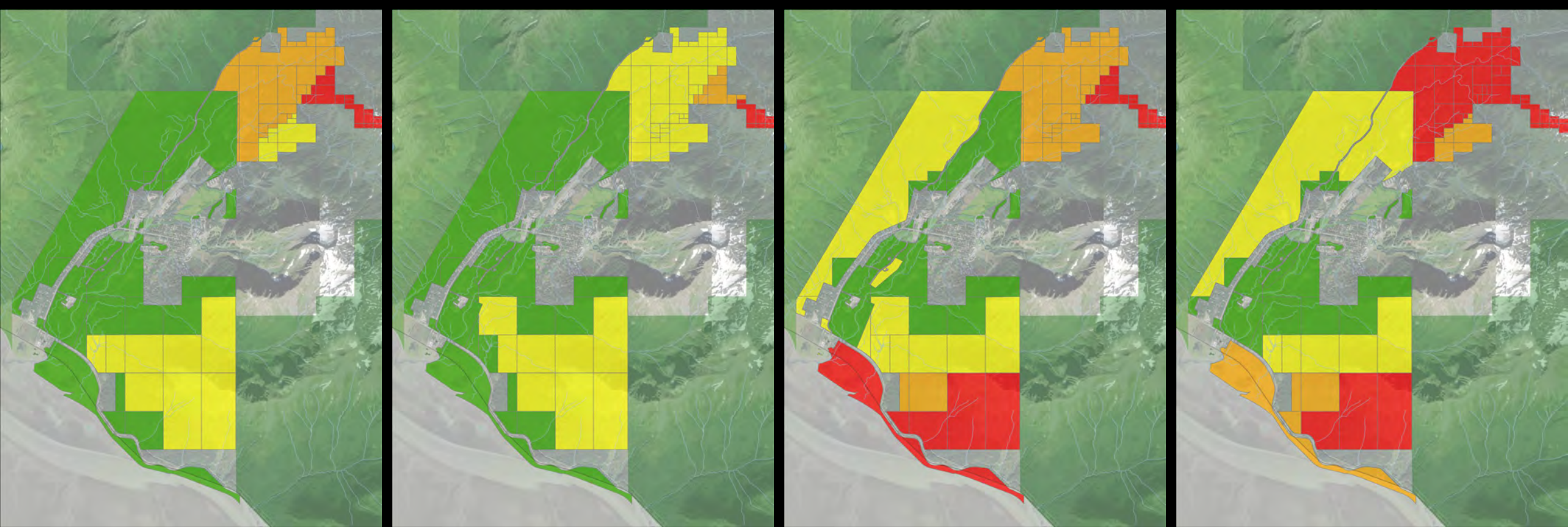
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- Worked with the Geographic Data and Information Center (GDIC)
- Spatial Analysis to calculate and compile data on all HLB parcels in Girdwood
- Attributes included:
  - Plats and Plans
  - Area and Slope
  - Zoning Designations
  - Wetland Areas
  - Flood Hazard Areas
  - Avalanche Hazard Zones
  - Distance to Infrastructure: Roads, Sewer, Water, Electricity
  - Estimated cost of off-site infrastructure



# Infrastructure Proximity

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Electrical Lines

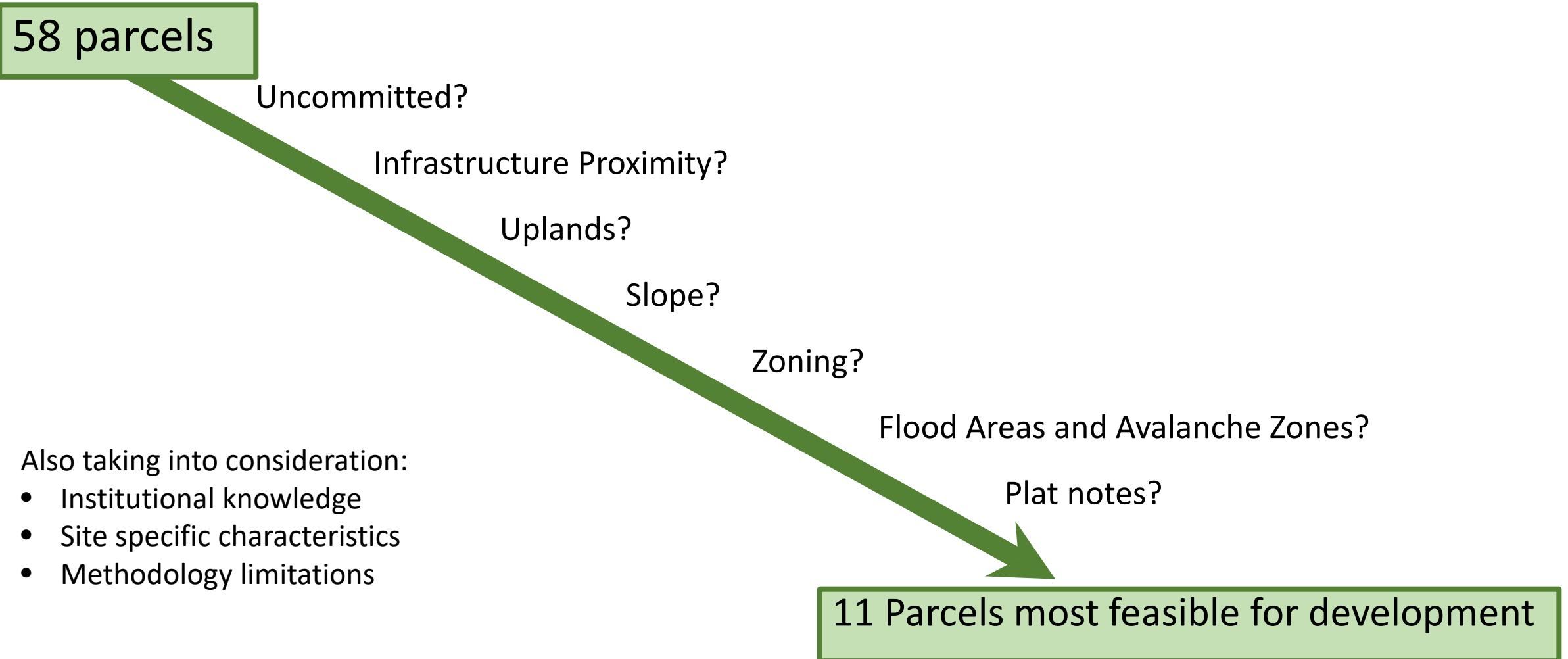
Roads

Water Main

Sewer Main

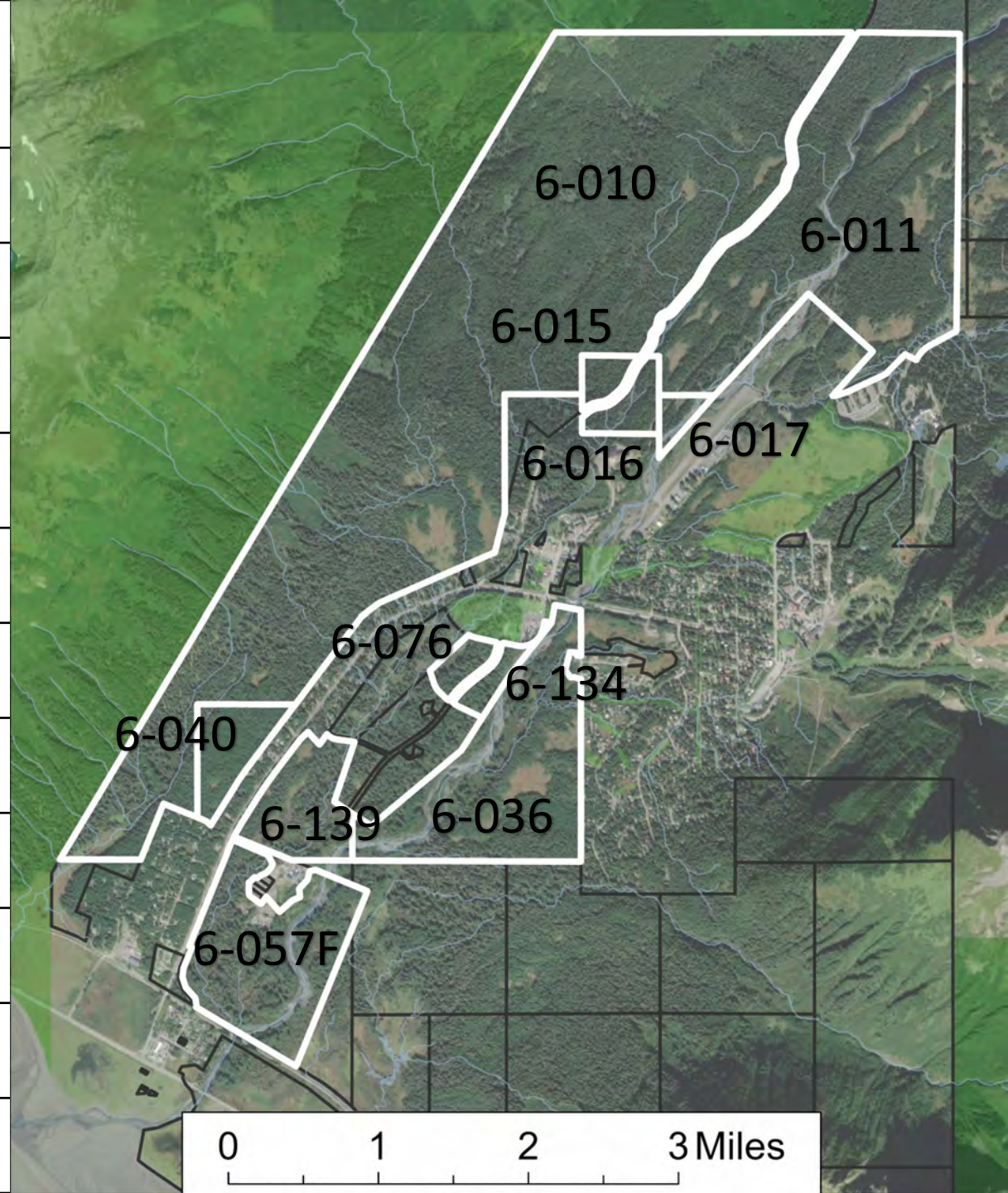
# Narrowing the List

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HLB Number	Parcel ID	Legal Description	Plat	Area (Acres)
6-010	075-021-03-000	ALASKA STATE LAND SURVEY 81-149 TR A	84-446	1178
6-011	075-311-04-000	ALYESKA - PRINCE ADDITION TR I	87-131	426
6-015	075-031-33-000	GIRDWOOD ELEMENTARY SCHOOL TR C	85-38	14
6-016	075-031-32-000	GIRDWOOD ELEMENTARY SCHOOL TR B	85-38	23
6-017	075-041-31-000	T10N R2E SEC 9 TR 9A	73-220	12
6-036	075-104-71-000	GLACIER VIEW ESTATES TR 1	2008-18	205
6-039	075-091-01-000	T10N R2E SEC 18 TR 18B	73-220	68
6-040	075-093-44-000	T10N R2E SEC 18 TR 18A	73-220	43
6-057F	075-131-07-000	GIRDWOOD INDUSTRIAL PARK PH 1 TR B	2016-67	155
6-076	075-062-60-000	GIRDWOOD SOUTH TOWNSITE TR G-6	2014-25	15
6-134	075-063-90-000	GIRDWOOD SOUTH TOWNSITE TR D-5	2014-25	15





# Other Considerations

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- Past project success and failures
- Applicable area and master plans
- Pre-development costs: surveying and engineering, wetland delineation and permitting, possible rezoning and replatting
- Methods are limited and most likely give a much lower estimate than what would actually be necessary
- This report's intention is to establish a preliminary baseline of development capability
- This report is not intended to provide preferred properties for development or suggest that development is likely
- HLB will work with all stakeholders, public and private, to continue to meet the needs of the area and maintain the mission of HLB.





# Financial Mechanisms

Exemption	State Statute	Code	Simplified Summary	Comments	Pro	Con	Action Item
Nonprofit	29.45.030 (a)(3)	12.15.015	Property used exclusively for nonprofit religious, charitable, cemetery, hospital or educational purposes is exempt	You could always set up a non-profit entity that provides affordable housing or something that is charitable.	The courts have determined that providing affordable housing is a charitable act.	Limited to nonprofit entities.	No action item from the Municipality
Downtown Housing	29.45.050(m)	12.60	When four or more are created, the newly created residential units are exempt	The State Statute was recently changed to allow property in special service areas, like Girdwood, be exempt. So, 12.60 could be expanded to Girdwood.	Relatively straight forward.	The current code would need to be cleaned up for a more streamlined process and made applicable to Girdwood. And you have to pay the school levy.	Expand the code to also include the Girdwood District; change the sunset clause; and streamline the exemption.
Tax Incentives for Affordable and Workforce Housing	29.45.050(m)	12.70	When 20 or more residential units are created near a transit corridor and at least 40% of the units are affordable/workforce units, the qualifying units are exempt.	The State Statute was recently changed to allow property in special service areas, like Girdwood, be exempt. So, 12.70 could also be implemented in Girdwood.	Good option for large developers	Currently limited to housing near a transit corridor. But that could be changed. And you have to pay the school levy.	Amend the code to require the property be located within ¼ mile of a transit-supportive development or located in the Girdwood Special Assessment District.
Property Tax Exemption for Certain Subdivided Property	29.45.050(w)	12.15.015 E.6.	If you subdivide a lot into three or more lots, you can get an exemption on the increase in value for up to five years.	This is probably the less applicable exemption we currently have, but it could be helpful during the construction phase.	Relatively straight forward exemption.	If you sell or build a house, the exemption terminates. Good for 5 years.	No action item from the Municipality



**MUNICIPALITY OF ANCHORAGE**  
***Real Estate Department***  
**MEMO**

DATE: April 20, 2023

TO: Assembly Enterprise and Utilities Oversight Committee-of-the-Whole

THROUGH: Lance Wilber, Director  
Office of Economic and Community Development

FROM: Emma Giboney, Land Management Officer  
Heritage Land Bank

SUBJECT: An Inventory of Potentially Developable HLB Parcels in Girdwood

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**EXECUTIVE SUMMARY**

On February 7, 2023, the Anchorage Assembly directed the Heritage Land Bank (HLB) and the Real Estate Department through Resolution 2023-40, As Amended, to compile a list of uncommitted parcels that are suitable for residential and commercial development in Girdwood. Through a spatial analysis and subsequent calculations using seven criteria for determining feasibility of development, HLB identified eleven (11) parcels that are suitable for potential development. The following report outlines that analysis.

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**INTRODUCTION**

On February 7, 2023 the Anchorage Assembly passed Resolution 2023-40, As Amended (Appendix A). Section 3 of this resolution reads as follows:

“For the purpose of increasing attainable residential housing in Girdwood, the Administration is requested to direct Heritage Land Bank (HLB) and the Real Estate Department to compile a list from the HLB inventory of uncommitted parcels that are suitable for residential or commercial development, to include information about existing utilities, plats, studies, known or estimated development costs to prepare the land for constructing dwellings, and any other considerations required to determine the feasibility for development. Additionally, direct HLB, in conjunction with appropriate municipal



departments, to explore financial mechanisms, such as tax improvement districts and tax abatement, to support the development of attainable housing. This task shall be a first step towards the objective to dispose HLB land under AMC section 25.40.025 to a qualified Girdwood nonprofit organization, either alone or in partnership with another entity, with due consideration to and coordination with the Girdwood Board of Supervisors. A report of this compilation is to be transmitted to the Assembly via an Assembly Information memorandum and presented at an Assembly Enterprise and Utilities Oversight Committee no later than April 20, 2023.”

In response to the first component of this resolution, HLB is presenting the compilation of a list of uncommitted HLB parcels that are most suitable for development in Girdwood. This report is a broad overview of the feasibility of development of HLB Parcels in Girdwood.

## **METHODS**

Heritage Land Bank owns and manages over 250 parcels within the Municipality, totaling around 12,800 acres. Within Girdwood, HLB owns 58 parcels, totaling around 6,300 acres, just under 50% of all HLB acreage. The goal of this report is to compile a list from the HLB inventory of uncommitted parcels that are the most feasible for residential or commercial development in Girdwood. To complete this objective, HLB worked with the municipal Geographic Data and Information Center (GDIC) to perform a spatial analysis to generate a wide range of information about the 58 HLB-owned parcels in Girdwood. The list was then narrowed through a series of determinations and calculations by HLB Staff. In this section a more detailed look at how the data was generated and analyzed will be described.

The Assembly Resolution directed the analysis to use “information about existing utilities, plats, studies, known or estimated development costs to prepare the land for constructing dwellings, and any other considerations required to determine the feasibility for development”. In addition, the analysis took into consideration zoning designations, slope, wetlands, flood hazard areas and avalanche hazard zones. In total about twenty attributes were considered to help narrow down the list of parcels to the ones most feasible for development.

GDIC Staff performed a spatial analysis to generate information for each HLB parcel in Girdwood. The data sources compiled for the spatial analysis included GDIC property, street, and environmental information, as well as spatial data obtained from Chugach Electric Association (CEA) and Anchorage Water and Wastewater Utility (AWWU). While some information was more straight forward, such as size, wetland, and zoning information, the infrastructure proximity was more complex to generate. GDIC Staff measured the Euclidian distance (straight-line or “as-the-crow-flies”) from the geometric center point of each Girdwood HLB parcel to the nearest AWWU water main, AWWU sewer main, CEA electrical line, and street. The result of the spatial analysis was a spreadsheet that had over 20 attributes for each of the 58 parcels.

From this initial inventory HLB Staff developed a set of criteria to narrow down the list to the parcels most feasible for development. A list of the criteria are as follows:

1. Parcels are uncommitted: not leased or having a designated purpose
2. Infrastructure is located within one-half mile: water mains, sewer mains, electrical lines and streets
3. Parcels are mostly uplands: not in intertidal areas or majority Class A wetlands
4. Parcels are relatively flat or have minimal slope
5. Zoning is appropriate for residential or commercial development
6. Other environmental considerations including special flood hazard areas that are not prohibitive
7. Plat notes that do not restrict development: setbacks, easements, restrictions, development or other requirements

Using these criteria, the list was narrowed down to the HLB parcels most feasible for development. At this point, the directive to estimate costs to prepare the land for constructing dwellings was further explored. HLB Staff consulted with CEA, AWWU, the Planning Department, and the Development Services Department to create a formula to calculate a rough estimate for constructing off-site infrastructure for each of the remaining parcels. These estimates represent the minimum cost to bring water, sewer, electricity, and roads from existing infrastructure to a parcel and are meant as a guide.

## **RESULTS**

Out of the 58 HLB-owned parcels in Girdwood, 11 are reasonably feasible for development under the current conditions. The largest limiting factor was infrastructure proximity. Twenty-four parcels are at least half a mile away from one of the four infrastructure types, however two of these parcels (6-010 and 6-011) remain included due to their size and how the methodology may have skewed the results for large parcels. Zoning was the second largest category eliminating parcels for potential development, with 19 parcels zoned Open Space (GOS), Recreation (GRR), Watershed (GW), and Parks (GIP). While rezoning may be an option, it is a current barrier for development. Many other parcels were eliminated due to a variety of other reasons, summarized in Appendix B. Many parcels had more than one factor that made development potentially difficult.

The eleven parcels most feasible for development can be found in the table below, with more details and maps in Appendices C and D. While these parcels may be more developable than the other 47, many challenges are still present. A majority of parcels have factors that would make only a portion feasible for development. Some parcels have steep areas, or areas of wetlands. Others have multiple zoning districts or plat notes, easements, or setbacks that make portions of the parcel undevelopable.



HLB Number	Parcel ID	Legal Description	Plat	Area (Acres)
6-010	075-021-03-000	ALASKA STATE LAND SURVEY 81-149 TR A	84-446	1178
6-011	075-311-04-000	ALYESKA - PRINCE ADDITION TR I	87-131	426
6-015	075-031-33-000	GIRDWOOD ELEMENTARY SCHOOL TR C	85-38	14
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6-017	075-041-31-000	T10N R2E SEC 9 TR 9A	73-220	12
6-036	075-104-71-000	GLACIER VIEW ESTATES TR 1	2008-18	205
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6-040	075-093-44-000	T10N R2E SEC 18 TR 18A	73-220	43
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6-134	075-063-90-000	GIRDWOOD SOUTH TOWNSITE TR D-5	2014-25	15

(Additional information on each parcel is available in Appendix C and D)

## CONCLUSION

Fifty-eight (58) HLB parcels in Girdwood were narrowed down to the eleven (11) most feasible for development through a series of spatial analyses, calculations, and site-specific implications. Many of these parcels have been considered for development in the past and are designated for development in the applicable area and master plans. While they are the most feasible parcels for development, that does not imply that they are easily developable. Pre-development surveying and engineering, wetland delineation and permitting, possible rezoning and replatting are all cost barriers when considering a development project. And although this analysis gives a basic idea of infrastructure access and cost, the methods are limited and most likely give a much lower estimate than what would actually be necessary.

This report's intention is to establish a preliminary baseline of development capability for HLB parcels within Girdwood. This report is not intended to provide preferred properties for development or suggest that development is likely to occur within a given time frame. HLB will work with all stakeholders, public and private, to continue to meet the needs of the area and maintain the mission of HLB.

## APPENDICES

Appendix A: Resolution 2023-40, As Amended

Appendix B: Parcel elimination table

Appendix C: Table with details on the 11 parcels determined to be feasible for development

Appendix D: Maps and fact sheets

CC: Heritage Land Bank Advisory Commission

# APPENDIX A: AR 2023-40

Municipal Clerk's Office  
**Amended and Approved**  
Date: **February 7, 2023**

Submitted by: Assembly Chair LaFrance and  
Assembly Member Zaletel  
Reviewed by: Assembly Counsel  
For reading: February 7, 2023

## ANCHORAGE, ALASKA AR No. 2023-40, As Amended

**A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY REQUESTING THE ADMINISTRATION DIRECT HERITAGE LAND BANK (HLB) TO INCLUDE SPECIFIC OBJECTIVES IN THE HLB FIVE-YEAR MANAGEMENT PLAN AND THE HLB ANNUAL WORK PROGRAM AND TAKE CERTAIN ACTIONS TOWARDS INCREASING ATTAINABLE RESIDENTIAL HOUSING IN GIRDWOOD.**

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**WHEREAS**, the Assembly seeks to alleviate the ongoing housing shortage and affordability crisis in the Municipality of Anchorage; and

**WHEREAS**, as a resort community within the Municipality, Girdwood faces high external housing demand and has seen a drastic increase in short term rentals in the last 10 years, making it challenging for year-round residents of Girdwood to obtain housing, with the immediate need for housing estimated to be at least 150 to 300 units of year-round permanent housing; and

**WHEREAS**, Girdwood community meetings and Assembly worksessions on the proposed Holtan Hills development have generated high public interest among Girdwood residents, resulting in robust conversations about the need for a broader effort to develop housing in Girdwood that is attainable not only to 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;

**WHEREAS**, most of the land in Girdwood that is suitable for residential and commercial development is primarily owned by Heritage Land Bank (HLB); and

**WHEREAS**, the Girdwood Board of Supervisors unanimously approved Resolution 2021-18 on August 16, 2021 and Resolution 2023-01 on January 16, 2023, urging “HLB to prioritize the need for community housing in Girdwood that was attainable and affordable to the working population of the community”; and

**WHEREAS**, on December 20, 2022 the Assembly unanimously approved AR 2022-416, which stated the Assembly’s intent to “prioritize the use of uncommitted municipal land to address the housing shortage, either through disposal or land exchanges or development through public-private partnerships (P3s), which can result in greater public benefit by advancing housing goals in ways not typically feasible through private development alone”; and

**WHEREAS**, Anchorage Municipal Code (AMC) section 25.40.020A. directs HLB to submit a five-year management plan for Assembly approval at least every five years to “identify those land acquisition, inventory, management, transfer, and disposal objectives anticipated during this time frame” and AMC section 25.40.020B. further states that each year HLB shall submit to the Assembly for approval “a work program which conforms to

the current or proposed five-year management plan and which includes detailed descriptions of the proposed land acquisition, inventory, management, transfer and disposal activities of the Heritage Land Bank for the coming year”; and

**WHEREAS**, while HLB did not submit a five-year management plan or annual work program to the Assembly in 2022, HLB typically submits the plan and program to the Assembly in the first quarter, and it is anticipated the plan and program will be submitted by early second quarter this year; and

**WHEREAS**, the Assembly seeks to facilitate disposal of uncommitted developable HLB land in Girdwood to a qualified Girdwood non-profit entity, either alone or in partnership with another entity, for the purpose of increasing attainable residential housing stock in Girdwood; and

**WHEREAS**, the Assembly seeks to include such conveyance as an objective in both the HLB 2024-2027 five-year management plan and the HLB 2023 work program; and

**WHEREAS**, the Girdwood Area Plan is being updated and is expected to address the lack of attainable residential housing in Girdwood, with the process for adoption of the Plan by the Municipality projected to start in the fall of 2023; and

**WHEREAS**, the Assembly desires that upon approval of the updated Girdwood Area Plan by the Assembly, the HLB amends the forthcoming five-year management plan and work program to reflect the housing objectives contained in the Girdwood Area Plan; and

**NOW, THEREFORE, THE ANCHORAGE ASSEMBLY RESOLVES:**

**Section 1.** To request the Administration direct HLB to 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.

**Section 2.** Upon adoption of the updated Girdwood Area Plan by the Municipality, to request the Administration direct HLB to integrate the housing objectives of the 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.

**Section 3.** For the purpose of increasing attainable residential housing in Girdwood, the Administration is requested to direct HLB and the Real Estate Department to compile a list from the HLB inventory of uncommitted parcels that are suitable for residential or commercial development, to include information about existing utilities, plats, studies, known or estimated development costs to prepare the land for constructing dwellings, and any other considerations required to determine the feasibility for development. **Additionally, direct HLB, in conjunction with appropriate municipal departments, to explore financial mechanisms, such as tax improvement districts and tax abatement, to support the development of attainable housing.** This task shall be a first step towards the objective to dispose HLB land under AMC section 25.40.025 to a qualified Girdwood nonprofit organization, either alone or in partnership with another



**entity**, with due consideration to and coordination with the Girdwood Board of Supervisors. A report of this compilation is to be transmitted to the Assembly via an Assembly Information Memorandum and presented at an Assembly Enterprise and Utilities Oversight Committee no later than April 20, 2023.

**Section 4.** This resolution shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 7th day of February, 2023.

*Suzanne LaFrance*

Chair

ATTEST:

*Barbara A. Jones*

Municipal Clerk

## APPENDIX B: Parcel Elimination Table

This table lists the criteria that was used to determine if HLB parcels in Girdwood are feasible for development. In the left column is the reason for elimination, and the right column is the number of parcels that had that reason as a factor for not being feasible for development. The right column totals to greater than 58 because many parcels had more than one attribute making them challenging to develop.

<b>Reason for Exclusion</b>	<b># of Parcels</b>
Infrastructure Proximity greater than 1/2 mile	22
Incompatible Zoning Designation	19
Steep Slope	15
Leased or Committed	11
Intertidal Zone	4
Wetlands	4
Other Environmental Factors	3
Plat Notes	1
Avalanche Hazard	0

## APPENDIX C: Tables with details on the 11 parcels determined to be feasible for development

Parcel Description						
HLB Number	Parcel ID	Legal Description	Plat	Relevant Plat Notes	Area (acres)	Mean Slope (%)
6-010	075-021-03-000	ALASKA ST LAND SURVEY 81-149 TR A	84-446	section line easements; stream easements; Open space requirements; trail easements	1178	30
6-011	075-311-04-000	ALYESKA - PRINCE ADDITION TR I	87-131	50 ft wide stream protection and maintenance easement	426	15
6-015	075-031-33-000	GIRDWOOD ELEMENTARY SCHOOL TR C	85-38		14	18
6-016	075-031-32-000	GIRDWOOD ELEMENTARY SCHOOL TR B	85-38	25 ft wide stream maintenance easement	23	19
6-017	075-041-31-000	T10N R2E SEC 9 TR 9A	73-220		12	13
6-036	075-104-71-000	GLACIER VIEW ESTATES TR 1	2008-18	creek setback; required flood study to determine base flood elevations	205	8
6-039	075-091-01-000	T10N R2E SEC 18 TR 18B	73-220		68	6
6-040	075-093-44-000	T10N R2E SEC 18 TR 18A	73-220		43	13
6-057F	075-131-07-000	GIRDWOOD INDUSTRIAL PARK PH 1 TR B	2016-67	Stream setback, easements	155	5
6-076	075-062-60-000	GIRDWOOD SOUTH TOWNSITE TR G-6	2014-25	street access improvements along the full tract frontage; stream setback	15	3
6-134	075-063-90-000	GIRDWOOD SOUTH TOWNSITE TR D-5	2014-25	street access improvements along the full tract frontage; stream setback	15	4



	Planning and Zoning			
HLB Number	Plans	Zoning District	Zoning Designations	Zoning Designation Area (acres)
6-010	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other	GR-3 GOS	229 944
6-011	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other Resort Use	GR-3, GR-5 GOS, GDR, GRR GRST-2	50, 14 169, 43, 120 27
6-015	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other	GR-3 GOS	11 3
6-016	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other	GR-3 GOS, GIP	7 9, 7
6-017	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other	GR-3 GOS	3 9
6-036	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Girdwood South Townsite Area Master Plan (2014)	Other	GCR-1 GOS	84 120
6-039	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Girdwood South Townsite Area Master Plan (2014)	Residential Other	GR-1 GOS	14 53
6-040	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002)	Residential Other	GR-3 GOS	39 4
6-057F	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002)	Industrial Other	GI-1 GOS	18 136
6-076	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Girdwood South Townsite Area Master Plan (2014)	Commercial Other	GC-5 GOS	14 1
6-134	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Girdwood South Townsite Area Master Plan (2014)	Commercial Other	GC-5 GOS	13 2

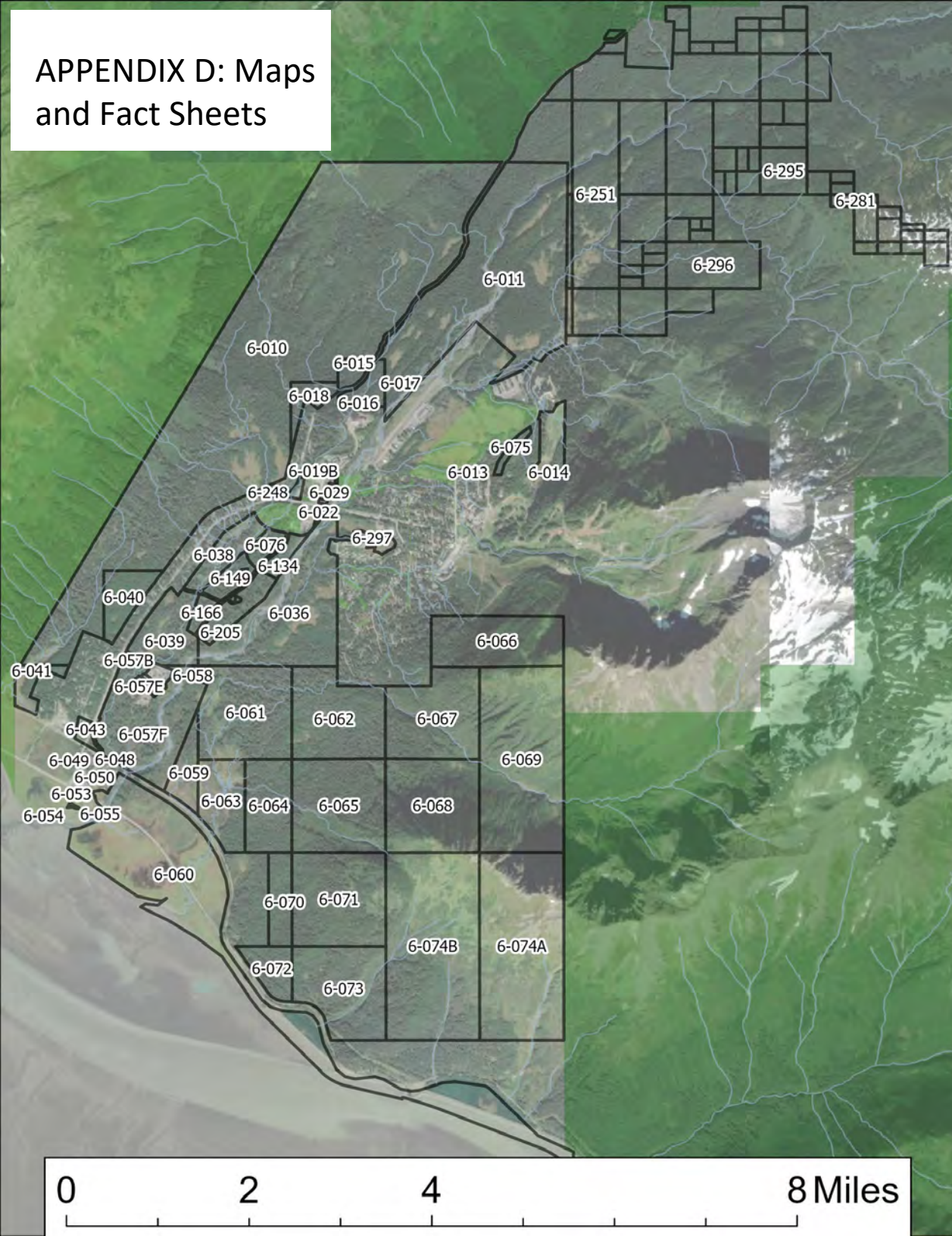
	Infrastructure				
HLB Number	Distance to CEA Electric (feet)	Distance to AWWU Sewer Main (feet)	Distance to AWWU Water Main (feet)	Distance to Street (feet)	Estimated Cost of Off-Site Infrastructure
6-010	1470	2850	2590	1780	\$10.47M
6-011	1770	2660	1520	1200	\$8.35M
6-015	1250	1380	1160	390	\$4.57M
6-016	570	890	480	290	\$2.52M
6-017	600	760	240	750	\$3.10M
6-036	1370	1430	1470	1440	\$7.15M
6-039	640	650	970	790	\$3.84M
6-040	520	790	2110	810	\$5.04M
6-057F	390	860	1480	710	\$4.15M
6-076	330	300	820	310	\$2.07M
6-134	180	240	690	220	\$1.55M

	Wetlands			Special Flood Hazard Zones			
HLB Number	Wetlands Designation	Wetland Areas (acres)	Wetland Area (%)	100 Year Flood Zone (acres)	500 Year Flood Zone (acres)	100 Year Flood Zone (%)	500 Year Flood Zone (%)
6-010	A, B, C	53	5	0	0	0	0
6-011	A, B, D	64	15	0	0	0	0
6-015	None	0	0	0	0	0	0
6-016	A, D	3	14	0	0	0	0
6-017	D	2	18	2	2	16	18
6-036	A, C	25	12	25	28	12	14
6-039	A	32	47	29	32	43	48
6-040	C	0	1	0	0	0	0
6-057F	A	52	34	92	102	59	66
6-076	A	2	15	3	5	20	36
6-134	None	0	0	8	14	57	95



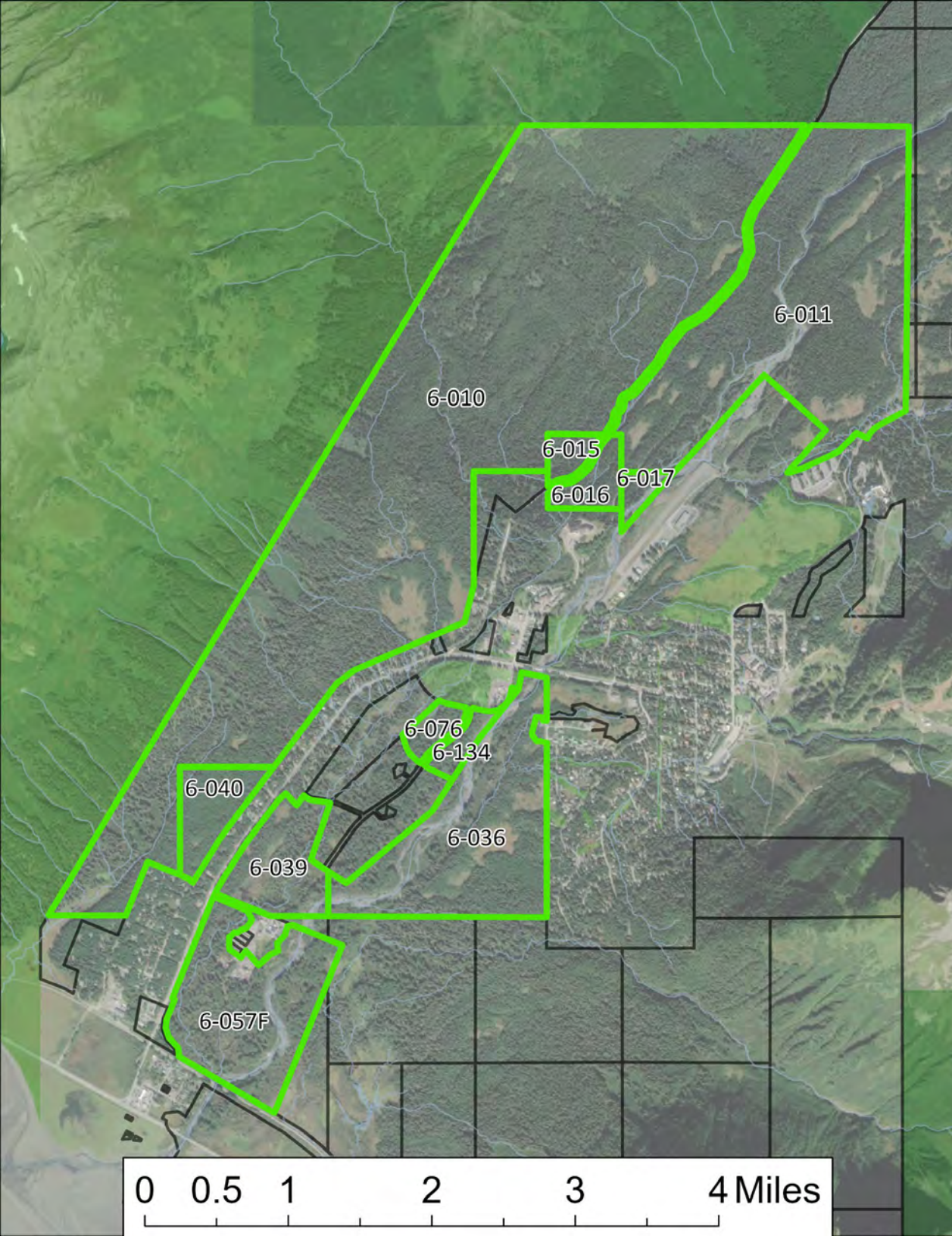
	Avalanche Hazard Areas			
HLB Number	High Avalanche Hazard (acres)	Moderate Avalanche Hazard (acres)	High Avalanche Hazard (%)	Moderate Avalanche Hazard (%)
6-010	129	97	11	8
6-011	0	0	0	0
6-015	0	0	0	0
6-016	0	0	0	0
6-017	0	0	0	0
6-036	0	0	0	0
6-039	0	0	0	0
6-040	0	0	0	0
6-057F	0	0	0	0
6-076	0	0	0	0
6-134	0	0	0	0

## APPENDIX D: Maps and Fact Sheets



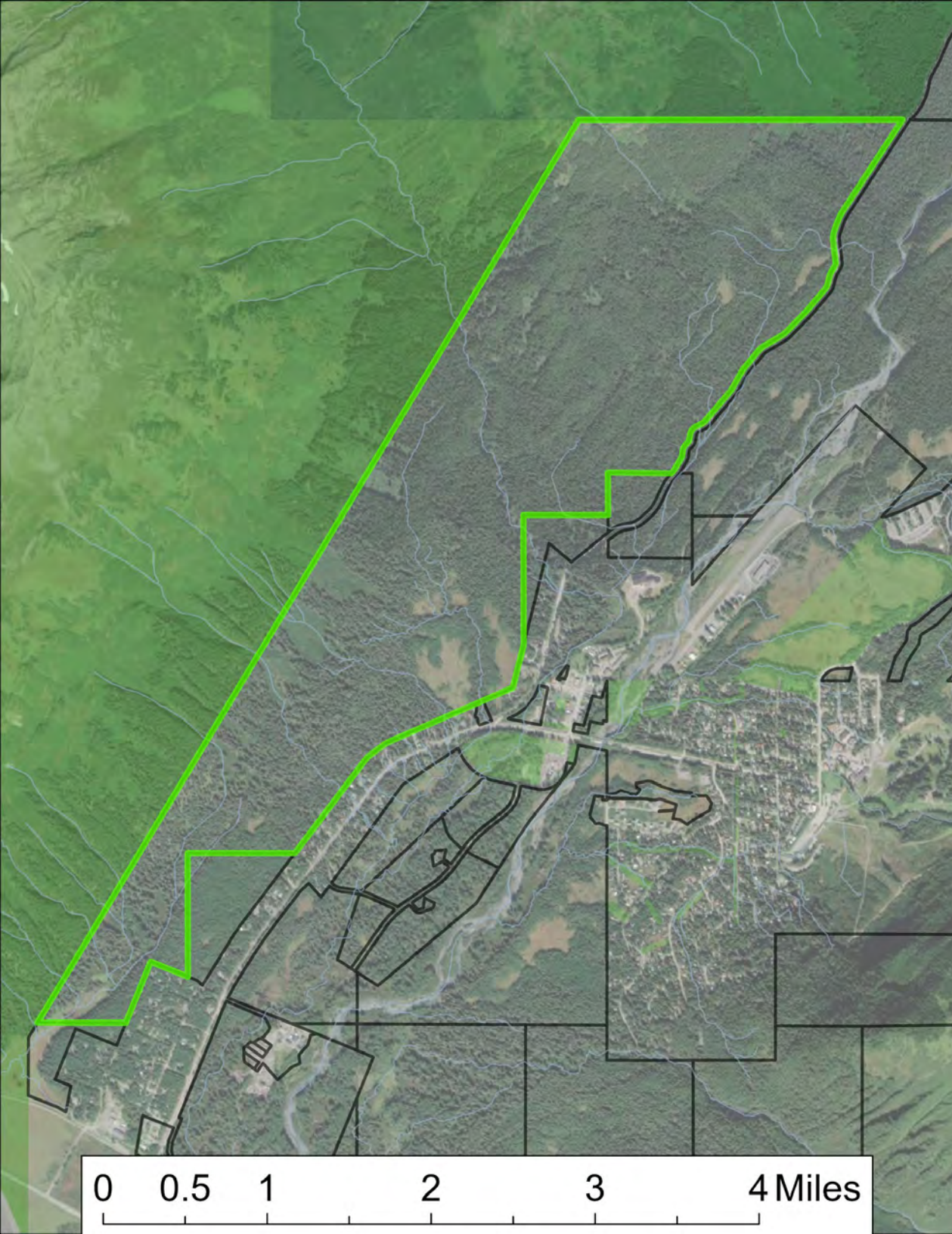
HLB Parcels	58	
Area	6,350 acres (approximately)	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
	Girdwood South Townsite Area Master Plan (2014)	
Commercial Zoning District	27 acres	
Industrial Zoning District	20 acres	
Other Zoning District	5792 acres	
Residential Zoning District	385 acres	
Resort Use Zoning District	84 acres	
Median Distance to CEA Electric	580 feet	
Median Distance to AWWU Sewer Main	870 feet	
Median Distance to AWWU Water Main	2330 feet	
Median Distance to Street	670 feet	
Mean Estimated Cost of Infrastructure	\$5.25M	
Wetland Area	594 acres	9%
100 Year Flood Zone	646 acres	10%
500 Year Flood Zone	698 acres	1%
Median Slope	8%	
High Avalanche Hazard	268 acres	4%
Moderate Avalanche Hazard	142 acres	2%





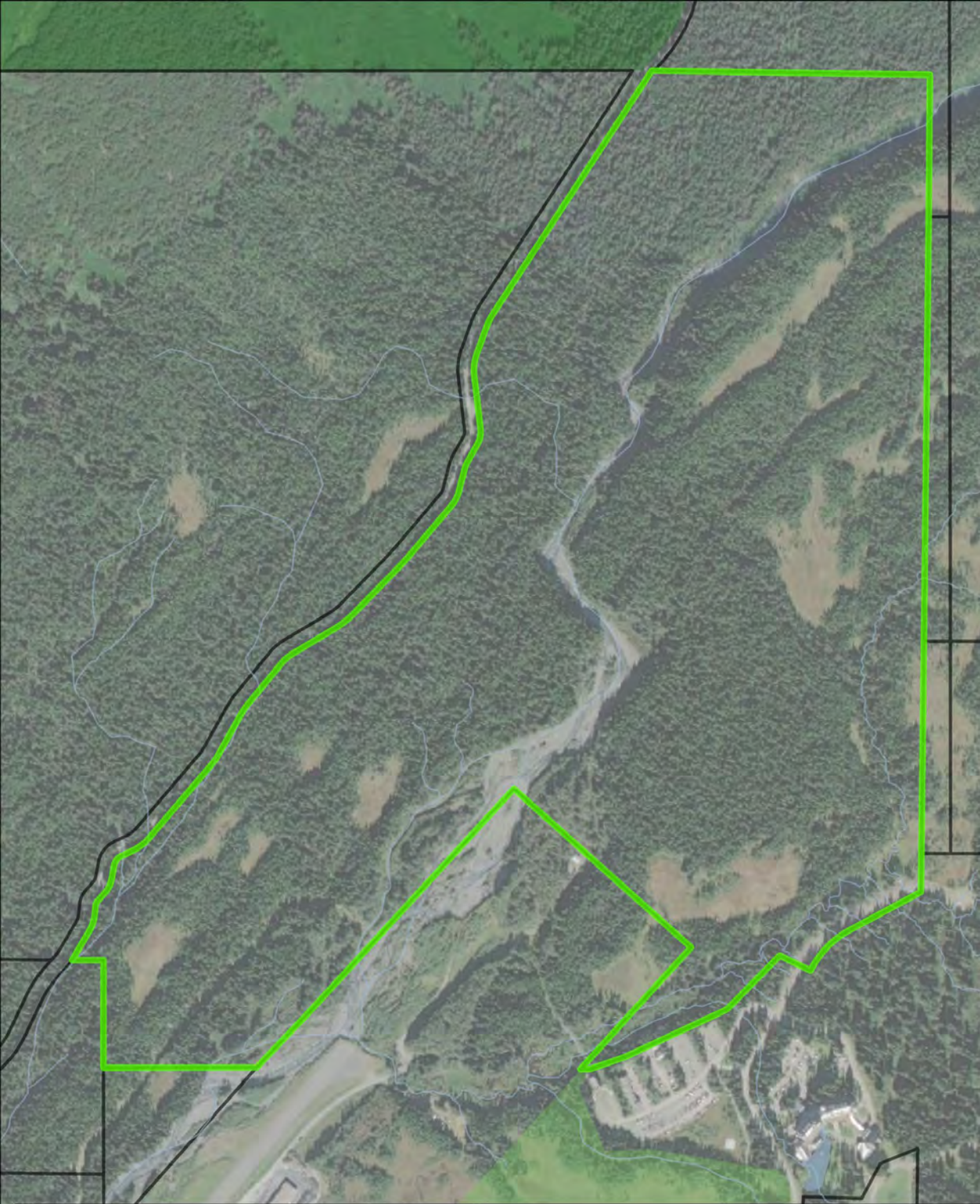
HLB Parcels	11	
Area	2,150 acres (approximately)	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
	Girdwood South Townsite Area Master Plan (2014)	
Commercial Zoning District	26 acres	
Industrial Zoning District	18 acres	
Other Zoning District	1705 acres	
Residential Zoning District	367 acres	
Resort Use Zoning District	27 acres	
Median Distance to CEA Electric	600 feet	
Median Distance to AWWU Sewer Main	860 feet	
Median Distance to AWWU Water Main	1160 feet	
Median Distance to Street	750 feet	
Mean Estimated Cost of Infrastructure	\$4.16M	
Wetland Area	235 acres	11%
100 Year Flood Zone	159 acres	7%
500 Year Flood Zone	184 acres	1%
Median Slope	13%	
High Avalanche Hazard	129 acres	6%
Moderate Avalanche Hazard	97 acres	5%



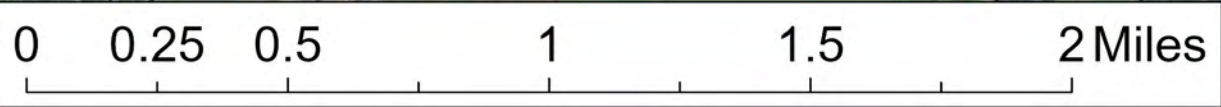


HLB Number	6-010	
Tax ID	075-021-03-000	
Legal Description	ALASKA ST LAND SURVEY 81-149 TR A	
Plat	84-446	
Relevant Plat Notes	Section line easements; stream easements; open space requirements; trail easements	
Area	1178 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
Zoning District Type	Residential	Other
Zoning Designations	GR-3	GOS
Zoning Designation Area	229 acres	944 acres
Distance to CEA Electric	1470 feet	
Distance to AWWU Sewer Main	2850 feet	
Distance to AWWU Water Main	2590 feet	
Distance to Street	1780 feet	
Estimated Cost of Infrastructure	\$10.48M	
Wetlands Designation	A, B, C	
Wetland Area	53 acres	5%
100/500 Year Flood Zone	0 acres	
Average Slope	30%	
High Avalanche Hazard	129 acres	11%
Moderate Avalanche Hazard	97 acres	8%

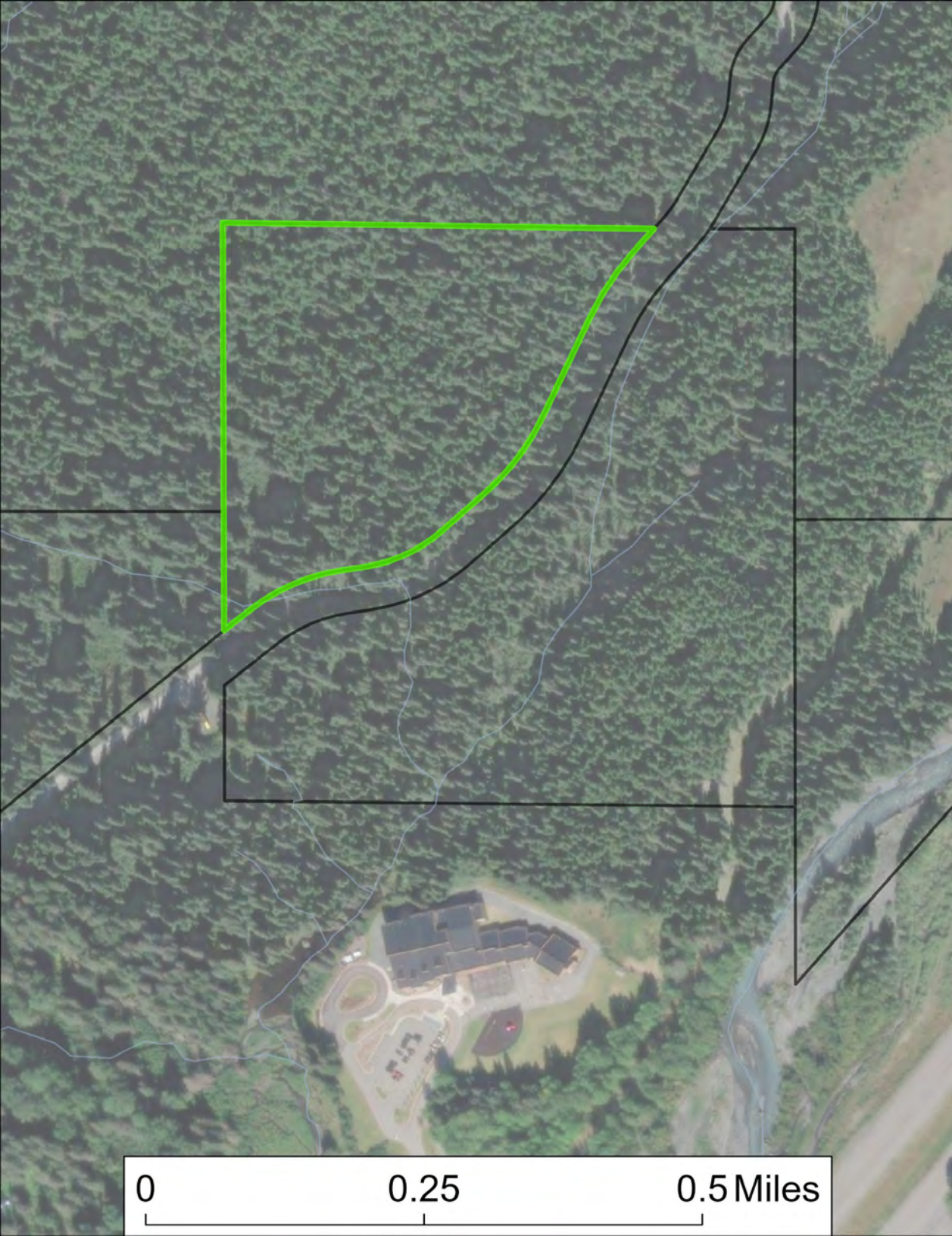




HLB Number	6-011		
Tax ID	075-311-04-000		
Legal Description	ALYESKA - PRINCE ADDITION TR I		
Plat	87-131		
Relevant Plat Notes	50 ft wide stream protection and maintenance easement.		
Area	426 acres		
Plans	Girdwood Area Plan (1995)		
	Girdwood Commercial Areas and Transportation Master Plan (2002)		
	Crow Creek Neighborhood Land Use Plan (2006)		
Zoning District Type	Residential	Other	Resort Use
Zoning Designations	GR-3 GR-5	GOS GDR GRR	GRST-2
Zoning Designation Area	50 acres 14 acres	169 ac 43 ac 120 ac	27 acres
Distance to CEA Electric	1770 feet		
Distance to AWWU Sewer Main	2660 feet		
Distance to AWWU Water Main	1520 feet		
Distance to Street	1200 feet		
Estimated Cost of Infrastructure	\$8.36M		
Wetlands Designation	A, B, D		
Wetland Areas	64 acres	15%	
100/500 Year Flood Zone	0 acres		
Average Slope	15%		
High/Moderate Avalanche Hazard	0		

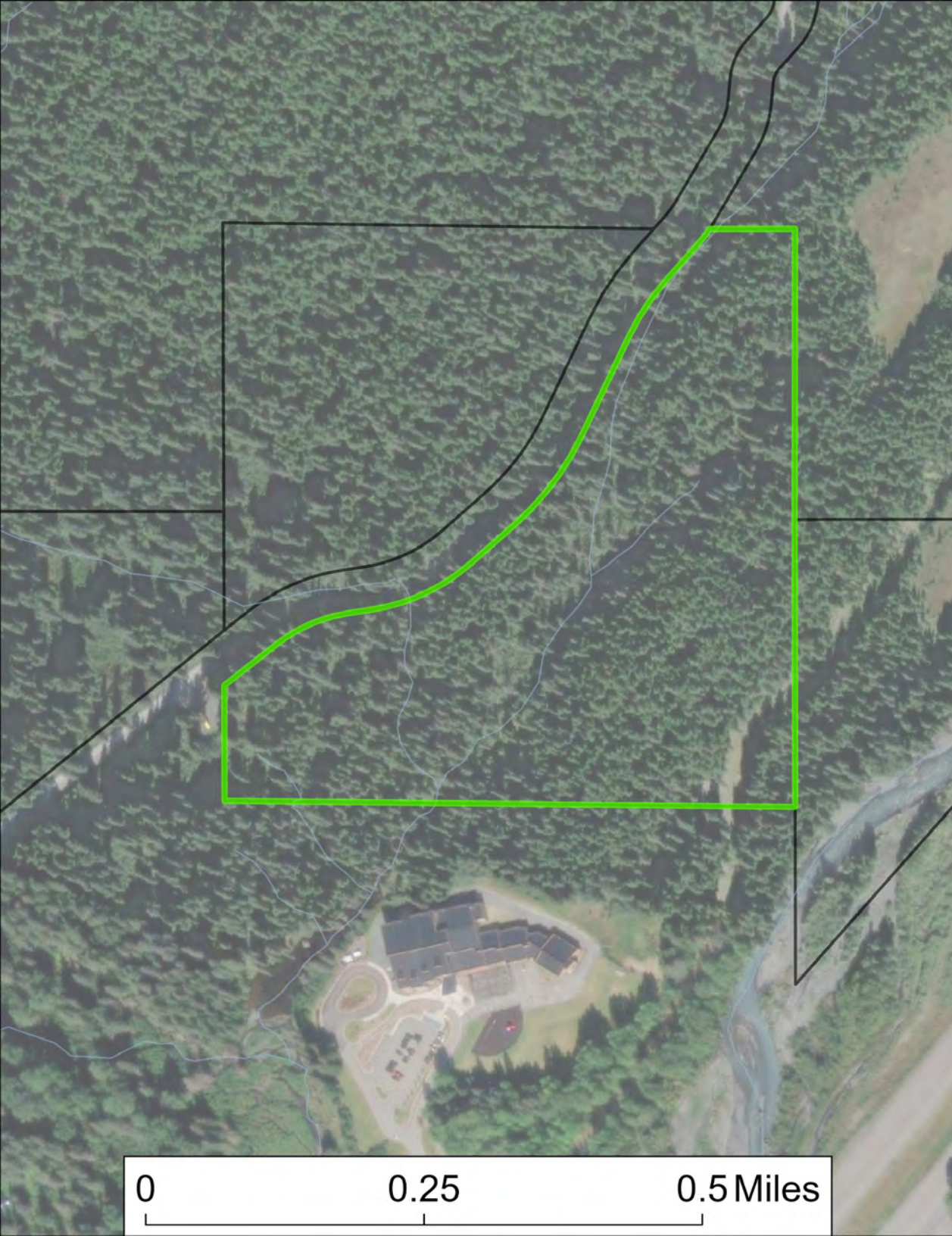






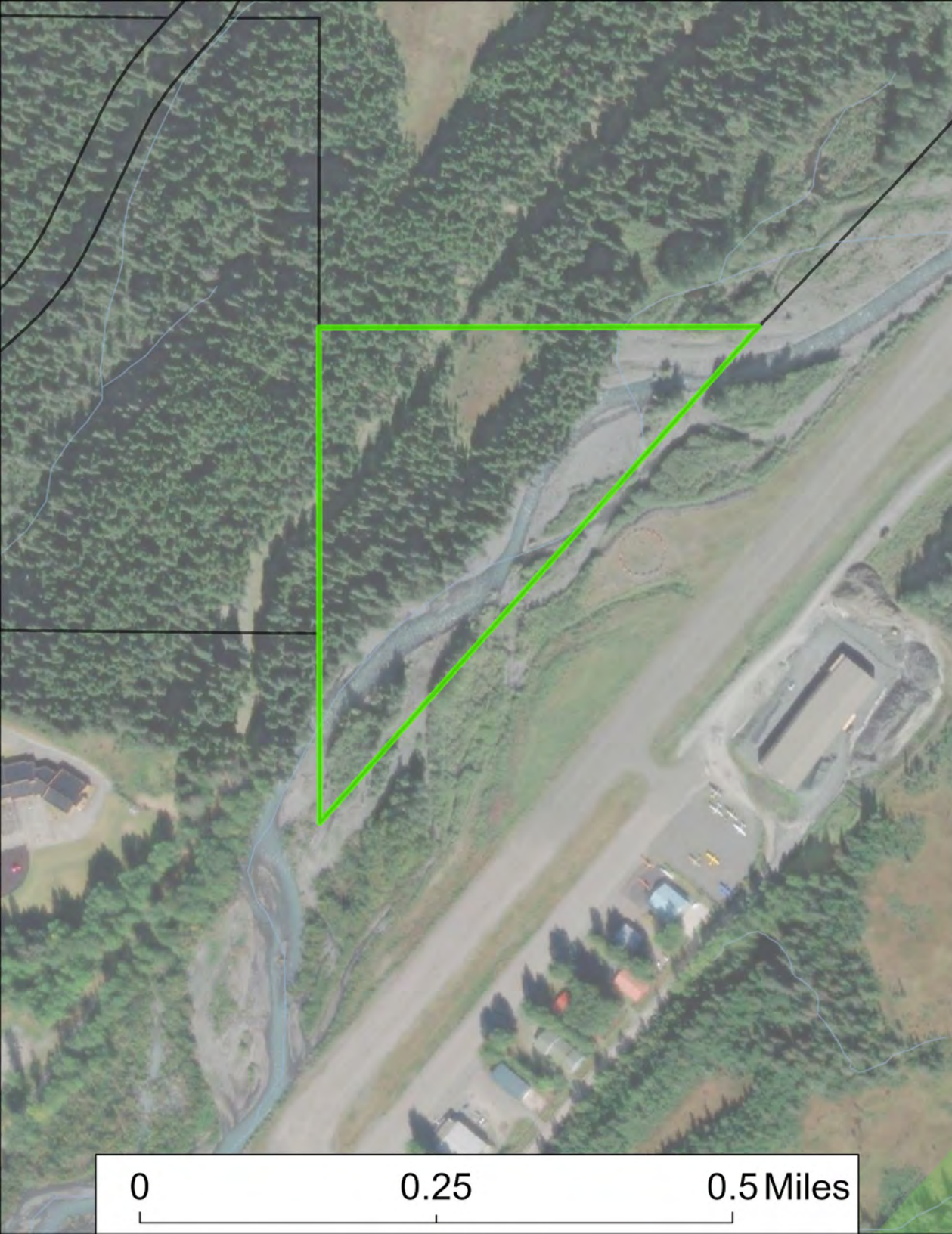
HLB Number	6-015	
Tax ID	075-031-33-000	
Legal Description	GIRDWOOD ELEMENTARY SCHOOL TR C	
Plat	85-38	
Relevant Plat Notes	None	
Area	14 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
Zoning District Type	Residential	Other
Zoning Designations	GR-3	GOS
Zoning Designation Area	11 acres	3 acres
Distance to CEA Electric	1250 feet	
Distance to AWWU Sewer Main	1380 feet	
Distance to AWWU Water Main	1160 feet	
Distance to Street	390 feet	
Estimated Cost of Infrastructure	\$4.57M	
Wetlands Designation	None	
Wetland Areas	0	
100/500 Year Flood Zone	0	
Average Slope	18%	
High/Moderate Avalanche Hazard	0	





HLB Number	6-016		
Tax ID	075-031-32-000		
Legal Description	GIRDWOOD ELEMENTARY SCHOOL TR B		
Plat	85-38		
Relevant Plat Notes	25 ft wide stream maintenance easement		
Area	23 acres		
Plans	Girdwood Area Plan (1995)		
	Girdwood Commercial Areas and Transportation Master Plan (2002)		
	Crow Creek Neighborhood Land Use Plan (2006)		
Zoning District Type	Residential	Other	
Zoning Designations	GR-3	GOS	GIP
Zoning Designation Area	7 acres	9 acres	7 acres
Distance to CEA Electric	570 feet		
Distance to AWWU Sewer Main	890 feet		
Distance to AWWU Water Main	480 feet		
Distance to Street	290 feet		
Estimated Cost of Infrastructure	\$2.52M		
Wetlands Designation	A, D		
Wetland Areas	3 acres	14%	
100/500 Year Flood Zone	0		
Average Slope	19%		
High/Moderate Avalanche Hazard	0		





HLB Number	6-017	
Tax ID	075-041-31-000	
Legal Description	T10N R2E SEC 9 TR 9A	
Plat	73-220	
Relevant Plat Notes	None	
Area	12 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
Zoning District Type	Residential	Other
Zoning Designations	GR-3	GOS
Zoning Designation Area	3 acres	9 acres
Distance to CEA Electric	600 feet	
Distance to AWWU Sewer Main	760 feet	
Distance to AWWU Water Main	240 feet	
Distance to Street	750 feet	
Estimated Cost of Infrastructure	\$3.09M	
Wetlands Designation	D	
Wetland Areas	2 acres	18%
100 Year Flood Zone	2 acres	16%
500 Year Flood Zone	2 acres	18%
Average Slope	13%	
High/Moderate Avalanche Hazard	0	





HLB Number	6-036	
Tax ID	075-104-71-000	
Legal Description	GLACIER VIEW ESTATES TR 1	
Plat	2008-18	
Relevant Plat Notes	creek setback; requires a flood study	
Area	205 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Girdwood South Townsite Area Master Plan (2014)	
Zoning District Type	Other	
Zoning Designations	GCR-1	GOS
Zoning Designation Area	84 acres	120 acres
Distance to CEA Electric	1370 feet	
Distance to AWWU Sewer Main	1440 feet	
Distance to AWWU Water Main	1470 feet	
Distance to Street	1440 feet	
Estimated Cost of Infrastructure	\$7.15M	
Wetlands Designation	A, C	
Wetland Areas	25 acres	12%
100 Year Flood Zone	25 acres	12%
500 Year Flood Zone	28 acres	14%
Average Slope	8%	
High/Moderate Avalanche Hazard	0	





HLB Number	6-039	
Tax ID	075-091-01-000	
Legal Description	T10N R2E SEC 18 TR 18B	
Plat	73-220	
Relevant Plat Notes	None	
Area	68 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Girdwood South Townsite Area Master Plan (2014)	
Zoning District Type	Residential	Other
Zoning Designations	GR-1	GOS
Zoning Designation Area	14 acres	54 acres
Distance to CEA Electric	640 feet	
Distance to AWWU Sewer Main	650 feet	
Distance to AWWU Water Main	970 feet	
Distance to Street	790 feet	
Estimated Cost of Infrastructure	\$3.84M	
Wetlands Designation	A	
Wetland Areas	32 acres	47%
100 Year Flood Zone	29 acres	43%
500 Year Flood Zone	32 acres	48%
Average Slope	6%	
High/Moderate Avalanche Hazard	0	





HLB Number	6-040	
Tax ID	075-093-44-000	
Legal Description	T10N R2E SEC 18 TR 18A	
Plat	73-220	
Relevant Plat Notes	None	
Area	43 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
Zoning District Type	Residential	Other
Zoning Designations	GR-3	GOS
Zoning Designation Area	39 acres	4 acres
Distance to CEA Electric	520 feet	
Distance to AWWU Sewer Main	790 feet	
Distance to AWWU Water Main	2110 feet	
Distance to Street	810 feet	
Estimated Cost of Infrastructure	\$5.04M	
Wetlands Designation	C	
Wetland Areas	0.2 acres	0.5%
100/500 Year Flood Zone	0 acres	
Average Slope	13%	
High/Moderate Avalanche Hazard	0	





HLB Number	6-057F	
Tax ID	075-131-07-000	
Legal Description	GIRDWOOD INDUSTRIAL PARK PH 1 TR B	
Plat	2016-67	
Relevant Plat Notes	Stream setback, easements	
Area	155 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
Zoning District Type	Industrial	Other
Zoning Designations	GI-1	GOS
Zoning Designation Area	18 acres	136 acres
Distance to CEA Electric	390 feet	
Distance to AWWU Sewer Main	860 feet	
Distance to AWWU Water Main	1490 feet	
Distance to Street	710 feet	
Estimated Cost of Infrastructure	\$4.15M	
Wetlands Designation	A	
Wetland Areas	52 acres	34%
100 Year Flood Zone	92 acres	59%
500 Year Flood Zone	102 acres	66%
Average Slope	5%	
High/Moderate Avalanche Hazard	0	





HLB Number	6-076	
Tax ID	075-062-60-000	
Legal Description	GIRDWOOD SOUTH TOWNSITE TR G-6	
Plat	2014-25	
Relevant Plat Notes	street access improvements along the full tract frontage; stream setback	
Area	15 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Girdwood South Townsite Area Master Plan (2014)	
Zoning District Type	Commercial	Other
Zoning Designations	GC-5	GOS
Zoning Designation Area	14 acres	1 acres
Distance to CEA Electric	330 feet	
Distance to AWWU Sewer Main	300 feet	
Distance to AWWU Water Main	820 feet	
Distance to Street	310 feet	
Estimated Cost of Infrastructure	\$2.07M	
Wetlands Designation	A	
Wetland Areas	2 acres	15%
100 Year Flood Zone	3 acres	20%
500 Year Flood Zone	5 acres	13%
Average Slope	3%	
High/Moderate Avalanche Hazard	0	





HLB Number	6-134	
Tax ID	075-063-90-000	
Legal Description	GIRDWOOD SOUTH TOWNSITE TR D-5	
Plat	2014-25	
Relevant Plat Notes	street access improvements along the full tract frontage; stream setback	
Area	15 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Girdwood South Townsite Area Master Plan (2014)	
Zoning District Type	Commercial	Other
Zoning Designations	GC-5	GOS
Zoning Designation Area	13 acres	2 acres
Distance to CEA Electric	180 feet	
Distance to AWWU Sewer Main	240 feet	
Distance to AWWU Water Main	690 feet	
Distance to Street	220 feet	
Estimated Cost of Infrastructure	\$1.55M	
Wetlands Designation	None	
Wetland Areas	0 acres	
100 Year Flood Zone	8 acres	57%
500 Year Flood Zone	14 acres	95%
Average Slope	4%	
High/Moderate Avalanche Hazard	0	

## Current Financial Mechanisms to Support Potential Residential Development in Girdwood.

Exemption	State Statute	Code	Simplified Summary	Comments	Pro	Con	Action Item
Nonprofit	29.45.030 (a)(3)	12.15.015	Property used exclusively for nonprofit religious, charitable, cemetery, hospital or educational purposes is exempt	You could always set up a non-profit entity that provides affordable housing or something that is charitable.	The courts have determined that providing affordable housing is a charitable act.	Limited to nonprofit entities.	No action item from the Municipality
Downtown Housing	29.45.050(m)	12.60	When four or more are created, the newly created residential units are exempt	The State Statute was recently changed to allow property in special service areas, like Girdwood, be exempt. So, 12.60 could be expanded to Girdwood.	Relatively straight forward.	The current code would need to be cleaned up for a more streamlined process and made applicable to Girdwood. And you have to pay the school levy.	Expand the code to also include the Girdwood District; change the sunset clause; and streamline the exemption.
Tax Incentives for Affordable and Workforce Housing	29.45.050(m)	12.70	When 20 or more residential units are created near a transit corridor and at least 40% of the units are affordable/workforce units, the qualifying units are exempt.	The State Statute was recently changed to allow property in special service areas, like Girdwood, be exempt. So, 12.70 could also be implemented in Girdwood.	Good option for large developers	Currently limited to housing near a transit corridor. But that could be changed. And you have to pay the school levy.	Amend the code to require the property be located within ¼ mile of a transit-supportive development or located in the Girdwood Special Assessment District.
Property Tax Exemption for Certain Subdivided Property	29.45.050(w)	12.15.015 E.6.	If you subdivide a lot into three or more lots, you can get an exemption on the increase in value for up to five years.	This is probably the less applicable exemption we currently have, but it could be helpful during the construction phase.	Relatively straight forward exemption.	If you sell or build a house, the exemption terminates. Good for 5 years.	No action item from the Municipality



# 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 & Briana Sullivan, Co-Chairs  
Jennifer Wingard, Amanda Sassi, Guy Wade*

April 19, 2023

Attn: Acting HLB Director Lance Wilber

CC: HLBAC Chair Brett Wilbanks  
HLBAC Girdwood Representative Ron Tenny  
Anchorage Assembly Enterprise & Utility Oversight Committee Members Zalatel and Constant

Re: Holtan Hills project and related items

Dear Acting Director Wilber,

Following up from the Assembly vote on February 7, 2023 to indefinitely postpone action on the Holtan Hills land disposal and your comments at the March 21, 2023 HLB Advisory Commission meeting, we are seeking additional information and/or clarification on the questions below. We hope you will be able to attend our scheduled meeting on Monday April 24 with the Acting Municipal Manager where we intend to address these questions.

- At the HLBAC meeting, you stated unequivocally that the Holtan Hills Development Agreement was still in force. That development agreement does not appear to have any specific provisions which anticipated the Assembly rejecting the original land disposal. What is HLB's intent for the development agreement: e.g. to seek termination, await the Developer using their provisions for termination, request a different land disposal from the Assembly, or some other path?
- Previous sole-source contracts were awarded to CY Investments and DOWL for activities associated with the Holtan Hills projects in 2021 (AM 832-2021) and 2022 (AM 175-2022). Could you identify what services have been delivered under these contracts and any payments made, work invoiced, and/or funds anticipated to be paid.
- While the land disposal was halted by the Assembly, HLB's application for re-platting of the original three HLB tracts into 5 tracts and the associated section line easement was approved

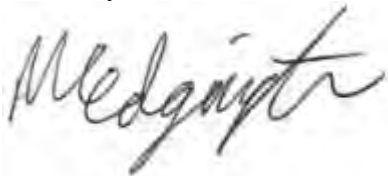
by the Platting Board. Can you provide the current status of that application and HLB's intent for that re-platting?

- Was there a formal bifurcation of the original RFP response into two or more projects, and if so, please provide relevant documentation?
- Has there been any work performed on a Development Agreement for the "Alyeska Village" project, and if so, what parts of that agreement are?

We also have two specific requests:

- Please release a maximally-unredacted copy of the original RFP response. In particular, providing an unredacted map of the general areas for development would resolve much confusion and misunderstanding in the community. Multiple detailed maps of the Holtan Hills proposal have already been released publicly, so it seems unreasonable to hold back a general area map.
- Notwithstanding HLB's plans for the Holtan Hills Development Agreement, we request that HLB seek to terminate the agreement to remove uncertainty about the future use of that ~450 acre area of Girdwood.

Sincerely,

A handwritten signature in dark ink, appearing to read "Medginton" or "Mike Edgington", written in a cursive style.

Mike Edgington  
GBOS Co-Chair & Land Use Supervisor

# Municipality of Anchorage



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

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

Resolution 2023-08  
Of the Girdwood Board of Supervisors  
**RESOLUTION OF SUPPORT**  
**FOR ENDING USE OF THE 2006 CROW CREEK NEIGHBORHOOD LAND USE PLAN (CCNLUP)**  
**AS AN AREA MASTER PLAN FOR DEVELOPMENT PURPOSES**  
**AND**  
**REQUEST FOR FUTURE PLANS TO BE TITLED FOR THEIR INTENDED PURPOSE**

WHEREAS, there should be clear understanding by all parties how the process for major development proposals should proceed in Girdwood, with that clarity being an essential part of any successful development; and

WHEREAS, Title 21, in AMC 21.09.030 requires either an Area Master Plan to be completed "prior to subdivision or development of entire tracts or parcels within large tracts"; and

WHEREAS, Title 21 further defines "development" in AMC 21.15.040 to include "the disturbance of land, or the division of land into two or more parcels"; and

WHEREAS, the Holtan Hills proposal relied on the 2006 Crow Creek Neighborhood Land Use Plan (CCNLUP) to be interpreted as an Area Master Plan to meet the requirements of Title 21, Chapter 9, yet simultaneously be interpreted as a Neighborhood Plan to avoid the revision requirements of AMC 21.09.030 E.3.6; and

WHEREAS, the CCNLUP, when interpreted as an Area Master Plan, was deemed to be effective indefinitely due to the laying of the water line in October 2011; and

WHEREAS, other development in Girdwood, either within the CCNLUP boundary or elsewhere, should avoid inconsistent uses of plans; and

WHEREAS, adoption of the Girdwood Comprehensive Plan (also known as the Girdwood Area Plan), will necessitate either the explicit revision of all subsidiary plans or their reinterpretation to be consistent with the Girdwood Comprehensive Plan; and

WHEREAS, the Girdwood Land Use Committee voted unanimously for GBOS to request that the 2006 CCNLUP be abandoned or deemed unusable to satisfy the Area Master Plan requirements for a development, and to request the CCNLUP be updated after the Girdwood Comprehensive Plan is adopted.

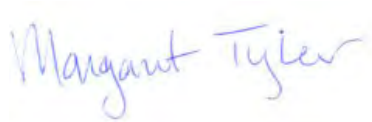
THEREFORE the Girdwood Board of Supervisors RESOLVES that the 2006 CCNLUP be deemed invalid as satisfying the Area Master Plan requirement for any future project;

AND FURTHER RESOLVES that every existing or developed plan within Girdwood be designated as either a Neighborhood Plan or a project-specific Area Master Plan if there is a possibility of that plan being used for either purpose.

Passed and approved by the Girdwood Board of Supervisors by a vote of 5 in favor, 0 opposed at their April 17 2023 Regular meeting.

A handwritten signature in black ink, appearing to read "Medginton", written in a cursive style.

Mike Edgington  
GBOS Co-Chair

A handwritten signature in blue ink, appearing to read "Margant Tyler", written in a cursive style.

Attest





The Boutet Company, Inc.  
601 E. 57<sup>th</sup> Place, Suite 102  
Anchorage, Alaska 99518

Phone 907.522.6776  
Fax 907.522.6779

April 17, 2023

Kyle Kelley, MOA Girdwood Service Area Manager  
Girdwood Roads, Parks & Recreation, Facilities Scheduling and Maintenance  
P.O. Box 390  
Girdwood, Alaska 99587

via e-mail: [kyle.kelley@anchorageak.gov](mailto:kyle.kelley@anchorageak.gov)

Re: Street Maintenance Lot Electrical Extension  
Professional Services Proposal

Dear Kyle:

The Boutet Company, Inc. (TBC) is pleased to offer our professional services to the Girdwood Service Area (GSA) for the extension of electrical services to the Street Maintenance Lot located at 238 Ruane Road.

**Scope of Services.** We see the key tasks in this project as follows:

1. **Electrical Design Documents and Permitting.** TBC has contracted with EIC Engineers to develop detailed electrical design documents based on the provided schematic dated 4/6/2023 (Attachment A). The system will be designed based on the following specifications:
  - Chugach Electric (CEA) will need to bring power to the lot via transformer. The design team will coordinate closely with CEA to design main line connections.
  - The initial system should be designed to be simple at first with room to grow as the lot develops in the future.
  - Installation of standalone meter and breaker box is desired, not attached to a building. The breaker box feeds both 120v (i.e. plug in heavy equipment block heaters) and 220v (i.e. welder for repairs). Outdoor outlets will be attached to the existing bull rail.
  - Provide yard Lights for winter operations.
2. **Engineers Estimate:** The project team will provide a construction cost estimate based on the most recent historical data available. These costs will include a contingency given the current price volatility of construction supplies and materials.

**Schedule.** We will make every effort to meet a reasonable schedule and will coordinate with you to collect the necessary components for this project. Once a NTP is received, we will coordinate with you on a schedule for submittals. It is estimated that it will take approximately 2-4 months to obtain final design and necessary permitting for the aforementioned scope of work.

April 17, 2023  
Mr. Kyle Kelley  
Proposal for Professional Services  
Page 2 of 2

**Proposed Fees.** Attached you will find a Labor/Expense Allocation spreadsheet with our standard rates for the itemized phases and TBC's Hourly Rate Schedule. The following table summarizes our proposed lump sum and not-to-exceed time and materials (T&M) fees for the work described in this proposal, detailed on a task-by-task basis:

<i><b>Task Description</b></i>	<i><b>Fee</b></i>
Project Management & Documentation	\$ 1,280
Electrical Engineering	\$ 5,900
<b>Total</b>	<b>\$ 7,180</b>

We are available at your convenience for further discussions. As always, we appreciate the opportunity to be of service.

Sincerely,

THE BOUTET COMPANY, INC.



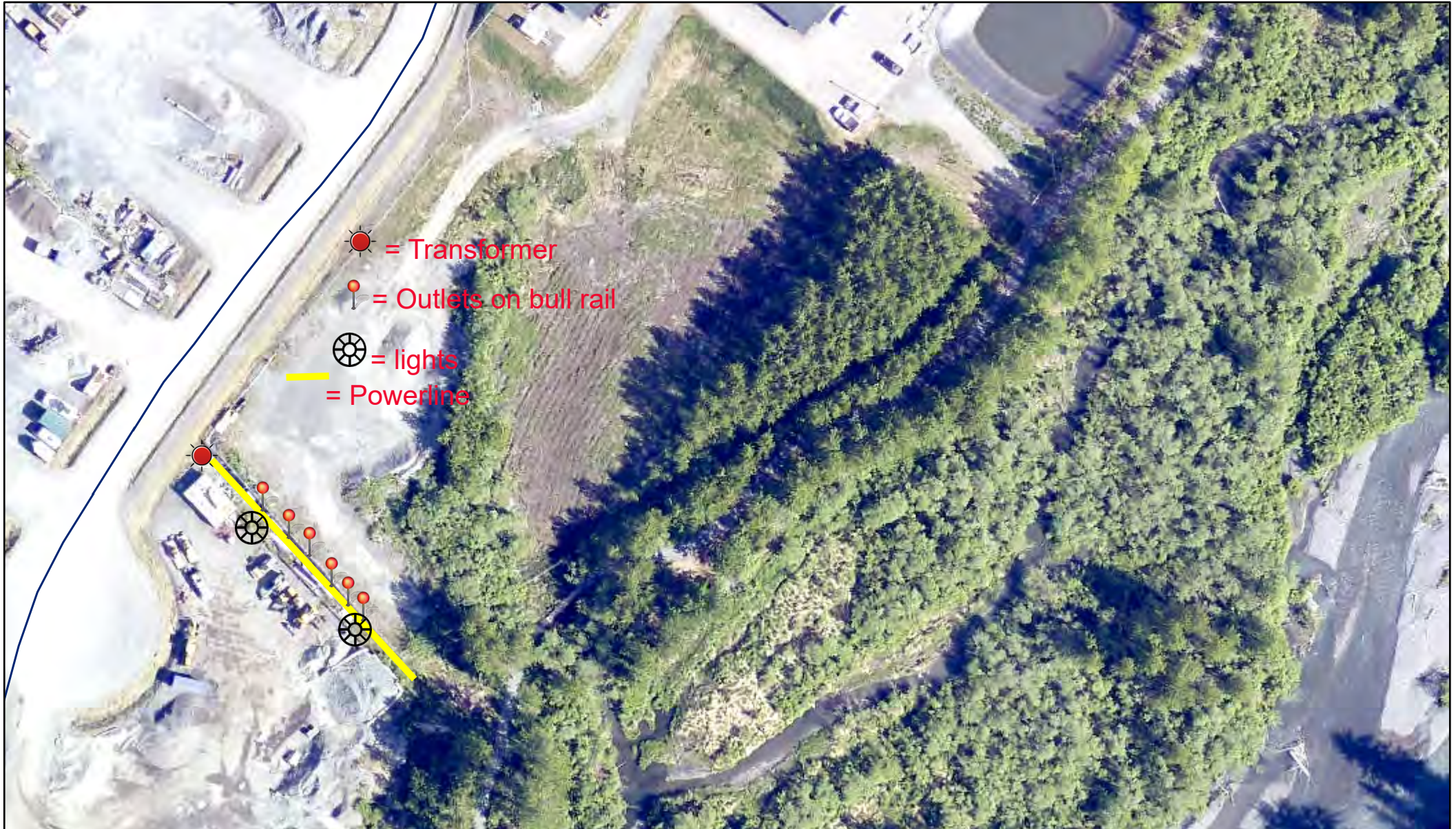
Todd C. Jacobson, P.E.  
Senior Vice President - Principal

Enclosures: Plan Schematic 4/6/2023  
TBC Labor/Expense Allocation Sheet

cc: Aimee Posanka, P.E., The Boutet Company



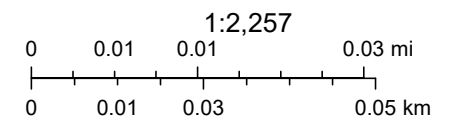
# Girdwood Areas Parks & Roads



4/6/2023, 12:00:48 PM

Streets

Girdwood Valley SA



**The Boutet Company, Inc.**  
**Fee Proposal to Provide Professional Services**

**Municipality of Anchorage - Girdwood Service Area**

**Street Maintenance Lot Electrical Extension Design Services**

**Monday, April 17, 2023**

	Principal / Sr. Project Manager	Registered Engineer	Project Administrator	Engineering Technician	TBC Subtotal	EIC Engineers	TOTAL
<i>Hourly Rate</i>	\$160	\$145	\$140	\$110		<i>Cost + 0%</i>	
<i>Activity</i>							
<b>Project Management &amp; Documentation</b>			6	4	\$1,280		\$1,280
<b>Electrical Engineering</b>						\$5,900	\$5,900
<b>TOTAL:</b>	\$0	\$0	\$0	\$0	\$0	\$5,900	<b>\$7,180</b>



**Notes:**

1. Vehicle mileage (incidental project travel) included in hourly rates above
2. Mobile phones included in hourly rates above
3. Third-party or pass-thru expenses are cost plus 0% mark-up
4. All costs Time & Materials



# 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 & Briana Sullivan, Co-chairs*  
*Jennifer Wingard, Amanda Sassi, Guy Wade*

## Girdwood Housing and Economic Stability Advisory Committee

The Girdwood Board of Supervisors is assembling a Housing and Economic Stability Advisory Committee of approximately 7 members. The Committee will meet monthly and serve for at least 1 year to study and provide suggestions to address the immediate concerns of the housing crisis in Girdwood, specifically:

- Review HLB's recent recommended land inventory and make recommendations for creation of affordable and attainable housing in the coming 2-3 years
- Consider and make recommendations for temporary housing solutions to relieve the housing emergency in the coming 1-2 years

Longer term the Housing and Economic Stability Advisory Committee is expected to focus on other projects to address mid- and long- term goals of the community.

GBOS is specifically seeking nominees with relevant experience in the following areas: long term renters and/or individuals with background in law, finance, development, municipal land use code, real estate, non-profit boards, etc.

Nominees must be eighteen (18) years of age or older and meet voting member qualifications for the Girdwood Land Use Committee. Full qualification details can be found in the LUC operating procedures but, in summary, nominees must be:

- a) a current resident and/or property owner, business owner or designated representative of a non-profit association, and;
- b) who has resided in, owned property in, owned a business located in, or operated as a non-profit association for the preceding ninety (90) days or longer in Girdwood Valley.

Nominations for individuals to be considered for appointment to this committee should email their letter of interest/resume to: [gbos@muni.org](mailto:gbos@muni.org), Or via mail: GBOS, PO Box 390, Girdwood, AK 99587.

Applications to be received by 5PM on Friday, May 12, 2023.

Posted April 26, 2023

GBOS Meeting Agendas and minutes are available on line: <http://www.muni.org/gbos>