

Questions To Answer:

What is the political climate: (1) current (2) expected

Chapter 4

What exactly is the area? It has been changed recently, so some new, updated maps needed.

Chapter 5

1. a Minimize induced population growth from resort expansion by recruiting temporary/transient employees during seasonal peak
Require employee housing for a certain portion of these resort workers
1. b Phase development of new residential tracts to maintain a low-density, single-family character
Locate multi-family housing in dispersed pockets within resort areas or near commercial centers
1. c Expand the town core as a commercial and community center
1. d Dispose of HLB land intended for community development in with community and land use objectives
1. e Reduce vehicular congestion through efficient land use, local circulation patterns, and adequate parking
1. f Limit industrial land uses to community construction and maintenance -related functions
1. g Provide suitably located visitor services and amenities; minimize visitor intrusions into residential neighborhoods
1. h Protect visual quality of the Alyeska Highway corridor; incorporate attractive design features into man-made environments
2. a.i Establish permanent trail corridors
- 2.a.ii Establish permanent public open spaces
2. b Designate Four Corners as protected public open space
2. c Avoid placement of buildings intended for human occupancy in natural hazard areas
3. a Reserve appropriate land areas that are suitable for various recreation opportunities for residents and visitors
3. b Improve resident pedestrian access to local trails, recreational facilities, and natural areas
Establish a system of neighborhood parks with pedestrian access from nearby residential areas
4. a Schedule water, sewer, and road improvements for community expansion
4. b Place all new telephone, cable, and electrical distribution lines underground
4. c Develop a joint-use, multi-purpose community center for recreational, cultural, and civic functions
4. d Provide a range of public indoor, as well as outdoor, recreational facilities
4. e Build new public safety facilities for police and fire services; purchase new fire-fighting equipment
4. f Explore complementary shared use of new community and resort facilities
4. g Implement Shuttle-bus service to connect the resort facilities with each other and with Girdwood commercial districts

Chapter 7

Develop a full 18-hole golf course with clubhouse in the lower valley recreation commercial area

Relocate California Creek during the re-design of the New Girdwood Townsite

Keep commercial development off Alyeska Highway

- Promote year-round activities at the resort sites
- Create regulations to allow Accessory Dwelling Units
- Dedicate Moose Meadows as Park
- Consider RV Park/Campground in commercial area between Glacier and California Creeks
- Consider a commercial accommodation over-lay district

Chapter 10

- Revise R-11 and add design standards and guidelines
- Establish an advisory design review board to review new development projects
- Establish subdivision regulations to require paving and provisions for drainage and snow storage
- Re-evaluate the Girdwood Land Development and Disposal Study from 1987
- Require all tracts of MOA lands greater than 20 acres to be master-planned prior to development
- Table 12, Implementation Schedule should identify a list of capital project that are needed now or in the future
- Survey selected lands from the state
- Establish parking areas in the New Girdwood Townsite
- Remove the wellsite reserve in the New Girdwood Townsite
- Establish flood control in the New Girdwood Townsite
- Prepare RFPs for Alpine Resort and Golf Course Development
- Expand AWWU Treatment Plant
- Expand Old Girdwood townsite trunk and laterals
- Expand Crow Creek Road and Hightower Road trunk
- Create new Lower Valley water source
- Create Alyeska Basin Water Reservoir
- Extend Alyeska Highway water transmission line
- Extend loop transmission line
- Complete Girdwood School addition
- Build a high school
- Expand the Fire Station
- Relocate the Library
- Build a Community Center
- Build a Public Safety Center
- Complete a Girdwood Access Road Study
- Complete a Crow Creek-Hightower Connection Study
- Complete a Ruane-Glacier Creek Driver Connector Study
- Complete a new Airport Access Road

Extend Arlberg-Winner Creek Road
Upgrade Crow Creek Road
Revise Anchorage Trails Plan
Revise Anchorage Wetlands Management Plan
Revise Official Street & Highways Plan
Revise Park, Greenbelt & Recreation Facilities Plan
Institute Building Codes

Item 1 regarding political climate. Item was tabled to be discussed at another time.

Chapter 4

Note regarding confirmation of the area to be addressed in the updated Plan.

Group agrees that the plan is to cover the Girdwood Valley Watershed, which includes Crow Creek Road.

The current plan does address Crow Creek Road subdivision (Glacier View Estates), however that population does not vote on budget/taxes in the GVSA. Information on Page 40 of the existing plan may need to be reviewed and expanded upon.

HLB plans to provide updated maps for the new plan that will show the new boundaries of the Girdwood Valley Service Area within the Girdwood Valley Watershed.

Updated maps, etc will be coming from HLB.

Chapter 5

- 1a: Minimize induced population from growth of resort by recruiting transient/temporary employees for peak season.
Require employee housing for portion of resort workers.
These both are currently taking place. Resort employee housing is reportedly full.
Girdwood Inc will be sharing data collected in market study that addresses current population in Girdwood.
Both are relevant. Progress made with addition of employee housing since original GAP.
- 1b: Phase development to maintain a low density, single family character
Locate multi-family housing near resort areas or commercial centers
Both relevant
- 1c: Expand town core as commercial and community center.
South Townsite plan was updated. Discussion of whether available land is adequate for desired growth in the South Townsite as buildable land in that area is limited.
This project is mostly complete.
Relevant
- 1d: Dispose of HLB land intended for community development
completed items are: Library and community center land
in progress: Industrial Park (3 phases, phase 1 nearing completion)
Pending: land for TASC project (clinic, little bears, wellness center, workforce housing),
cemetery
Attempted: Holton Hills subdivision by Girdwood School.
Relevant
- 1e: Reduced vehicular congestion with land use, circulation patterns and parking
Title 21 Chapter 9 Girdwood Land Use Plan is in need of update to support pedestrian community model.
Girdwood Valley Transit is new since GAP.
Parking and congestion issues associated with large events (Spring Carnival, Forest Fair, etc) is ongoing.
Relevant
- 1f: Limit industrial land uses to community construction and maintenance related functions.
Industrial park is handling most of the heavy construction needs of the community.
Cost of industrial land in Girdwood compared to that available outside Girdwood currently makes use of industrial park by non-local industrial users unlikely
This concept is accomplished also through existing zoning and permitting requirements.
This topic is complete.

1g; Provide suitably located visitor services and amenities; minimize visitor intrusions in to neighborhoods.

Progress with development of Town Square

Need for adequate parking at attractions of interest to visitors, or transportation to those attractions.

Areas of concern are trailheads without parking, an example of which is Virgin Creek trailhead.

Relevant

1h: Protect visual quality of the Ayleska Highway corridor; incorporate attractive design features into manmade environments.

Most of the land along Ayleska Highway is residential, with 3 areas zoned commercial.

Discussion about how to ensure positive visual quality of residential and commercial areas along Ayleska Highway and “creep” of undesired qualities. Hal Hart mentions possible growth in visitor industry and potential for additional hotels and visitor services at the Ayleska Highway/Seward Highway area.

*Group decides to trade “incomplete” to “on-going” as incomplete has negative connotation.

1h: Protect Visual quality of the Ayleska Highway corridor, incorporate attractive design features into man-made environments.

This topic was started at August 3 meeting.

Relevant and on-going.

2a: Establish permanent trail corridors and public open spaces

Schubert brings up topic of new development and need to create new trails to add connectivity to Townsite, parks, etc. This topic is addressed under 3b

This topic is divided into two separate items:

2ai: Establish permanent trail corridors

2aii: Establish permanent public open spaces

Relevant and on-going.

2b: Designated Four Corners as a protected open space.

This is the area of the confluence of Winner, Glacier and Crow Creeks, and was a community gathering spot before the hand tram was built nearby. It is not part of a designated trail at this time. GVSA received voter approval to take over hand tram area at last election, so progress is begin made although the goal with that action was service of the hand tram, not designation of Four Corners per se.

Relevant and on-going

2c: Avoid placement of buildings intended for human occupancy in natural hazard areas.

Avalanche areas, wetlands and flood zones are all pertinent concerns.

Likely need to bring mapping of these areas up to date.

Relevant and on-going.

3a: Reserve appropriate land areas that are suitable for various recreation opportunities for residents and visitors.

Relevant and on-going

3b: Improve resident pedestrian access to local trails, recreation facilities and natural areas.

Relevant and on-going

Establish system of neighborhood parks with pedestrian access from nearby residential areas.

Not many neighborhood parks, for example Old Girdwood, Timberline, Crow Creek, etc might benefit from small local “pocket parks” that are used by neighborhoods and not as frequented as the larger facilities at California Creek Park. This could become a recommendation to be required in new neighborhood developments.

Relevant and on-going

4a: Schedule water, sewer and road improvements for community expansion
Discussion of upper Vail road, where new construction will require well and septic as there is no water service up there at this time. Also arsenic in well water on lower Crow Creek Road. This area opted out of water service when line was brought in, but current owners/future owners may have different opinion. Group also discussed Holton Hills subdivision, which would have added developable land close to the town center, however extension of utilities to that area would have made land unaffordable, especially for workforce housing.
Relevant and on-going

4b: Place all new telephone, cable, and electrical distribution lines underground.
Relevant and on-going

4c: Develop a joint-use, multi-purpose community center for cultural and civic functions.
Girdwood Community Center built in 2007. Possible need for additional space as the facility is well-used.
Relevant and on-going

4d: Provide a range of public indoor as well as outdoor recreation facilities.
Desired rec center falls under this category.
Relevant and on-going.

4e: Build new public safety facilities for police and fire services; purchase new fire fighting equipment.
New Fire hall nearing completion. Fire fighting equipment purchase is always on-going and capital fund has been created to proactively address this need.
Police office was not a known issue at the time of the original GAP, but location has been rented that is sufficient for current needs.
Relevant, on-going

4f: Explore complementary use of new community and resort facilities.
Examples of these are: Challenge Alaska, Catholic Church, School, Methodist Church, community center. Community members do use these facilities at minimal cost for many programs/projects.
Resort facilities are less available due to business management and fees are paid for use. Topic states that this is to "explore" the concept, with this in mind, the group agrees
Relevant, on-going

4g: Implement shuttle service to connect resort facilities with each other and with the Girdwood commercial districts.
GVT was started after original GAP, growing out of resort shuttle service previously. GVT has recently changed their service to include Crow Creek Mine, which allows for hikers to thru-hike the Winner Creek Trail. Ridership on the shuttle is solid, and business model includes federal match funding for next 3-5 years. GVT continues to seek additional match sources to improve sustainability. Model seems like a good match for needs of community and visitors.
Relevant, complete

Chapter 6:
Group discusses that Chapter 6 needs to be rewritten with updated information.

Chapter 7 review:
Golf Course: Not complete, not relevant

Relocation of California Creek: Not complete, not relevant
No commercial development off Alyeska Highway: On going and relevant
Recent change in code allowed industrial area to accommodate the Brewery.

There are 5 parcels available for commercial use along Alyeska highway: Candle factory, Greenhouse, Bike Shop, Redmonds, Brewery and related area.

Promote year-round activities at the resort sites: ongoing and relevant

Create regulations to allow Accessory Dwelling Units: ongoing and relevant
Group notes that recent changes in AMC are softening the restrictions of mother in law apartments in the Anchorage Bowl, but they don't currently change the restrictions in Girdwood, which allows for multiple units only if they are attached to the main structure.

Dedicate Moose Meadows as a Park: TBA: probably complete and relevant
Kyle will double check that this designation is complete.
This brings up the Girdwood Trails Committee goal to have easements established for all existing and future trails. It was accidentally discovered at one point that the Girdwood Park was not formally dedicated, so that parcel has been set aside as park fairly recently, as has Lions Club Park. Perhaps a broader topic that all trails and public open space should be reviewed with the intent to get formal easements for trails and dedication as parkland for public spaces. Margaret will provide paragraph describing this for review later.

Consider RV Park/Campground between Glacier and California Creeks: relevant and on-going
Group notes that there are people travelling in RVs seeking camping facilities in Girdwood. Lack of such facilities is a negative impact on local businesses and community as those campers either camp in places that the community does not want them camping in, or they leave and spend their time and money in other communities. In the South Townsite master plan, phase III addressed use of land toward the Industrial Park, which is otherwise undevelopable, as an RV park. This similar to the situation in Seward, where campground is at the waterfront on land not suitable for year-round permanent housing.

Commercial Accommodation Overlay District: Relevant and on-going
Essentially this concept was to create a commercial district and is referenced in the Commercial Areas and Transportation Plan and the South Townsite Master Plan. Goal of this is to centralize town and avoid sprawl.

Chapter 8:
need outline to discuss

Chapter 9:
Need outline to discuss

Group agrees that these comments will be incorporated in to spreadsheet. These questions will be consolidated and redrafted to be incorporated in community survey and charrette. Opinions of the GAP are only a portion of the information-gathering on these topics.

Additional topic to be added to plan is chapter on how and when to update the plan to keep it up – to-date.