

# 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 registered to vote in the Girdwood Valley Service Area.

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

## 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

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# 10-Year Review of Community Council Boundaries

## White Paper #2: Boundary Study Areas

**APRIL 20, 2023  
REVISED DRAFT**



Municipality of Anchorage  
Planning Department

Project Information:

<https://www.muni.org/Departments/OCPD/Planning/Projects/Pages/CommunityCouncilBoundariesReview.aspx>

Contact:



**Planning Department**  
MUNICIPALITY OF ANCHORAGE

**Tom G. Davis, AICP**  
Senior Planner - Urban Designer •  
Planning Department  
Long-Range Planning Division

Email: [tom.davis@anchorageak.gov](mailto:tom.davis@anchorageak.gov)  
Phone: (907) 343-7916  
4700 Elmore Road, Anchorage, AK 99507  
[www.muni.org/planning](http://www.muni.org/planning)

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Appendix B	Identification of Boundary Study Areas from Public Comments
Appendix C	Summary Table of Boundary Study Areas

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## White Paper #2

# BOUNDARY STUDY AREAS

## INTRODUCTION

This **White Paper No. 2** evaluates 38 boundary study areas that the public has identified regarding community council district boundaries. Each study area comprises all or a part of a community council district's area or boundary segments where public comments received between November 2022 and February 2023 suggest consideration for changes. *White Paper No. 2* applies the boundary review criteria from *White Paper No. 1* to assess each boundary study area and options for how to address the boundary issue raised.

The first section of *White Paper No. 2* summarizes the public's online survey questionnaire responses and email comments that identified the 39 boundary study areas. The second section of is the assessment of the 38 boundary study areas. It organizes the study areas geographically starting from Chugiak-Eagle River, Turnagain Arm, and then through the Anchorage Bowl, proceeding in order from north to south. For each study area, *White Paper #2*:

- Summarizes the issue and proposed changes from the public comments;
- Applies the applicable boundary review criteria from *White Paper #1* to assess the boundary study area; and
- Identifies options for resolving the boundary study area (including a "no action" option).

The boundary study areas also list the affected community council districts, show maps of existing boundaries and proposed options for change, and reference the questionnaire responses and other public comments in Appendices A, B, and C.

White Paper No. 2 does not make any final recommendations regarding boundary study areas. This White Paper is a foundation for discussion with the project's Boundary Advisory Committee and community council members and officers. In some boundary study areas, White Paper No. 2 indicates if staff has identified a preferred option, based on the information collected so far. After more consultations, White Papers 1 and 2 will be revised into a staff *Report and Recommendations* for public review.

## PUBLIC COMMENTS IDENTIFYING BOUNDARY STUDY AREAS

To identify boundary study areas, the Planning Department solicited comments regarding community council district boundaries from the community councils' officers and members from November 4 through February 17. This included an online survey questionnaire that the Community Councils Center distributed as public information alerts in November and February to its contact list of approximately 9,500 email addresses. The Planning Department also received comments by email, through February 26. **Appendix A** documents the public comment solicitation and the questionnaire responses and other comments received.

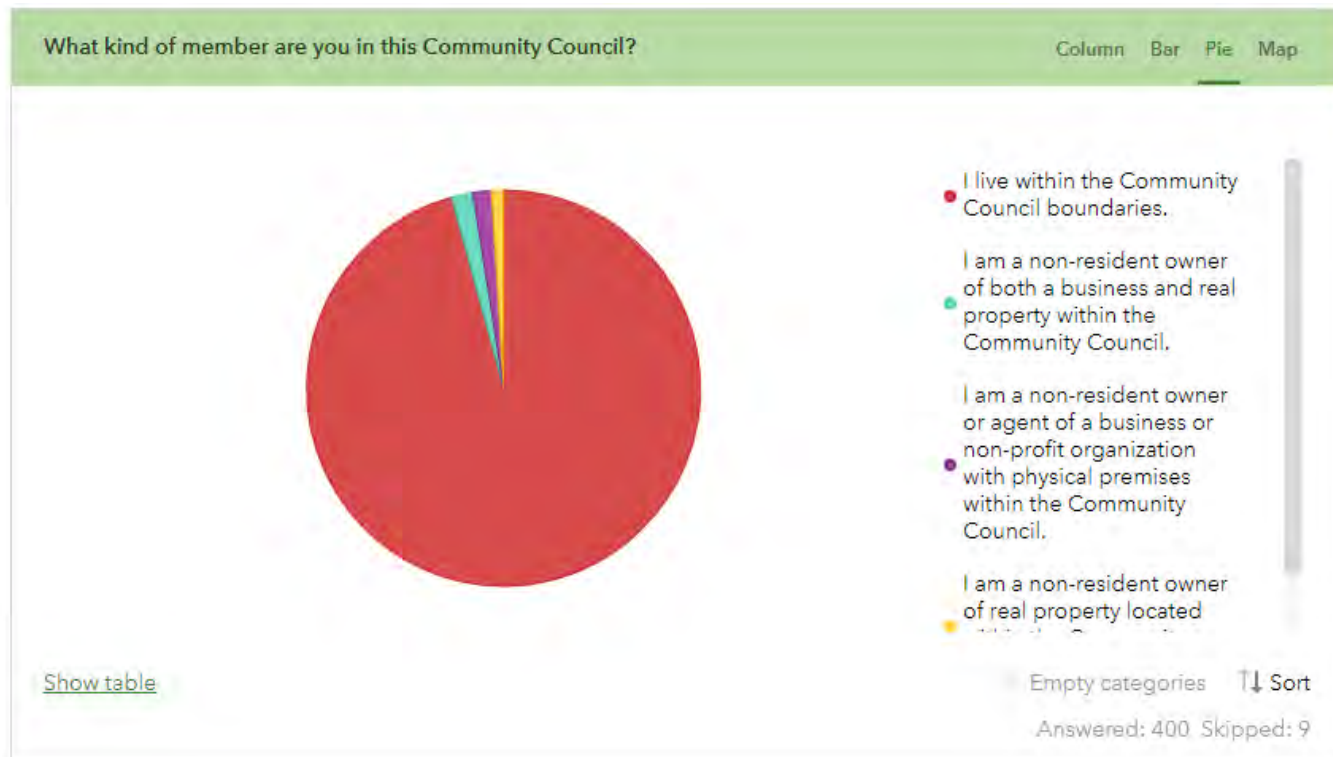
The public feedback and information came from community council members, community council officers, individual Assembly members, the municipal Ombudsman, and the Community Councils Center. This feedback provided the basis for the "boundary study areas" – i.e., where there is an identified issue or a suggested change to a community council district area or its boundary with a neighboring community council – to be considered in the 10-Year Review of Community Council Boundaries project. This feedback also identified where respondents were satisfied with their existing community council boundaries.

**Summary of Public Feedback.** Following is a summary of the questionnaire responses and email comments received.

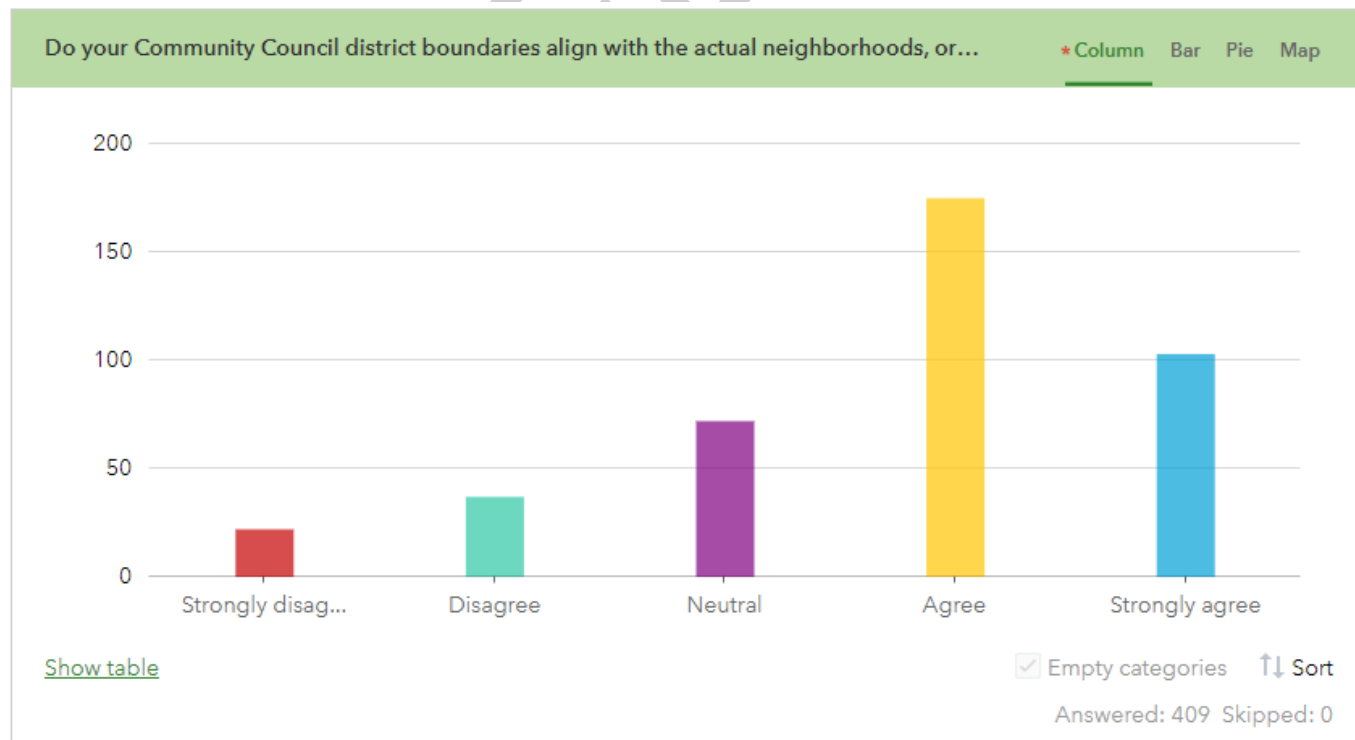
- There were 409 responses to the online survey questionnaire. (Appendix A)
- Approximately 100 responses, or one-quarter, indicated dissatisfaction with existing district boundaries or suggested boundary changes be considered. (Appendix B)
- 16 additional comments were received via email and one in a phone conversation.
- 11 of the 16 email/phone comments indicated dissatisfaction with existing districts and suggested boundary changes to be considered.

For statistics regarding the 409 questionnaire responses, see the graphs on next page.

94% of questionnaire respondents are residents of the community council that they commented about:

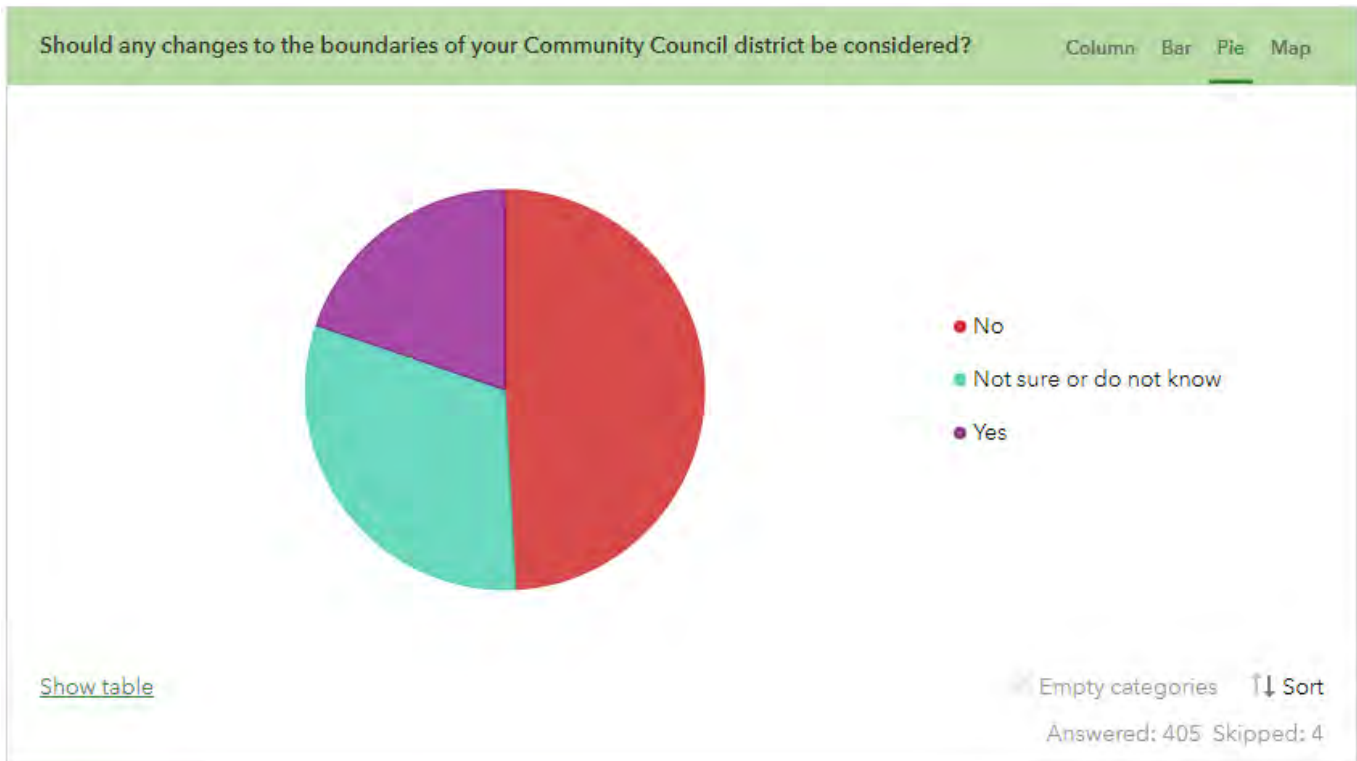


70% agreed that their community council aligns with the actual neighborhoods, or “natural communities:”

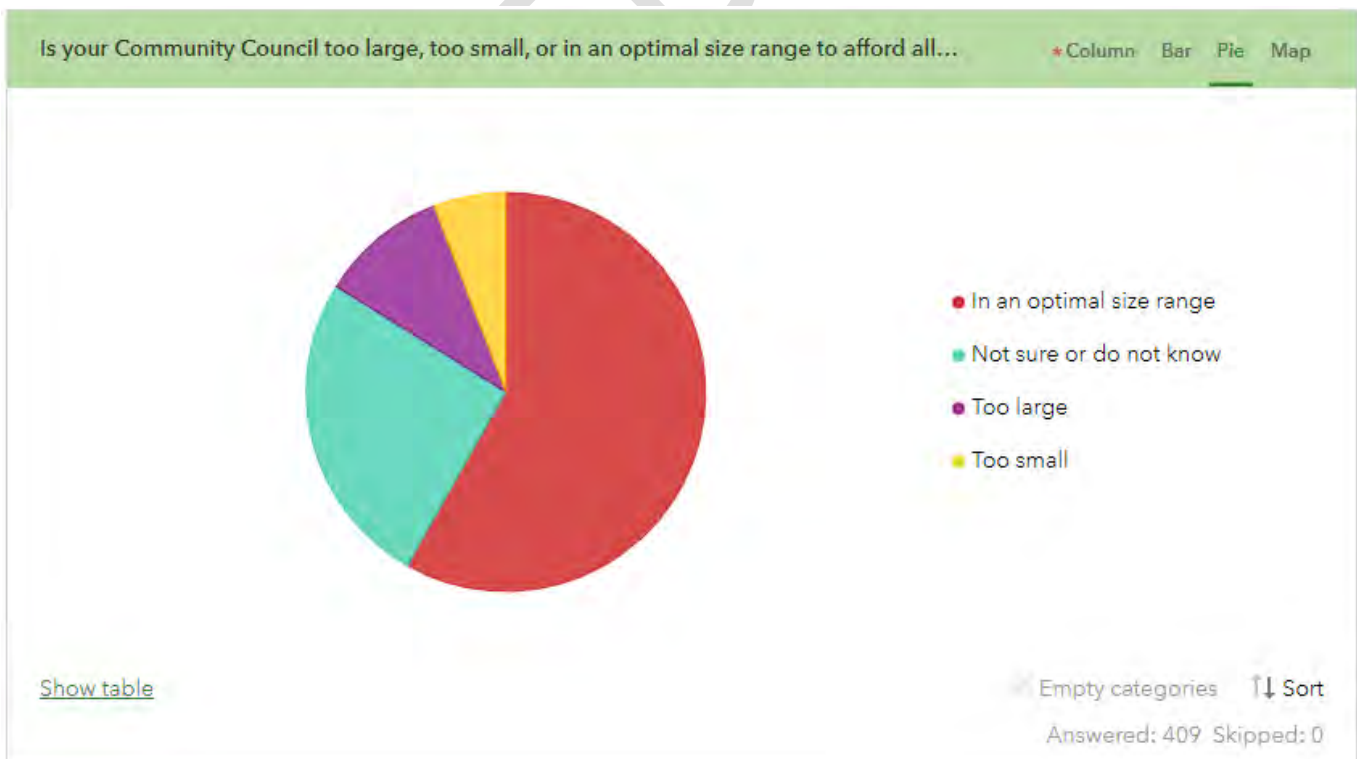




49% said no changes to boundaries should be considered while 20% said changes should be considered:



58% said their community council district is in an optimal size range, 10% said it is too large, and 6% said it is too small to afford all members with opportunity the for participation and representation.



## BOUNDARY STUDY AREAS

This section is the assessment of the 39 boundary study areas that were identified based on the public comments received from November 2022 through February 2023, as documented in Appendix B. The study areas appear in the same geographical order as in Appendices B and C, starting from Chugiak-Eagle River, then Turnagain Arm, and finally the Anchorage Bowl. Within each of these three regions, the Boundary Study Areas are arranged geographically from north to south.

Each boundary study area in this section includes a brief description of each Boundary Study Area and the proposed boundary change(s) from the public comments. It also indicates the total number of comments that called for the Boundary Study Area, and cross-references back to those source comments as documented in Appendices A and B. The description also identifies the community councils that are potentially affected, including neighboring community councils that may be affected by a proposed boundary adjustment.

The boundary study area then provides the assessment, or evaluation, of the boundary study area, using *the boundary review criteria* from White Paper No. 1. Specifically, it applies the seven “guiding principles,” numbered 1 through 7, from White Paper No. 1 (pages 3 - 5). The assessment considers factors such as physical boundaries, neighborhood characteristics, community desires, and common service districts such as a shared elementary school. The assessment includes a summary of the overall questionnaire results in Appendix A for each council. Population figures are **draft** research from 2020 U.S. Census data.

Each boundary study area concludes with a list of options for addressing the boundary issue. Option A is typically to retain existing boundaries without changes. Options B, C, etc. list options for changing the boundaries, generally in order of increasing level of change. A preferred or recommended option may be identified if the analysis has progressed that far.

**Index of Community Councils.** The index at right provides a cross-reference from each community council in the Municipality to the Boundary Study Area(s) on the following pages of this section that may affect that community council.

Community Council District Name	Boundary Study Areas that May Affect the Community Council
Abbott Loop	#33
Airport Heights	#15, #16, #17, #18, #21
Basher	#9
Bayshore/Klatt	#33, #34, #35
Bear Valley	#38
Birchwood	none
Campbell Park	#12, #13
Chugiak	#1
Downtown	#19, #22, #25
Eagle River	#2, #3
Eagle River Valley	#2
Eklutna Valley	none
Fairview	#14, #19, #20, #21, #22, #23, #24
Girdwood	#4, #5
Glen Alps	none
Government Hill	#14
Hillside	#37
Huffman/O'Malley	#36, #37
Midtown	#26, #28, #29
Mountain View	#14, #15, #19
North Star	#26, #27, #28, #29
Northeast	#6, #7
Old	#33, #34, #35, #36
Seward/Oceanview	
Portage Valley	#5
Rabbit Creek	#38
Rogers Park	#11, #12, #16, #17, #18
Russian Jack	#6, #15
Sand Lake	none
Scenic Foothills	#6, #7, #8, #9
South Addition	#22, #23, #24, #25
South Fork	#3
Spenard	#26, #27, #28, #29, #30, #31, #32
Taku Campbell	#33
Tudor Area	#11, #12
Turnagain	#30, #31, #32
Turnagain Arm	#4, #5
University Area	#8, #9, #10, #12, #13

## CHUGIAK-EAGLE RIVER

### 1. Chugiak Community Council District (Map 1)

A questionnaire response commented that the Chugiak Community Council district is too large to afford all members the opportunity for participation and representation.

(Source Comment in Appendix B: 261.)

#### Boundary Review Criteria:

- 1. *Stable Boundaries*: Retain existing district unless the criteria that follow show a reason to divide it or reduce its size.
- 2. *Representation*: Chugiak provides representation for the area. No data has been collected that would indicate Chugiak is not providing active, engaged representation for all its neighborhoods.
- 3. *Natural Communities*: Distinct area and identity, served by Peters Creek interchanges of New Glenn Highway.
- 3. *Natural Communities*: A neighborhood commercial niche center, near South Peters Creek interchange of the New Glenn Highway, serves Peters Creek.
- 3. *Natural Communities*: Shared semi-rural, large-lot residential character shared across Chugiak and Peters Creek.
- 4. *Identifiable Boundaries*: Peters Creek (waterbody) and (New) Glenn Highway.
- 5. *Community Desires*: No expression of interest received from residents of a specific area to separate.
- 5. *Community Desires*: Chugiak council residents' desire to preserve existing boundaries.
- 6. *Optimal Size*: Chugiak is extensive with distinct neighborhoods; however its population is low density with less than two elementary school attendance areas.
- 7. *Sharing Information*: N/A.

#### Options and Recommendations:

- *Option A (Recommended)*: No change. Retain existing boundaries. In the future, if the local community shows sufficient interest

to support creating a separate community council for a part of the area covered by Chugiak, then consider establishing such a council district at that time.\*

- *Option B*: Adopt an Assembly Resolution recommending the establishment of separate council to serve a distinct natural community area named by the local community, once the local community shows interest in establishing a separate community council organization from Chugiak.

\* *The Boundary Advisory Committee recommends Option A (by unanimous vote).*

### 2. Eagle River and Eagle River Valley (Map 2 including Inset B)

10 questionnaire responses indicated that the Eagle River and/or Eagle River Valley Community Council districts do not or may not reflect actual neighborhoods or natural communities. 2 of the responses recommended that the Eagle Ridge Subdivision, Parkview Terrace Subdivision, Gruening Middle School, and Eagle River Lions Park area southwest of Eagle River Road and Eagle River Loop Road be transferred from Eagle River Valley Community Council to Eagle River Community Council. One of the responses indicated the natural boundary is farther east, at Mile Hi Avenue and Eagle River Road. One of the responses recommended to merge the two community council districts. The other responses did not recommend specific changes.

Staff note: Eagle Ridge Subdivision, named above, is already in Eagle River Community Council.

(Source Comments in Appendix B: 260, 262, 184, 84, 257, 268, 409, 200, 266, 296.)

#### Boundary Review Criteria:

- 1. *Stable Boundaries*: Retain existing boundaries unless the criteria that follow show a reason to change.
- 2. *Representation*: All areas seem to enjoy representation by active councils.
- 3. *Natural Communities*: Gruening MS campus street access faces west toward

Eagle River and is shared with Eagle Ridge Subdivision's access in Eagle River council;

- *3. Natural Communities:* The size of lots, and character of the local streets on both sides of Eagle River Loop Road are typical of central Eagle River;
- *3. Natural Communities:* Eagle River Valley Community Council is a mix of smaller lots in an urban service area and larger lots outside of urban service areas.
- *3. Natural Communities:* Parkview Terrace Subdivision west of Eagle River Loop Road shares the Alpenglow Elementary School (ES) attendance area with Parkview Terrace East and Eaglewood Subdivisions east of Eagle River Loop Road;
- *3. Natural Communities:* Eagle River ES attendance area extends south of Eagle River Road to include Eagle Ridge Subdivision west of Gruening MS;
- *3. Natural Communities:* Parkview Terrace Subdivision has local street connection via Driftwood Bay Drive to the subdivisions east of Eagle River Loop Road, and no street connections west to Eagle Ridge;
- *4. Identifiable Boundaries:* Gruening MS campus; Eagle River Loop Road is a physical and traffic barrier;
- *4. Identifiable Boundaries:* Eagle River Road is a physical and traffic barrier; Meadow Creek east of Eagle River Loop Road is a physical barrier between neighborhoods to its north and south.
- *5. Community Desires:* 18 members of Eagle River submitted questionnaire responses:
  - 5 members agreed that existing boundaries align with natural communities, 7 disagreed, and 6 were neutral.
  - 4 said no changes to boundaries should be considered; 4 said changes should be considered; and 10 were not sure.
  - 6 said Eagle River is in an optimal size range; 1 said it is too large; 3 said it is too small; and 8 were not sure.
- *5. Community Desires:* 15 members of Eagle River Valley submitted responses:

- 11 members agreed that existing boundaries align with natural communities, 1 disagreed, and 3 were neutral.
- 11 said no changes to boundaries should be considered; 1 said that changes to boundaries should be considered; and 3 were not sure.
- 14 said Eagle River Valley is in an optimal size range; 1 was not sure.
- *6. Optimal Size:* Eagle River and Eagle River Valley are the two most populous community councils in Chugiak-Eagle River (2020 populations TBD);
- *7. Sharing Information:* Legislative and Census boundaries do not seem to align with natural communities or boundaries.

#### Options and Recommendations:

- *Option A:* No change. Retain Existing Boundaries.
- *Option B (Preferred):* Transfer the Gruening Middle School campus from Eagle River Valley to Eagle River Community Council. No other changes.
- *Option C:* In addition to Option B, transfer the Parkview Terrace Subdivision and Eagle River Lions Park area (southwest of Eagle River Road / Eagle River Loop Road intersection) from Eagle River Valley to Eagle River Community Council.
- *Option D:* In addition to Options B and C, transfer the large lot hillside area east of Eagle Loop Road and north of Meadow Creek (waterbody) from Eagle River Valley to Eagle River Community Council.
- *Option E:* In addition to Options B, C, and D, transfer all areas west of Mile Hi Avenue from Eagle River Valley to Eagle River Community Council.
- *Option F:* Merge Eagle River and Eagle River Valley Community Councils.

### **3. North of Eagle River Loop Road to Eagle River (Map 2)**

2 questionnaire responses recommended to transfer the Eagle Nest Subdivision, Eagle



River High School, and Wolf Den Drive area northwest of Eagle River Loop Road from South Fork to Eagle River Community Council.

Staff assessment finds that Eagle Pointe is an urban density subdivision south of Eagle River. Nearby is a prison and a secondary school site. There is vacant land and a former community fill site.

(Source Comments in Appendix B: 37, 262.)

**Boundary Review Criteria:**

- 1. *Stable Boundaries*: Retain existing boundaries unless the criteria that follow show a reason to change.
- 2. *Representation*: South Fork is an active, small to medium size community council that is active and engaged in the area.
- 3. *Natural Communities*: Residential lot size and physical character is urban, more similar to Eagle River than South Fork.
- 4. *Identifiable Boundaries*: Chugach State Park isolates neighborhoods up Hiland Road from this study area;
- 4. *Identifiable Boundaries*: Eagle River (waterbody and valley) is a physical barrier the isolates the study area from Eagle River Community Council neighborhoods.
- 5. *Community Desires*: The other response (404) from South Fork strongly agreed with retaining existing boundaries;
- 5. *Community Desires*: Historically, the Eagle Pointe developer and homeowners association desired to remain in South Fork;
- *Community Desires*: Historically, Eklutna, Inc. desired its land holdings in the study area to remain in South Fork;
- *Community Desires*: South Fork Council desired to preserve existing boundaries;
- 6. *Optimal Size*: Retaining the area in question in South Fork supports preserving a critical mass of residents and property areas to maintain an active community council in South Fork.
- 7. *Sharing Information*: All options seem equal in terms of alignment with U.S. Census or Assembly District boundaries.

**Options and Recommendations:**

- *Option A (Recommended)*: No change. Retain existing boundaries.\*
  - *Option B*: Transfer the Eagle Nest Subdivision, Eagle River High School, and Wolf Den Drive area northwest of Eagle River Loop Road from South Fork to Eagle River Community Council.
- \* *The Boundary Advisory Committee recommends Option A (by unanimous vote).*

**TURNAGAIN ARM**

**4. Girdwood Community Council District  
(Map 10)**

5 commenters (including the municipal Ombudsman and the Community Councils Center manager) indicated concerns that the Girdwood Valley Service Area (GVSA) is smaller than the boundaries of the Girdwood Community Council district, leaving some Girdwood residents and property owners outside the GVSA. 1 of the commenters also expressed concern that the GVSA is a government entity, a different function from a community council, which is supposed to be independent from government.

The Girdwood Board of Supervisors (GBOS), a five-member body elected by GVSA residents, governs the GVSA provision of police, fire, parks, roads and drainage, and other services. The Municipality has recognized the GBOS as the community council ex officio for Girdwood (AMC 2.40.035). The GBOS created a Land Use Committee (LUC) to operate as the community council for all Girdwood including areas outside the GVSA. According to the [LUC operating procedures](#), all residents, property owners, and business owners in Girdwood—including those outside the GVSA—are qualified voting members of the LUC.

Girdwood residents, property owners, and businesses outside of the GVSA cannot vote for the GBOS and do not have standing in GBOS meeting discussions regarding police, fire, and other services for GVSA residents. Specifically, 3 of the 5 commenters indicated that the GBOS represents residents within the

town of Girdwood, but not residents in Upper Crow Creek.

1 of the 5 commenters recommended that the boundaries of the GVSA should be expanded. 4 recommended to establish a separate community council from the GBOS. Either option would be inclusive of all Girdwood including the Upper Crow Creek neighborhood.

Planning research and interviews identified two additional options: transfer Upper Crow Creek to Turnagain Arm Community Council or create an Upper Crow Creek Community Council.

(Source Comments in Appendix B: 431, 435, 438, 439, 440.)

#### **Boundary Review Criteria:**

- 1. *Stable Boundaries*. Retain existing boundaries unless the criteria show a reason to change.
- 2. *Representation*: Girdwood residents, property owners, and businesses in Upper Crow Creek and any other area outside of the GVSA cannot vote for the GBOS.
- 2. *Representation*: The LUC is a committee of GBOS but its members and chair can include people from outside the GVSA.
- 3. *Natural Communities*: The entire Girdwood Valley forms a single natural community.
- 3. *Natural Communities*: Upper Crow Creek subdivision is somewhat removed from the rest of the inhabited Girdwood Valley.
- 4. *Identifiable Boundaries*: Mountains and wilderness surrounding the Girdwood Valley.
- 5. *Community Desires*: The 2 questionnaire respondents from Girdwood agreed with existing community council boundaries.
- 5. *Community Desires*: The Land Use Co-Chair of the GBOS indicated in consultation with staff that, in an advisory vote 10 years ago the GVSA membership opposed moving to a two-organization structure—a GBOS and an independent community council. He believes the majority opinion has not changed.
- 5. *Community Desires*: A vote of the GVSA and Upper Crow Creek residents regarding annexing Upper Crow Creek into the GVSA

could resolve the representation problem in a way that reflects Girdwood voter preferences.

- 6. *Optimal Size*: The population of Girdwood is 2,100. There are 47 privately owned parcels in the Upper Crow Creek area.
- 7. *Sharing Information*: Legislative districts and U.S. Census tracts and block groups straddle Girdwood and its neighboring communities of Bird and Portage.

#### **Options and Recommendations:**

- *Option A*: No change. Retain existing boundaries and organizational structure.
- *Option B (Preferred)*: Adopt an Assembly Resolution in support of the establishment of separate community council organization independent of GBOS to serve the Girdwood Community Council district, once a voluntary association meeting the requirements of subsection 2.40.030B. requests recognition by the Assembly. For example, the Land Use Committee (LUC) of the GBOS could request formal recognition. Until such a voluntary association receives recognition from the Assembly, the GBOS shall continue to serve as community council ex officio.
- *Option C (Preferred)*: Adopt an Assembly Resolution in support of a ballot measure that would propose to expand the boundaries of the GBOS to annex all areas within the boundaries of the Girdwood Community Council district except Chugach National Forest and Chugach State Park lands.
- *Option D*: Transfer Upper Crow Creek and any other privately owned areas outside the GBOS service area boundary from Girdwood Community Council district to Turnagain Arm Community Council district.
- *Option E*: Adopt an Assembly Resolution in support of the establishment of a separate community council to serve Upper Crow Creek, once a voluntary association of the Upper Crow Creek community meeting the requirements of subsection 2.40.030B requests recognition by the Assembly.

## 5. Portage Valley Community Council District (Map 10)

The municipal Ombudsman and the Community Councils Center manager indicated that the Portage Valley Community Council has not submitted revised bylaws required by municipal code changes in 2014. There has not been an active community council meeting quorum for 9 years. It is an inactive community council district that does not meet the code criteria for recognition. Failing to meet these requirements means this community council should no longer be recognized by the Assembly. The commenters recommended to consider an option to merge it with an adjacent community council district.

(Source Comments in Appendix B: 433, 436.)

### Boundary Review Criteria:

- 1. *Stable Boundaries*. Retain existing district unless the criteria show a reason to change;
- 2. *Representation*: Portage Valley has not been an active community council, submitted revised bylaws, or met legal requirements for maintaining Assembly recognition since at least 2014 (i.e., inactive for 9 years);
- 2. *Representation*: Residents, businesses, and property owners should have representation from an active, engaged community council;
- 2. *Representation*: Turnagain Arm Community Council's hybrid (online + in-person) meeting format has made it possible for Portage Valley residents to participate remotely (online);
- 3. *Natural Communities*: Majority of Portage Valley properties are located along or near the Turnagain Arm and the Seward Highway, which is a commonality with Bird and Indian;
- 4. *Identifiable Boundaries*: Distance, topography, and creeks separate Portage from other communities in Turnagain Arm;
- 5. *Community Desires*: Portage community has not demonstrated interest in sustaining its own community council. There were no questionnaire responses from Portage;
- 5. *Community Desires*: 7 questionnaire responses from Turnagain Arm expressed a

a mix of positive or neutral/not sure opinions toward its existing boundaries. 1 of the 7 responses expressed it was "too large;"

- 6. *Optimal Size*: Portage Valley has approximately two dozen privately owned parcels. It does not seem to have a critical mass of members to maintain an active community council;
- 7. *Sharing Information*: Rainbow, Indian, Bird, and Portage Valley share the same municipal planning area, zoning, Assembly District, and Census Tract.

### Options and Recommendations:

- *Option A*: No change. Retain existing boundaries and continue recognition of Portage Valley Community Council.
- *Option B*: Remove Portage Valley Community Council from the list of recognized community councils and the maps. The area would no longer be represented by a community council, and the maps would indicate that no community council represents this area.
- *Option C (Recommended)*: Merge the Portage Valley Community Council district into the Turnagain Arm Community Council district. Residents, property owners, and businesses in the Portage Valley area would receive representation from the Turnagain Arm Community Council.

## ANCHORAGE BOWL

### 6. Northeast Community Council District (Map 3)

16 responses indicated that the Northeast Community Council district is too large to afford all its members the opportunity for participation and representation, and recommended to either divide it into two separate community council districts or transfer parts of it to an adjacent community council district. Some of these commenters recommended to divide Northeast into east and west districts with a few specifying using Turpin Street, Beaver Place, and/or political districts as boundaries. 1 of the commenters recommended to divide Northeast into north

and south districts using DeBarr Road as a boundary. 4 of the commenters recommended to transfer western portions of Northeast Community Council (including Nunaka Valley) to the Russian Jack Community Council district or unite those western areas with parts of Russian Jack into a new community council.

(Source Comments in Appendix B: 40, 44, 90, 99, 114, 126, 158, 186, 189, 233, 235, 285, 308, 408, 418, 425.)

**Boundary Review Criteria:**

- 1. *Stable Boundaries*. Retain existing district unless the criteria show a reason to change;
- 2. *Representation*: Northeast is an active council that includes business items on its agenda for all areas within its district;
- 3. *Natural Communities*: Muldoon area neighborhoods share a focus on Muldoon Road and Creekside Town Center;
- 3. *Natural Communities*: The western neighborhoods share Boniface Parkway and a focus on Cheney Lake Park, Nunaka Valley Park, and Russian Jack Springs Park via a grade-separated trail across Boniface;
- 3. *Natural Communities*: Cheney Lake and Nunaka Valley area share Nunaka Valley ES attendance area with Russian Jack, however would transfer to Chester Valley ES which is further east in Northeast district if the ASD were to close Nunaka Valley ES;
- 3. *Natural Communities*: The areas north and south of DeBarr Road are in different elementary school attendance areas;
- 3. *Natural Communities*: Cheney Lake area has a distinct physical character;
- 4. *Identifiable Boundaries*: Muldoon Road; Debarr Road; Northern Lights Boulevard;
- 4. *Identifiable Boundaries*: Boniface Parkway; Turpin Street; Baxter Road and Bever Place combined with Nunaka Valley Park and Cheney Lake Park;
- 4. *Identifiable Boundaries*: Patterson Street and Patterson Street Park;
- 5. *Community Desires*: 25 members of Northeast submitted questionnaire responses and email comments:

- 11 agreed that existing boundaries align with natural communities, 5 disagreed, and 10 were neutral.
- 5 said no changes to boundaries should be considered; 14 said that changes to boundaries should be considered; and 5 were not sure.
- 4 said Northeast is in an optimal size range; 16 said Northeast is too large; and 6 were not sure.
- 5. *Community Desires*: Northeast's executive committee has not yet commented;
- 5. *Community Desires*: Interest by people in Northeast's western or southern subareas may or may not be sufficient to organize a separate community council;
- 6. *Optimal Size*: Northeast has a population of 29,039 and includes distinct neighborhoods. Its size seems to large to be optimal for maximum participation, or representation for all areas by an engaged council;
- 6. *Optimal Size*: Cheney Lake/ Nunaka Valley area, with a population of 4,940, and Ptarmigan area, with a population of 5,949, have a total population of 11,926 west of Turpin Street and Baxter/Beaver;
- 6. *Optimal Size*: Russian Jack Community Council has a population of 11,573. Its population would increase to 16,513 if Cheney Lake/Nunaka Valley were transferred to its district; Its population would increase to 23,499 if Ptarmigan Area was also transferred;
- 6. *Optimal Size*: Concerns expressed by active member in consultation with staff that Northeast has a small base of active members relative to its size, because of household tenure and characteristics; Its population would be 24,095 if Cheney Lake/Nunaka Valley were removed, or 17,109 if Ptarmigan Area was also removed;
- 7. *Sharing Information* – DeBarr Road is the south boundary for State House District 22.

**Options and Recommendations:**

- *Option A*: No change. Retain existing boundaries.
- *Option B (Preferred)*: Adopt an Assembly Resolution in support of the establishment of separate community council to serve the



Nunaka Valley and Cheney Lake area and the neighborhoods in the Ptarmigan Elementary attendance area, once a voluntary association from those areas meeting the requirements of subsection 2.40.030B requests recognition by the Assembly. The boundary between the two community councils would be Turpin Street and Baxter Road/Beaver Place. Until a voluntary association receives recognition from the Assembly, Northeast will continue to serve as community council and no changes to the Northeast community council map boundaries are necessary.

- *Option C:* Transfer Nunaka Valley and Cheney Lake subdivisions southwest of DeBarr Road and Baxter Road/Beaver Street from Northeast Community Council to Russian Jack Community Council.
- *Option D:* In addition to Option C, also transfer the Ptarmigan ES attendance area northwest of DeBarr Road and Turpin Street from Northeast Community Council to Russian Jack Community Council.
- *Option E:* Adopt an Assembly Resolution in support of the establishment of separate community council to serve the Northeast neighborhoods south of DeBarr Road, once a voluntary association from that area meeting the requirements of subsection 2.40.030B requests recognition by the Assembly. Northeast Community Council would focus on representing the areas north of DeBarr Road.

## 7. North of E. Northern Lights Boulevard to Foxhall Drive (*Maps 3 and 4*)

1 questionnaire response recommended to transfer the Foxhall Drive area north of E. Northern Lights from Northeast Community Council to Scenic Foothills Community Council district.

(*Source Comment in Appendix B: 368.*)

### Boundary Review Criteria:

- *1. Stable Boundaries.* Retain existing district unless the criteria show a reason to change.

- *2. Representation:* Northeast is an active council that includes business items on its agenda for all areas within its district.
- *3. Natural Communities:* Foxhall is within the Chester Valley ES attendance area shared with other Northeast neighborhoods.
- *3. Natural Communities:* Foxhall has physical development pattern in common with adjacent subdivisions in Northeast.
- *4. Identifiable Boundaries:* Northern Lights Boulevard.
- *4. Identifiable Boundaries:* Chester Valley Park with South Fork of Chester Creek and Patterson Street Park around Foxhall.
- *5. Community Desires:* Refer to Boundary Study Area #6 for Northeast respondents.
- *6. Optimal Size:* Northeast has a population of 29,039 and includes multiple neighborhoods. It seems too large to maximize participation, or representation for all areas. The Foxhall area has less than 1,631 residents.
- *7. Sharing Information:* US Census Tract and Block Group boundary at Northern Lights.

### Options and Recommendations:

- *Option A (Preferred):* No change. Retain Existing Boundaries.
- *Option B:* Transfer the Foxhall Drive area north of E. Northern Lights from Northeast Community Council to Scenic Foothills Community Council.

## 8. West of Baxter Road South of Northern Lights Boulevard (TBD) (*Maps 3 and 4*)

9 questionnaire responses indicated that areas west of Baxter Road are more aligned with the neighborhoods of Scenic Foothills Community Council than with University Area Community Council district. Some recommended to transfer the area between Baxter Road and Boniface Parkway from University Area Community Council to Scenic Foothills Community Council.

(*Source Comments in Appendix B: Responses 415, 48, 52, 66, 297, 299, 370, 368, 146.*)

### Boundary Review Criteria:

- 1. *Stable Boundaries*: TBD
- 2. *Representation*: TBD.
- 3. *Natural Communities*: There is poor street connectivity west from Baxter Road.
- 3. *Natural Communities*: School attendance areas are fragmented.
- 3. *Natural Communities*: Proximity to Scenic Park and Baxter Bog.
- 4. *Identifiable Boundaries*: Boniface is a physical and traffic barrier;
- 5. *Community Desires*: Some residents west of Baxter identify with the neighborhoods in Scenic Park more so than University Area.
- 6. *Optimal Size*: TBD.
- 7. *Sharing Information*: TBD.

**Options and Recommendations (TBD):**

- *Option A*: No change. Retain Existing Boundaries.
- *Option B*: Transfer the area between Baxter Road and Boniface Parkway from University Area Community Council to Scenic Foothills Community Council.
- *Option C*: Transfer all neighborhood areas east of the UMED District campuses to Baxter Road from University Area Community Council to Scenic Foothills Community Council.

**9. Scenic Foothills Community Council District (Maps 3 and 4)**

3 questionnaire responses indicated that Scenic Foothills Community Council district is too small and should be merged. The respondents recommended merging with Basher, Northeast, or University Area Community Council.

(Source Comments in Appendix B: 22, 368, 415.)

**Boundary Review Criteria:**

- 1. *Stable Boundaries*. Retain existing district unless the criteria show a reason to change.

- 2. *Representation*: Scenic Foothills, Basher, and University Area community councils are active organizations that meet quorum and are engaged in their districts.
- 3. *Natural Communities*: Basher is a separate, distinct natural community.
- 3. *Natural Communities*: Scenic Foothills is a distinct and distant neighborhood from most of University Area.
- 4. *Identifiable Boundaries*: Far North Bicentennial Park; Muldoon Road; Northern Lights Boulevard.
- 4. *Identifiable Boundaries*: Baxter Road; Boniface Parkway.
- 5. *Community Desires*: No community council has expressed interest in merging.
- 5. *Community Desires*: 7 of 7 questionnaire responses from Basher agreed with its existing boundaries and said no changes should be considered. 6 said it is in an optimal size range and 1 was not sure.
- 5. *Community Desires*: 27 members of Scenic Foothills submitted responses:
  - 22 agreed that existing boundaries align with natural communities, 5 were neutral.
  - 13 said no changes to boundaries should be considered; 2 said that changes should be considered; 12 were not sure.
  - 13 said Scenic Foothills is in an optimal size range; 4 said it is too small; and 10 were not sure.
- 6. *Optimal Size*: Scenic Foothills has a population of approx. 7,943 (the figures for one Block Group are 2016 ACS estimate);
- 7. *Sharing Information*: n/a.

**Options and Recommendations:**

- *Option A (Recommended)*: No change. Retain Existing Boundaries.
- *Option B*: Merge Scenic Foothills and Basher Community Councils into one community council district.
- *Option C*: Merge Scenic Foothills and University Area Community Councils into one community council district.

#### 10. University Area Community Council District (TBD) (Map ##)

3 questionnaire responses indicated dissatisfaction with University Area Community Council's district area in general. One indicated it is too large. The others indicated it is disjointed and should more closely follow Assembly or legislative district boundaries.

(Source Comments in Appendix B: 23, 188, 213.)

##### Boundary Review Criteria:

1. *Stable Boundaries*: TBD
2. *Representation*: TBD.
3. *Natural Communities*: TBD.
4. *Identifiable Boundaries*: TBD
5. *Community Desires*: TBD.
6. *Optimal Size*: TBD.
7. *Sharing Information*: TBD.

##### Options and Recommendations (TBD):

- *Option A*: No change. Retain Existing Boundaries.
- *Option B*: TBD.
- *Option C*: TBD.

#### 11. College Village (TBD) (Map ##)

1 questionnaire response recommended to transfer the College Village neighborhood out of Rogers Park Community Council district.

To assess options, Planning staff identified an option to transfer College Village to Tudor Area Community Council district.

(Source Comments in Appendix B: 35.)

##### Boundary Review Criteria:

1. *Stable Boundaries*: TBD
2. *Representation*: TBD.
3. *Natural Communities*: TBD.
4. *Identifiable Boundaries*: TBD

5. *Community Desires*: TBD.

6. *Optimal Size*: TBD.

7. *Sharing Information*: TBD.

##### Options and Recommendations (TBD):

- *Option A*: No change. Retain existing boundaries.
- *Option B*: Transfer College Village to Tudor Area Community Council district.

#### 12. Tudor Area Community Council District (TBD) (Map ##)

7 questionnaire respondents plus the municipal Ombudsman and the Community Councils Center manager indicated that Tudor Area Community Council has been having difficulty making meeting quorum requirements or is too small, and recommended to merge Tudor Area into one or more of 3 adjacent community council districts.

(Source Comments in Appendix B: 354, 12, 53, 340, 381, 403, 52, 434, 437.)

##### Boundary Review Criteria:

1. *Stable Boundaries*: TBD
2. *Representation*: TBD.
3. *Natural Communities*: TBD.
4. *Identifiable Boundaries*: TBD
5. *Community Desires*: TBD.
6. *Optimal Size*: TBD.
7. *Sharing Information*: TBD.

##### Options and Recommendations (TBD):

- *Option A*: No change. Retain existing boundaries.
- *Option B*: Merge the Tudor Area Community Council into the Rogers Park Community Council district.
- *Option C*: Merge most areas of the Tudor Area Community Council into the Rogers Park Community Council district, and transfer the XXX subdivisions along Lake Otis Parkway to the University Area Community Council district.

- *Option C:* Merge the Tudor Area Community Council into University Area Community Council district.
- *Option D:* Merge the northwestern part of Tudor Area Community Council into Rogers Park Community Council district. Merge the southwestern part of Tudor Area Community Council into Campbell Park Community Council. Merge the eastern part of Tudor Area Community Council including the XXX subdivisions along Lake Otis Parkway to the University Area Community Council district.
- *Option E:* Merge Tudor Area Community Council into Campbell Park Community Council.

### 13. South of Tudor Road and East of Lake Otis Parkway (TBD) (Map ##)

4 questionnaire responses recommended to transfer some or all the neighborhoods south of Tudor Road and east of Lake Otis Parkway (and north of Dowling Road) out of Campbell Park Community Council to another community council district. 1 of these responses recommended to transfer the neighborhood along the south side of Tudor Road to University Area Community Council. Another suggested considering to transfer the public lands and facilities along the south side of Tudor Road in the MLK Jr. Parkway vicinity to University Area Community Council.

(Source Comments in Appendix B: 190, 280, 400, 387.)

#### Boundary Review Criteria:

1. *Stable Boundaries:* TBD
2. *Representation:* TBD.
3. *Natural Communities:* TBD.
4. *Identifiable Boundaries:* TBD
5. *Community Desires:* TBD.
6. *Optimal Size:* TBD.
7. *Sharing Information:* TBD.

#### Options and Recommendations (TBD):

- *Option A.* No change. Retain existing boundaries.

- *Option B:* Transfer the public lands and facilities along the south side of Tudor Road in the MLK Jr. Parkway vicinity from Campbell Park Community Council to University Area Community Council.
- *Option C:* Transfer the neighborhood south of Tudor Road, north of Campbell Creek, and east of Lake Otis Parkway from Campbell Park Community Council to University Area Community Council.
- *Option D:* Transfer all the neighborhoods and lands south of Tudor Road, east of Lake Otis Parkway, and north of Dowling Road from Campbell Park Community Council to University Area Community Council.

### 14. West of Reeve Boulevard (Maps 5, 5b)

2 questionnaire responses indicated that the western, industrial portion of Mountain View Community Council district seems more aligned with the Ship Creek industrial areas to the west, and recommended to transfer those areas out of Mountain View Community Council district.

Staff note: This study area is in the eastern Ship Creek industrial district west of Reeve, south of Ship Creek, and east of Ingra Street.

(Source Comments in Appendix B: 136, 253.)

#### Boundary Review Criteria:

- 1. *Stable Boundaries.*
- 2. *Representation:* Alaska Railroad Terminal Reserve located in 3 community councils.
- 3. *Natural Communities:* The Ship Creek industrial district is also peripheral to the other community councils that extend into it, including Government Hill, Downtown, and Fairview. Government Hill and Fairview community councils like Mountain View focus on their residential and commercial neighborhoods.
- 3. *Natural Communities:* The area in question is closest to Fairview and Mountain View, with the core neighborhood of Fairview being further away.
- 3. *Natural Communities:* Government Hill is across Ship Creek, however, includes most

of the Alaska Railroad Terminal Reserve lands in the Ship Creek industrial area. The Terminal Reserve extends south of Ship Creek into the industrial area within the Mountain View Community Council district.

- *4. Identifiable Boundaries:* Reeve Boulevard presents a strong boundary option north of 3<sup>rd</sup> Avenue, although it would divide an industrial district south of 3<sup>rd</sup> Avenue.
- *4. Identifiable Boundaries:* The existing boundaries consisting of Ship Creek, Post Road, and Merrill Field Airport lands provide identifiable boundaries, although Post Road divides an industrial district area.
- *4. Identifiable Boundaries:* There is a lack of strong physical barriers west of Reeve Boulevard that would facilitate splitting a smaller portion of the industrial district, such as the Terminal Reserve lands.
- *5. Community Desires:* No adjacent community council's officers or members have expressed interest in this industrial area. Downtown, Mountain View, and Government Hill are also based on core areas.
- *5. Community Desires:* Two of four questionnaire responses from Mountain View supported retaining existing boundaries.
- *6. Optimal Size:* N/A.
- *7. Sharing Information:* N/A.

#### **Options and Recommendations:**

- *Option A (Recommended):* No change. Retain existing boundaries. (Post Road remains the western boundary of Mountain View north of 3<sup>rd</sup> Avenue. From there the boundary runs east on 3<sup>rd</sup>. South of 3<sup>rd</sup>, the western boundary of Mountain View is the Merrill Field clear zone, demarked by a fence line west of Concrete Avenue. Businesses on Concrete Avenue would remain in Mountain View. Merrill Field clear zone is a buffer between the councils.) \*
- *Option B:* Transfer the area west of Reeve Boulevard from Mountain View Community Council to Government Hill Community Council.

- *Option C:* Transfer the area west of Reeve Boulevard from Mountain View Community Council to Fairview Community Council.
- *Option D:* Transfer the area west of Reeve Boulevard from Mountain View Community Council to Downtown Community Council, in combination with Boundary Study Area 19 Option B to transfer areas north of 5<sup>th</sup> Avenue from Fairview Community Council to Downtown Community Council.

\* *The Boundary Advisory Committee recommends Option A (by unanimous vote).*

#### **15. Penland Park and Brighton Park (Map ##)**

3 questionnaire responses recommended to transfer Penland Mobile Home Park, the Brighton Park apartments, and/or all areas north of DeBarr Road from Airport Heights Community Council to Mountain View Community Council district.

To clarify and simplify the options, staff includes the Alaska Regional Hospital and a fire station on the west side of Airport Heights Road in the Boundary Study Area.

(Source Comments in Appendix B: 104, 181, 206.)

#### **Boundary Review Criteria:**

1. *Stable Boundaries:* TBD
2. *Representation:* TBD.
3. *Natural Communities:* TBD.
4. *Identifiable Boundaries:* TBD
5. *Community Desires:* TBD.
6. *Optimal Size:* TBD.
7. *Sharing Information:* TBD.

#### **Applicable Criteria:**

- *Natural Communities:* Willawaw Elementary attendance area;
- *Natural Communities:* Airport Heights geographic focus near Merrill Field;
- *Natural Communities:* Shared activity center and endeavor--Town Center;



- *Natural Communities:* Connectivity across Bragaw at Penland and 7<sup>th</sup>;
- *Natural Communities:* Shared housing type – mobile homes in Russian Jack Park council;
- *Identifiable Boundaries:* Bragaw and Debarr are traffic barriers;
- *Identifiable Boundaries:* Relatively long distance from the Town Center core to Airport Heights neighborhood;
- *Community Desires:* Airport Heights willingness to annex the area;
- *Undesignated Areas:* Each resident or business should belong to a council;

#### Options and Recommendations (TBD):

- *Option A:* No change. Retain existing boundaries.
- *Option B:* Transfer Penland Mobile Home Park and Brighton Park Apartments from Airport Heights Community Council to Mountain View Community Council.
- *Option C:* Transfer all areas north of DeBarr Road from Airport Heights Community Council to Mountain View Community Council.
- *Option D:* *Option C:* Transfer all areas north of DeBarr Road from Airport Heights Community Council to Russian Jack Community Council.

#### **16. Anchor Park Subdivision** (*Maps 3 and 4*)

4 questionnaire responses indicated that Anchor Park Subdivision (on the northeast corner of Lake Otis Parkway and E. Northern Lights Boulevard) may be more aligned with the Airport Heights neighborhood and should be considered for transfer from Rogers Park Community Council to Airport Heights Community Council.

(Source Comments in Appendix B: 49, 20, 372, 132.)

#### **Boundary Review Criteria:**

- **1. Stable Boundaries.** Retain existing district unless the criteria show a reason to change.

- **2. Representation:** Rogers Park provides representation and has active members from Anchor Park.
- **3. Natural Communities:** Anchor Park Subdivision was historically developed as part of Airport Heights and shares street layout, lotting, and housing patterns in common with Airport Heights;
- **3. Natural Communities:** Anchor Park and Airport Heights share Davenport Fields and Tikishla Park in the Chester Greenbelt.
- **3. Natural Communities:** Hillstrand Pond just west of Lake Otis in common with Eastridge Subdivision and Rogers Park;
- **3. Natural Communities:** Anchor Park shares the Lake Otis ES attendance area with eastern College Village in Rogers Park and neighborhoods in University Area and Campbell Park east of Lake Otis Parkway;
- **4. Identifiable Boundaries:** Chester Creek waterbody and Greenbelt;
- **4. Identifiable Boundaries:** Northern Lights Boulevard and Lake Otis Parkway, with a business district west of Lake Otis;
- **5. Community Desires:** 25 members of Rogers Park sent questionnaire responses:
  - 14 agreed that existing boundaries align with natural communities, 3 disagreed, and 4 were neutral.
  - 13 said no changes to boundaries should be considered; 5 were not sure; and 3 said that changes to boundaries should be considered including 1 Anchor Park resident who called for transfer.
- **5. Community Desires:** 30 members of Airport Heights sent responses:
  - 26 agreed that existing boundaries align with natural communities; 1 disagreed;
  - 6 said changes to boundaries should be considered; including 3 who called for Anchor Park to transfer.
- **5. Community Desires:** Rogers Park and Airport Heights executive boards indicated to staff they do not object to a transfer and defer to the preferences of Anchor Park residents;

- **5. Community Desires:** Two Anchor Park residents consulted by staff indicated that either community council would work fine;
- **6. Optimal Size:** Anchor Park Subdivision includes 114 homes and a population of 283. Rogers Park's total population is 2,638.
- **7. Sharing Information:** Anchor Park in same State House District and U.S. Census Tract as Airport Heights.

**Options and Recommendations:**

- **Option A:** No change. Retain existing boundaries.
- **Option B (Preferred):** Transfer Anchor Park Subdivision on the northeast corner of Lake Otis Parkway and E. Northern Lights Boulevard from Rogers Park Community Council to Airport Heights Community Council.

**17. Eastridge (Map ##)**

1 questionnaire response recommended to transfer Eastridge Subdivision southeast of the intersection of 15<sup>th</sup> Avenue and Lake Otis Parkway from Airport Heights Community Council to Rogers Park Community Council district.

(Source Comments in Appendix B: 206.)

**Boundary Review Criteria:**

1. *Stable Boundaries:* TBD
2. *Representation:* TBD.
3. *Natural Communities:* TBD.
4. *Identifiable Boundaries:* TBD
5. *Community Desires:* TBD.
6. *Optimal Size:* TBD.
7. *Sharing Information:* TBD.

**Options and Recommendations (TBD):**

- **Option A.** No change. Retain existing boundaries.
- **Option B:** Transfer Eastridge Subdivision from Airport Heights Community Council to Rogers Park Community Council.

**18. 24th Avenue west of Lake Otis Parkway (Map ##)**

1 questionnaire response recommended to transfer the lots on 24th Avenue west of Lake Otis Parkway from Rogers Park Community Council to Airport Heights Community Council district.

(Source Comments in Appendix B: 372.)

**Boundary Review Criteria:**

1. *Stable Boundaries:* TBD
2. *Representation:* TBD.
3. *Natural Communities:* TBD.
4. *Identifiable Boundaries:* TBD
5. *Community Desires:* TBD.
6. *Optimal Size:* TBD.
7. *Sharing Information:* TBD.

**Options and Recommendations: (TBD)**

- **Option A.** No change. Retain existing boundaries.
- **Option B:** Transfer the residential lots on 24th Avenue west of Lake Otis Parkway from Rogers Park Community Council to Airport Heights Community Council.

**19. Fairview North of 5th Avenue (Maps 5, 5b)**

1 questionnaire response recommended to transfer the area north of 5th Avenue out of Fairview Community Council district.

To assess all options, Planning staff identified options to transfer the northern portion of Fairview to Downtown or Mountain View Community Council.

(Source Comments in Appendix B: 279.)

**Boundary Review Criteria:**

- **1. Stable Boundaries.** Retain existing district unless the criteria show a reason to change.
- **2. Representation:** Fairview is an active, engaged community council in this area.

- *3. Natural Communities:* Fairview has a lot of history with addressing issues in its areas north of 5<sup>th</sup> Avenue, and its efforts continue.
- *3. Natural Communities:* Fairview's executive committee identifies it as a "creek-to-creek" community council extending to Ship Creek.
- *4. Identifiable Boundaries:* Ship Creek, bluff or ridgelines; 3<sup>rd</sup> Avenue; 5<sup>th</sup> Avenue; 6<sup>th</sup> Avenue.
- *5. Community Desires:* No adjacent community council's officers or members have expressed interest in the industrial area. Downtown, Mountain View, and Government Hill are also based on core areas.
- *5. Community Desires:* Fairview executive board does not support this change and believes its membership will feel the same.
- *6. Optimal Size:* Not investigated.
- *7. Sharing Information:* State House District boundary is 4<sup>th</sup> Avenue west of Juneau St., and 5<sup>th</sup> Avenue east of Juneau St. Census Tract and Block Group boundary is 3<sup>rd</sup> Ave.

#### Options and Recommendations:

- *Option A (Recommended):* No change. Retain existing boundaries.
- *Option B:* Transfer the areas north of 5<sup>th</sup> Avenue from Fairview Community Council to Downtown Community Council.
- *Option C:* Transfer the areas north of 5<sup>th</sup> Avenue from Fairview Community Council to Mountain View Community Council.

## 20. Fairview East and West of Gambell-Ingra Corridor (Maps 5, 5b)

2 questionnaire responses observed the differences between eastern and western Fairview and the division created by the Gambell-Ingra corridor. One of these responses indicated Fairview is too small and should be merged with another community council district.

(Source Comments in Appendix B: 77, 286.)

#### Boundary Review Criteria:

- *1. Stable Boundaries.* There does not seem to be a strong reason to divide this district.
- *2. Representation:* Fairview provides active, engaged representation on issues throughout its district. South Addition and Downtown are not focused on western Fairview residential neighborhoods.
- *3. Natural Communities:* Areas both east and west of Gambell/Ingra corridor share similar neighborhood street, block, and development patterns, history, and aspirations, as well as common issues with Gambell and Ingra Streets.
- *4. Identifiable Boundaries:* Gambell and Ingra are each major traffic barriers.
- *5. Community Desires:* 5 of 7 questionnaire responses supported keeping Fairview unified (but some identified peripheral boundary issues).
- *5. Community Desires:* Fairview Community Council is implementing a unified neighborhood plan for this corridor and the neighborhoods on both sides, and seem unlikely to support a proposed division.
- *6. Optimal Size:* Dividing Fairview would significantly reduce the population base for the resulting community council districts.
- *7. Sharing Information:* Creating more community councils would cross more census and legislative districts.

#### Options and Recommendations:

- *Option A (Recommended):* No change. Retain existing boundaries.\*
- *Option B:* Transfer western portions of Fairview Community Council to Downtown Community Council in coordination with Option B of Boundary Study Area #22.
- *Option C:* Transfer western portions of Fairview Community Council north of 9<sup>th</sup> Avenue to Downtown Community Council and south of 9<sup>th</sup> Avenue to South Addition Community Council.
- *Option D:* Adopt an Assembly Resolution supporting the establishment of a separate community council in western Fairview.



*\* The Boundary Advisory Committee recommends Option A (by unanimous vote).*

## 21. Sitka Street Park (Map 5)

1 questionnaire response recommended to transfer the open space area west of Sitka Street from Airport Heights Community Council to Fairview Community Council district.

Staff note: Merrill Field Airport properties south of 15<sup>th</sup> Avenue east of Sitka Street comprise a clear zone open space of natural woodland and wetlands. A portion of that natural open space is developed as the Sitka Street Park playground.

(Source Comment in Appendix B: 107.)

### Boundary Review Criteria:

- 1. *Stable Boundaries*. Retain existing district unless the criteria show a reason to change.
- 2. *Representation*: N/A
- 3. *Natural Communities*: Sitka Street Park located just across the street from Eastridge Subdivision neighborhood in Airport Heights.
- 3. *Natural Communities*: Both Airport Heights and Fairview residents use Sitka Street Park. Fairview residents use a loop trail in the woods that starts at the Senior Center.
- 3. *Natural Communities*: Fairview has advocated for trail access improvements.
- 3. *Natural Communities*: Fairview's chair commented in consultation that sharing the open space could build social connectivity and common cause for improvements between Airport Heights and Fairview.
- 4. *Identifiable Boundaries*: Sitka Street.
- 4. *Identifiable Boundaries*: Break in topography between the northern, upland Fairview neighborhood areas and the Sitka Street Park open space. No topographic break from southern, lowland Fairview neighborhood areas.
- 5. *Community Desires*: AMC 2.40 ensures adequate notification of development proposals to both community councils.
- 5. *Community Desires*: Airport Heights community use of Sitka Street Park.

- 5. *Community Desires*: Airport Heights community use of Sitka Street Park.
- 5. *Community Desires*: 24 of 30 questionnaire responses from Airport Heights members were satisfied or neutral with existing boundaries, and only one of the 30 proposed any changes the boundary in this vicinity (Boundary Study Area #17).
- 5. *Community Desires*: 2 of 7 questionnaire responses from Fairview members were satisfied with Fairview's existing boundaries.
- 6. *Optimal Size*: N/A.
- 7. *Sharing Information*: N/A.

### Options and Recommendations:

- *Option A*: No change. Retain existing boundaries.\*
- *Option B (Preferred)*: Transfer the western half of the Merrill Field Airport open space area from Airport Heights Community Council to Fairview Community Council.
- *Option C*: Transfer the Merrill Field Airport open space area including Sitka Street Park from Airport Heights Community Council to Fairview Community Council.

*\* The Boundary Advisory Committee recommends Option A (by unanimous vote).*

## 22. North of 15th Avenue between Ingra and I Streets; and North of 9th Avenue east of Cordova Street (Maps 5, 5b)

1 questionnaire response recommended to transfer the area between I Street, Ingra Street, 9th Avenue, and 15th Avenue from the Fairview and South Addition Community Councils to Downtown Community Council.

1 questionnaire response recommended to transfer the area east of Cordova Street and north of 9th Avenue from Downtown Community Council to Fairview Community Council.

(Source Comments in Appendix B: 121, 107.)

### Boundary Review Criteria:

- 1. *Stable Boundaries*: Retain existing district unless the criteria show a reason to change;

- *2. Representation:* Downtown, Fairview, and South Addition are all active, engaged, and geographically focused;
- *3. Natural Communities:* Fairview has a common interest in revitalization, has weighed in historically, and continues to have active interest in revitalizing the areas east of Cordova Street; Its executive board believes that strong advocates for this area are in Fairview because they see the interrelationships and that the land uses east of Cordova Street have commonalities with the uses in northern and central Fairview;
- *3. Natural Communities:* The tax abatement deteriorated properties district covers the areas east of Cordova Street and in Fairview;
- *3. Natural Communities:* Fairview participated in creating the HLB site master plan for the former ANHS site on 3<sup>rd</sup> Avenue;
- *3. Natural Communities:* Fairview has engaged citizens who advocate for change and investments in Downtown that will support implementation of the Downtown District Plan, bringing an ally to the table for Downtown Community Council;
- *3. Natural Communities:* Fairview executive board believes that restoring Fairview's old boundary at Cordova Street would promote a sense of unity about the urban core and strengthen common endeavors, as the future of Downtown is also the future of Fairview and South Addition;
- *4. Identifiable Boundaries:* Delaney Park Strip and 9<sup>th</sup> Avenue; 15<sup>th</sup> Avenue;
- *4. Identifiable Boundaries:* Ingra Street; Gambell Street; Cordova Street, Cemetery;
- *5. Community Desires:* Fairview executive board supports consideration for the transfer of area east of Cordova Street north of 9<sup>th</sup> Avenue to Fairview;
- *5. Community Desires:* No community council has expressed support for transferring the area north of 15<sup>th</sup> Avenue between Ingra and I Street to Downtown; South Addition and Fairview executive boards oppose the idea;

- *5. Community Desires:* 4 of 7 questionnaire responses from Downtown agreed its boundaries reflect natural communities; 3 said no changes to boundaries should be considered, 3 were not sure, and 1 recommended changes;
- *6. Optimal Size:* The proposed changes could reduce the affected community councils below an optimal size to support an active community council;
- *7. Sharing Information:* Not investigated.

#### Options and Recommendations:

- *Option A (Preferred):* No change. Retain existing boundaries.
- *Option B:* Transfer the area north of 9<sup>th</sup> Avenue and east of Cordova Street from Downtown Community Council to Fairview Community Council.
- *Option C:* Transfer the area between I Street, Ingra Street, 9<sup>th</sup> Avenue, and 15<sup>th</sup> Avenue from Fairview and South Addition Community Councils to Downtown Community Council.

#### **23. West of Cordova Street from 9th to 15th Avenue (Maps 5, 5b)**

4 questionnaire responses recommended considering to transfer some or all of the areas west of Cordova Street (between Cordova and C Street) from South Addition Community Council to Fairview Community Council district.

(Source Comments in Appendix B: 119, 336, 421, 107.)

#### Boundary Review Criteria:

- *1. Stable Boundaries:* Retain existing district unless the criteria show a reason to change;
- *2. Representation:* Fairview and South Addition are both active, engaged councils;
- *3. Natural Communities:* North of 13<sup>th</sup> Ave., the scale and character of homes west of Cordova Street has commonalities with South Addition, while the housing east of Cordova has a higher density and scale;
- *3. Natural Communities:* The large vacant property south of 13<sup>th</sup> Ave. between Cordova

and A Street is anticipated to develop into high-density, large-scale multifamily more in character with Fairview east of Cordova;

- *3. Natural Communities:* Street character and housing density between A and C Streets is different from areas west of C;
- *3. Natural Communities:* Areas east of A St. are in Denali ES attendance area;
- *3. Natural Communities:* Area west of Cordova Street is oriented to the Delaney Park Strip and Delaney ES;
- *4. Identifiable Boundaries:* C Street and A Street arterials; Cordova Street collector;
- *4. Identifiable Boundaries:* 9<sup>th</sup> Avenue with Delaney Park Strip and Denali ES; 15<sup>th</sup> Ave.;
- *5. Community Desires:* In 2002, more than 100 residents and property owners in the area between Cordova and C Street petitioned to be transferred from Fairview to South Addition Community Council. As a result, the area was transferred in 2003;
- *5. Community Desires:* Currently, South Addition has active members who live in the area west of Cordova Street, identify with South Addition, and desire to remain with South Addition;
- *5. Community Desires:* South Addition executive board believes that areas west of Cordova Street north of 13<sup>th</sup> Avenue are more naturally a part of South Addition and should remain in South Addition;
- *5. Community Desires:* 3 of 7 questionnaire responses from Fairview members agreed its boundaries reflect natural communities. 2 said the boundaries should not be changed, and 5 recommended one or more changes;
- *5. Community Desires:* 9 of 10 questionnaire responses from South Addition agreed its boundaries reflect natural communities. 5 said its boundaries should not be changed, and 3 recommended changes. 9 said South Addition is in an optimal size range;
- *5. Community Desires:* Fairview and South Addition executive boards both support a transfer of the vacant blocks on the south side of 13<sup>th</sup> Ave. east of A Street (and north of Central Lutheran Church) to Fairview;

- *6. Optimal Size:* South Addition's population is 4,384, including 232 east of A Street, 403 between A and C, and 742 in Bootleggers Cove. If areas east of A Street and in Bootleggers Cove (boundary study area #25) transferred out, the population would fall to 3,410;
- *6. Optimal Size:* Fairview includes multiple neighborhoods including western Fairview;
- *7. Sharing Information:* The study area is its own Census Block Group; it is a part of Fairview's Census Tract.

#### **Options and Recommendations:**

- *Option A:* No change. Retain existing boundaries.
- *Option B (Preferred):* Transfer the area between Cordova and A Streets, 13<sup>th</sup> and 15<sup>th</sup> Avenues from South Addition Community Council to Fairview Community Council.
- *Option C:* Transfer the area between Cordova and A Street, 9<sup>th</sup> and 15<sup>th</sup> Avenue from South Addition Community Council to Fairview Community Council.
- *Option D:* In addition to Options B and C, transfer the area between A and C Street, 9<sup>th</sup> and 15<sup>th</sup> Avenue from South Addition Community Council to Fairview Community Council.

#### **24. A and C Street Corridor South of 15<sup>th</sup> Avenue (Maps 5, 5b)**

1 questionnaire response recommended to transfer the area between A and C Street south of 15<sup>th</sup> Avenue (between 15<sup>th</sup> Ave. and Chester Creek) from Fairview Community Council to South Addition Community Council district.

(Source Comments in Appendix B: 279.)

#### **Boundary Review Criteria:**

- *1. Stable Boundaries.* Retain existing district unless the criteria show a reason to change.
- *2. Representation:* Fairview is an active council but the corridor east of A Street south of 15<sup>th</sup> appears peripheral to its focus areas.

- *3. Natural Communities:* The property development pattern in this area is distinct from Fairview.
- *3. Natural Communities:* South Addition is impacted by issues in this areas and in the Mulcahy sports complex just across A St.
- *4. Identifiable Boundaries:* A Street; C Street.
- *5. Community Desires:* Fairview’s chair and South Addition’s board, in consultations with staff, indicated they support transferring the area south of 15<sup>th</sup> and west of A Street to South Addition, with A Street becoming a simple, consistent boundary running north and south of 15<sup>th</sup> Avenue.
- *5. Community Desires:* See summaries of questionnaire responses about boundaries from Fairview and South Addition members in boundary study area #23.
- *6. Optimal Size:* The boundary study area includes 110 residents, 11 properties, and Charles Smith Memorial Park.
- *7. Sharing Information:* n/a.

#### Options and Recommendations:

- *Option A.* No change. Retain existing boundaries.
- *Option B (Preferred):* Transfer the area between A and C Street, 15<sup>th</sup> Ave. and Chester Creek from Fairview Community Council to South Addition Community Council.

### 25. Northwest of 9<sup>th</sup> Avenue and L Street (Maps 5, 5a)

A questionnaire response from a South Addition board member recommended to reassess the appropriate community council designation for the areas northwest of 9<sup>th</sup> Avenue and L Street, including Bootleggers Cove.

Another respondent suggested to include more of Downtown north of 9<sup>th</sup> Avenue in South Addition Community Council by extending further east into Downtown’s mixed-use residential areas.

(Source Comments in Appendix B: 230, 421.)

#### Boundary Review Criteria:

- *1. Stable Boundaries.* Retain existing district unless the criteria show a reason to change.
- *2. Representation:* South Addition is a highly active, engaged community council.
- *3. Natural Communities:* Land use and higher density and larger scale development pattern more in common with Downtown than South Addition;
- *3. Natural Communities:* More connectivity of streets and connection of activities with Downtown;
- *3. Natural Communities:* Connectivity of streets and mix of uses along 5<sup>th</sup> Avenue next to Elderberry Park, and natural connection from Downtown to the Cook Inlet in that area;
- *3. Natural Communities:* Multifamily residential density and character of Bootleggers Cove north of 9<sup>th</sup> Avenue;
- *3. Natural Communities:* Commercial area north of 9<sup>th</sup> Avenue is not South Addition’s neighborhood commercial focus center; Sagaya City Market is more central;
- *3. Natural Communities:* South Addition’s board indicated in consultation with staff that there are few active community council members from north of 9<sup>th</sup> Avenue as there is not a strong sense of belonging from Bootleggers Cove;
- *3. Natural Communities:* South Addition’s board commented in consultation with staff that if Bootleggers Cove residents became a part of Downtown, the three community councils in the area could be more cohesive and aligned with their residents and development goals.
- *4. Identifiable Boundaries:* L Street; ridges and breaks in the city’s topography above Bootleggers Cove;
- *4. Identifiable Boundaries:* 9<sup>th</sup> Avenue and Delaney Park Strip as a westward continuation of South Addition’s existing boundary with Downtown;
- *4. Identifiable Boundaries:* Breaks in street connectivity across Delaney Park;



- *5. Community Desires:* South Addition's executive board supports transferring the area north of 9<sup>th</sup> Avenue to Downtown;
- *5. Community Desires:* 9 of 10 questionnaire responses from South Addition said that its boundaries reflect natural communities; 5 said its boundaries should not be changed, and 3 recommended changes; 9 said South Addition is in an optimal size range;
- *5. Community Desires:* 4 of 7 questionnaire responses from Downtown agreed its boundaries reflect natural communities; 3 said no changes to boundaries should be considered, 3 were not sure, and 1 recommended changes but not west of L Street;
- *6. Optimal Size:* Downtown Community Council's population is 2,374; adding the study area would boost its population to 3,116 adding more residents having multifamily and mixed-use residences in common with Downtown residents;
- *6. Optimal Size:* South Addition's population is 4,384, including 742 in the study area north of 9<sup>th</sup> Avenue and west of L Street. If the study area is transferred out and the other transfers recommended by staff in boundary study areas #23 and #24 are carried out, its population would be 3,752.
- *7. Sharing Information:* The study area is in a Census Tract shared with South Addition, but in its own Census Block Group.

#### **Options and Recommendations:**

- *Option A.* No change. Retain existing boundaries.
- *Option B (Preferred):* Transfer the areas west of "L" Street and north of 9<sup>th</sup> Avenue from South Addition Community Council to Downtown Community Council.
- *Option C:* Establish the top of the bluff above Bootleggers Cove as the physical boundary between Downtown and South Addition councils, from 9<sup>th</sup> Avenue and Resolution Park, so that upland areas are conveyed to Downtown council; Bootleggers Cove would remain in South Addition.

- *Option D:* Transfer Downtown's western areas with housing southwest of 6<sup>th</sup> and H Street from Downtown to South Addition.

#### **26. North Star Community Council District** *(Map 6)*

3 questionnaire responses indicated that North Star Community Council district is too small and recommended to merge it with Midtown and/or Spenard Community Councils.

*(Source Comments in Appendix B: 72, 85, 116.)*

#### **Boundary Review Criteria:**

- *1. Stable Boundaries:* The findings in the criteria that follow do not indicate a need to dissolve this community council.
- *2. Representation:* North Star provides active, engaged representation on issues throughout its district. Spenard and Midtown focused elsewhere, not on neighborhood issues north of Fireweed Lane or in Chester Creek greenbelt.
- *3. Natural Communities:* North Star neighborhoods are residential whereas Midtown and nearby Spenard areas are primarily commercial districts.
- *3. Natural Communities:* Midtown Community Council is a business district, and its areas south of North Star are primarily commercial property owners.
- *3. Natural Communities:* North Star's core neighborhood spans east and west of Arctic Boulevard, such that dividing North Star between Spenard and Midtown at Arctic Boulevard would split a natural community.
- *3. Natural Communities:* Fireweed Lane corridor is a common interest with Midtown Community Council, equivalent in a way to how Chester Creek is a common interest with South Addition Community Council.
- *4. Identifiable Boundaries:* Fireweed Lane provides a simple, identifiable boundary.
- *5. Community Desires:* North Star Community Council adopted a resolution on March 8, 2023 that requests to retain its district and present boundaries.

- *5. Community Desires:* 3 of 7 questionnaire survey responses from North Star members agree with existing boundaries and 1 was neutral.
- *6. Optimal Size:* North Star Community Council includes more than 3,000 residents and dozens of businesses, is active monthly and regularly meets quorum.
- *7. Sharing Information:* Not investigated.

#### Options and Recommendations:

- *Option A (Recommended):* No change. Retain North Star Community Council.\*
- *Option B:* Merge North Star Community Council and Midtown Community Council district.
- *Option C:* Merge areas of North Star Community Council west of Arctic Boulevard into Spenard Community Council, and merge the areas east of Arctic Boulevard to Midtown Community Council district.

*\* The Boundary Advisory Committee recommends Option A (by unanimous vote).*

#### **27. Romig Park near Hillcrest Drive (Map 6b)**

1 questionnaire response recommended to transfer the Romig Park neighborhood along Spenard Road (up to the Hillcrest Drive area) from North Star Community Council to Spenard Community Council district.

Staff review finds this a mostly residential area north of 25<sup>th</sup> Avenue, tucked between Spenard Road and Minnesota Drive. The Franz bakery is also in this area. This area and areas east of Spenard Road in the western portion of North Star Community Council are in the Romig Park Improvement Company water district, a community well.

*(Source Comment in Appendix B: 251.)*

#### Boundary Review Criteria:

- *1. Stable Boundaries.*
- *2. Representation:* Either community council seems capable, although North Star possibly more focused on this general area.

- *3. Natural Communities:* Shared community (water) service district east and west of Spenard Road and north of Hillcrest Drive;
- *3. Natural Communities:* Shared residential character in Romig Park and North Star—a mixed density of older homes with some condos and apartments;
- *3. Natural Communities:* North Star geographic focus along the top of the bluff above Chester Creek;
- *3. Natural Communities:* Nearness to the heart of North Star neighborhoods, peripheral location in Spenard area;
- *3. Natural Communities:* Neighborhood east-west street connections on Hillcrest Drive;
- *4. Identifiable Boundaries:* Breaks in street connectivity to the south of Fireweed “extended” west of Spenard Road;
- *4. Identifiable Boundaries:* Spenard Road;
- *5. Community Desires:* 3 of 7 questionnaire survey responses from North Star agreed with existing boundaries; 1 was neutral; and 3 responses indicated that North Star is too small and recommended to merging it.
- *5. Community Desires:* North Star Community Council adopted a resolution on March 8, 2023 that requests to retain its district and present boundaries.
- *5. Community Desires:* Spenard Community Council executive committee requested returning to their historical boundaries in Midtown but it was not clear to staff if they requested this specific area (Appendix A, Comment 427).
- *6. Optimal Size:* Romig Park residents have historically been active in the councils attending North Star council meetings, which supports the critical mass of active members in this relatively small community council.
- *7. Sharing Information:* Shared Assembly district with North Star and northwestern Spenard.

#### Options and Recommendations:

- *Option A (Recommended):* No change. Retain existing boundaries.\*

- *Option B:* Transfer the Romig Park Subdivision west of Spenard Road and north of Fireweed Lane extended, from North Star to Spenard Community Council.

\* *The Boundary Advisory Committee recommends Option A (by unanimous vote).*

## 28. Midtown Community Council District (Map 6)

6 questionnaire responses, and a letter from the Spenard Community Council executive committee (Appendix B, comment no. 427), indicated that Midtown Community Council is not providing representation or participation opportunities for its residents because it is focused on representing commercial property owners and businesses, for example by moving its membership meeting time to noon. 2 of the responses were from Midtown residents and recommended to merge Midtown Community Council with North Star. The other 4 responses recommended merging with Spenard Community Council or a combination of councils. One of these 4 responses also suggested that another option could be to extend Spenard eastward to C Street

(Source Comments in Appendix B: 56, 172, 390, 191, 199, 222, 427.)

### Boundary Review Criteria:

- *1. Stable Boundaries.* A primary rationale for changing the boundaries seems to be the community council's unique noon-hour meeting time that seems to have the effect of discouraging participation by residents of the community council district. Otherwise, the boundary review criteria below do not seem to show a strong reason to dissolve Midtown.
- *2. Representation:* Midtown is an active, engaged community council on issues throughout its district, meeting monthly, making quorum, and adhering to its bylaws;
- *2. Representation:* Midtown is Anchorage's largest commercial and employment center with 100s of businesses; but it also has 4,543 residents—more residents than in Downtown and some of the residentially oriented community councils;

- *2. Representation:* Midtown executive board's focus is on commercial property owner and business issues, and it is conducting active outreach to businesses;
- *2. Representation:* If Midtown were required to also conduct outreach to its residents to encourage them to become active members, then the Municipality should be consistent and require all community councils to conduct active outreach and recruiting;
- *2. Representation:* Midtown meetings are in-person only, at the noon hour on a weekday, however are open to the public, and open to Midtown residents to become members; Community councils are private associations so it could be problematic for the Assembly to direct them when and where to meet or mandate a hybrid (in-person + remote) meeting format;
- *2. Representation:* Municipal staff do not perceive that residents are being made unwelcome at Midtown meetings;
- *2. Representation:* Midtown reached out to and engaged with residents of Midtown and Spenard (in Windemere neighborhood) regarding 2 potential homeless shelters, on Tudor Road and Arctic Boulevard;
- *2. Representation:* Representation can be improved by strategies other than boundary changes, such as assistance with Zoom (hybrid) meetings, or evolution in Midtown's executive committee's focus;
- *3. Natural Communities:* Midtown developed later than Spenard and became a natural community with business and development issues and was recognized as a community council in 2004;
- *3. Natural Communities:* Shared aspiration—creating a Midtown Plan; the potential for a business improvement district;
- *3. Natural Communities:* Colonial Manor in the superblock between Arctic, Benson, C Street, and 36<sup>th</sup> Avenue; and other large residential enclaves in Midtown;
- *3. Natural Communities:* Midtown's anchoring institution at Loussac Library and open space at Midtown Cuddy Family Park;

- *3. Natural Communities:* Midtown’s focus on two commercial corridors: Northern Lights / Benson and “C” / “A” Street couplet;
- *4. Identifiable Boundaries:* Fireweed Lane; Northern Lights/Benson Blvd.; Tudor Road; International Airport Road;
- *4. Identifiable Boundaries:* Arctic Boulevard; C Street; A Street; Seward Highway;
- *5. Community Desires:* Midtown Community Council executive committee responded by email (Exhibit A, comment 430) that it is satisfied with and requests to retain its current boundaries;
- *5. Community Desires:* 14 members of Midtown sent questionnaire responses:
  - 9 agreed that current boundaries align with natural communities, 2 disagreed, and 3 were neutral.
  - 9 said no changes to boundaries should be considered; 2 were not sure; and 2 called for merging Midtown into North Star to improve opportunities for participation and representation for residents.
  - 10 said Midtown is in an optimal size range, 2 said it was too small, and 2 were not sure.
- *5. Community Desires:* North Star adopted a resolution on March 8, 2023, requesting to retain its district and not merge with Midtown;
- *5. Community Desires:* 3 of 7 questionnaire survey responses from North Star members agree with existing boundaries, 1 was neutral, and 3 recommended merging North Star with Midtown and/or Spenard;
- *5. Community Desires:* 17 members of Spenard sent questionnaire responses:
  - 9 agreed that current boundaries align with natural communities, 4 disagreed, and 4 were neutral.
  - 6 said no changes to boundaries should be considered; 3 called for merging Midtown into Spenard; 4 called for other boundary changes for Spenard; and 4 were not sure.

- 10 said Midtown is in an optimal size range, 2 were not sure, and 2 said it was too small.

- *6. Optimal Size:* A district that is primarily commercial in character can be a legitimate natural community, like Downtown;
- *6. Optimal Size:* Midtown has a population of 4,543, Spenard has nearly 8,800, and each has 100s of businesses and many items of business for their meeting agendas;
- *6. Optimal Size:* If Midtown and Spenard Community Councils are individually within the optimal size range for a community council to be engaged in all its areas, combining them risks exceeding optimal size range and creating challenges providing focused representation for all areas between Turnagain to Seward Highway;
- *7. Sharing Information:* Not investigated.

#### Options and Recommendations:

- *Option A:* No change. Retain Midtown Community Council with its existing boundaries.
- *Option B: (Preferred).* No change. Retain Midtown Community Council with its existing boundaries. Investigate if there is merit in considering adjustments to municipal code or funding levels to encourage and/or resource open, accessible meetings, such as offering training and tech assistance, to maximize participation and representation for all members of each community council district.
- *Option C:* Transfer the areas west of C Street, which contain most of the residences in Midtown, from Midtown Community Council to Spenard Community Council.
- *Option D:* Merge Midtown Community Council into Spenard Community Council.
- *Option E:* Merge Midtown Community Council areas south of 36<sup>th</sup> Avenue into Spenard Community Council and areas north of 36<sup>th</sup> into North Star Community Council.



## 29. Spenard Community Council District (Map 6)

1 questionnaire response recommended to realign the Spenard Community Council district boundaries to follow [Assembly district boundaries](#) if those work well with natural communities.

Staff finds that Assembly District 2 is west of Minnesota Drive, its eastern boundary. In the area of Spenard east of Minnesota Drive, Assembly Districts 1 and 4 are divided north and south by 36<sup>th</sup> Avenue.

(Source Comments in Appendix B: 94.)

### Boundary Review Criteria:

- 1. *Stable Boundaries:* The findings in the criteria that follow do not indicate a need to dissolve this community council.
- 2. *Representation:* Spenard provides active, engaged representation on issues throughout its district.
- 3. *Natural Communities:* The boundaries between Assembly Districts 1, 2, and 4 split the natural communities that form Spenard, and would cut the Spenard Road corridor into 3 parts and arbitrary dividing lines.
- 3. *Natural Communities:* See also boundary study area #26 assessment this criteria, with respect to areas in Midtown and North Star.
- 4. *Identifiable Boundaries:* Minnesota Drive is a strong physical traffic barrier running north to south, although other physical features further west (the Alaska Railroad, Fish Creek) also provide strong boundaries that enable Spenard to remain whole.
- 5. *Community Desires:* Spenard Community Council executive committee comments (Appendix A, comment 427) indicate an interest in expanding the community council eastward, but not to divide its existing areas at 36<sup>th</sup> Avenue or Minnesota Drive.
- 5. *Community Desires:* 22 of 28 questionnaire survey responses from Turnagain members agree the community council district reflects the natural community and 5 were neutral.
- 6. *Optimal Size:* Not investigated.

- 7. *Sharing Information:* Potential alignment with Assembly District boundaries.

### Options and Recommendations:

- *Option A (Recommended):* No change. Retain existing boundaries.\*
- *Option B:* Transfer all areas west of Minnesota Drive to Turnagain Community Council, merge the remaining areas with North Star (north of 36<sup>th</sup> Avenue) and Midtown (south of 36<sup>th</sup> Avenue).

\* *The Boundary Review Committee recommends Option A (by unanimous vote).*

## 30. Turnagain Community Council District (Map 6)

3 questionnaire responses indicated that North Star Community Council district is too small and recommended to merge it with Midtown and/or Spenard Community Councils.

(Source Comments in Appendix B: 203.)

### Boundary Review Criteria:

- 1. *Stable Boundaries:* The findings in the criteria that follow do not indicate a need to dissolve this community council.
- 2. *Representation:* Turnagain provides active, engaged representation on issues throughout its district.
- 3. *Natural Communities:* Turnagain Community Council often addresses western neighborhood issues such as the Coastal Trail and Airport, whereas Spenard is focused on Spenard Road and the mixed neighborhoods along that corridor.
- 3. *Natural Communities:* Turnagain and Spenard share the Spenard Road corridor as the nearest commercial and mixed-use district.
- 3. *Natural Communities:* Turnagain and Spenard share an interest in Fish Creek and impacts of the Alaska Railroad Corridor.
- 3. *Natural Communities:* Most of Turnagain's residential neighborhoods are distinct in character and somewhat distant out west from Spenard.

- **3. Natural Communities:** Fireweed Lane corridor is a common interest with Midtown Community Council, equivalent in a way to how Chester Creek is a common interest with South Addition Community Council.
- **4. Identifiable Boundaries:** The Alaska Railroad, Fish Creek, southern Spenard Road, Wisconsin Street, and Northern Lights as barriers and boundary options.
- **5. Community Desires:** Turnagain Community Council executive committee responded by email (Exhibit A, comment 426) that it is satisfied with Turnagain's current boundaries.
- **5. Community Desires:** 22 of 28 questionnaire survey responses from Turnagain members agree the community council district reflects the natural community and 5 were neutral.
- **6. Optimal Size:** Turnagain and Spenard Community Councils each seem to generally be within the optimal size range for maintaining an active community council engaged in all its areas. Combining them may exceed that size range and create challenges providing focused representation for all areas.
- **7. Sharing Information:** Not investigated.

#### **Options and Recommendations:**

- **Option A (Recommended):** No change. Retain Turnagain Community Council with its existing boundaries.
- **Option B:** Merge Turnagain Community Council and Spenard Community Council district.
- \* *The Boundary Review Committee recommends Option A (by unanimous vote).*

#### **31. West of Fish Creek to Wisconsin Street (TBD) (Map 6)**

1 questionnaire response recommended to transfer the neighborhoods south of W. Northern Lights between Fish Creek and Wisconsin Street from Turnagain Community Council to Spenard Community Council district.

(Source Comments in Appendix B: 191.)

#### **Boundary Review Criteria:**

1. *Stable Boundaries:* TBD
2. *Representation:* TBD.
3. *Natural Communities:* TBD.
4. *Identifiable Boundaries:* TBD
5. *Community Desires:* TBD.
6. *Optimal Size:* TBD.
7. *Sharing Information:* TBD.

Spenard council proposed to annex areas west of Turnagain Boulevard from Turnagain council. The Spenard Road corridor and surrounding residential areas at the heart of Spenard are currently divided between Spenard and Turnagain councils. This study area addresses the Spenard Road corridor.

#### **Applicable Criteria:**

- *Natural Communities:* Northwood and Lake Hood school attendance areas;
- *Natural Communities:* Spenard council geographic focus on Spenard Road corridor and Fish Creek;
- *Natural Communities:* Turnagain council focal points include Coastal Trail, Airport, Northern Lights, Wisconsin Street, Lake Hood, Balto Seppala Park, and Fish Creek;
- *Natural Communities:* Mutual focus on and stewardship of Fish Creek;
- *Natural Communities:* Neighborhood street connectivity, access to Spenard;
- *Natural Communities:* Neighborhood character – scale of homes and lots, the pattern of streets,
- *Identifiable Boundaries:* Fish Creek and greenbelt—creek restoration will increase water flow, creek viability.
- *Identifiable Boundaries:* Spenard Road, Railroad.

#### **Options and Recommendations:**

- **Option A.** No change. Retain existing boundaries.

- *Option B:* Transfer the neighborhoods south of W. Northern Lights between Fish Creek and Wisconsin Street from Turnagain Community Council to Spenard Community Council.

#### Options and Recommendations (Old)

- *Option A (Recommended):* Establish Fish Creek as the boundary between Spenard and Turnagain councils between Northern Lights Boulevard and Spenard Road. Areas west of Fish Creek, including the former La Honda Trailer Court site and the Lake Hood Elementary attendance area, would be in Turnagain. Areas east of Fish Creek, including almost all of the Northwood Elementary attendance area, would be Spenard.
- *Option C:* As an alternative to above, convey commercial areas south of Lakeshore Drive to Spenard council, leaving a few Spenard businesses in Turnagain council.
- *Option B (Recommended):* In addition, to above, convey the nonresidential districts (B-3, R-O, and I-1) on the north side of Spenard Road near Lakeshore Drive to Spenard council. Spenard Road commercial corridor would be entirely in Spenard council.
- *Option D:* Convey only areas east of Fish Creek to Spenard council. West of Fish Creek, Spenard Road would remain as an identifiable boundary between Spenard and Turnagain councils.

### 32. Spenard Beach Park (TBD) (Map 6a)

1 questionnaire response recommended to transfer Spenard Beach Park from Turnagain Community Council to Spenard Community Council district.

(Source Comments in Appendix B: 191.)

#### Boundary Review Criteria:

1. *Stable Boundaries:* TBD
2. *Representation:* TBD.
3. *Natural Communities:* TBD.
4. *Identifiable Boundaries:* TBD

5. *Community Desires:* TBD.

6. *Optimal Size:* TBD.

7. *Sharing Information:* TBD.

#### Options and Recommendations:

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Transfer Spenard Beach Park from Turnagain Community Council to Spenard Community Council.

### 33. South of Dimond Boulevard to 92nd Avenue (TBD) (Map 7)

A questionnaire response, which was from a Taku Campbell Community Council officer representing the position of its board, recommended to transfer the area south of Dimond Boulevard between Dimond and 92<sup>nd</sup> Avenue out of Taku/Campbell. The community council membership had had discussed reducing its southern boundary from 92<sup>nd</sup> Avenue up to Dimond Boulevard Taku Campbell Community Council as members find the district is too large, has a lot of business to address in the industrial areas north of Dimond, has not had many agenda items from the area south of Dimond, and believe 92<sup>nd</sup> Avenue is difficult to find, and Dimond Boulevard is preferable to provide a stronger, cleaner southern boundary.

To assess options, Planning staff identified alternative options to transfer areas south of Dimond Boulevard to Bayshore/Klatt, Abbott Loop, and/or Old Seward/Oceanview Community Councils.

(Source Comments in Appendix B: 298.)

#### Boundary Review Criteria:

- 1. *Stable Boundaries.*
- 2. *Representation:* Area between Dimond and 92<sup>nd</sup> is peripheral to Taku Cambbell and other councils.
- 3. *Natural Communities:* Dimond Center commercial center straddles north and south of Dimond Boulevard, extending south to 92<sup>nd</sup>/Scooter.

- *3. Natural Communities:* Old Seward/Oceanview is centered east of C Street along Old Seward Highway.
- *3. Natural Communities:* Bayshore/Klatt is Centered west of C Street, mostly southwest of Minnesota Dr./O'Malley Rd.
- *3. Natural Communities:* Dimond Estates Mobile Home Park is in Klatt Elementary school attendance area, however ASD has discussed transferring it to Campbell Elementary school attendance area. Queensgate and Newland Subdivisions in Campbell Elementary attendance area.
- *4. Identifiable Boundaries:* 92<sup>nd</sup> Avenue not identifiable or constructed west of Old Seward Highway.
- *4. Identifiable Boundaries:* Dimond Boulevard; O'Malley Road.
- *4. Identifiable Boundaries:* C Street; Alaska Railroad; Seward Highway.
- *5. Community Desires:* Taku Campbell membership preference to not represent this area.
- *6. Optimal Size:* Abbott Loop one of the most populous councils.
- *7. Sharing Information:* State legislative districts boundaries on Dimond Boulevard and (New) Seward Highway.
- *7. Sharing Information:* Assembly Midtown district boundary on Dimond Boulevard; Assembly West and South districts boundary on C Street except for Vernon St. neighborhood (Newland Subdivision).

#### Options and Recommendations:

- *Option A:* No change. Retain existing boundaries.
- *Option B:* Transfer all areas south of Dimond Boulevard from Taku Campbell Community Council to Bayshore/Klatt Community Council.
- *Option C:* Transfer the area south of Dimond and west of C Street (to Minnesota Drive) from Taku Campbell Community Council to Bayshore/Klatt Community Council; and transfer the area east of C Street (to the New Seward Highway) to Old Seward/Oceanview Community Council, *in combination with*

*Option B of Boundary Study Area #34 and Option B of Boundary Study Area #35.*

#### **34. Bayshore/Klatt Community Council District (TBD) (Maps 7 and 8)**

1 questionnaire response indicated that Bayshore/Klatt Community Council district too large and recommended to divide it into two community council districts.

To assess options, Planning staff identified alternative options to either split Bayshore/Klatt Community Council into two community councils, or to transfer all areas **east of the Alaska Railroad corridor** to Old Seward/Oceanview and/or Abbott Loop Community Councils.

*(Source Comments in Appendix B: 371.)*

#### Boundary Review Criteria:

1. *Stable Boundaries.*
  2. *Representation:* TBD.
- *3. Natural Communities:* Bayshore/Klatt focus on Southport residential areas;
  - *3. Natural Communities:* Diamond Willow Estates and Hillcrest Subdivisions residential areas east of Old Seward Highway north of O'Malley Road in Taku Elementary attendance area.
  - *3. Natural Communities:* Diamond Willow Estates and Hillcrest Subdivisions residential areas east of Old Seward Highway between Scooter Drive and O'Malley Road are more distant, disconnected, and different in character from Bayshore/Klatt residential areas than from Old Seward/Oceanview.
  - *3. Natural Communities:* Diamond Willow Estates and Hillcrest Subdivisions residential areas east of Old Seward Highway share Old Seward Highway corridor connection with Old Seward/Oceanview.
  - *Natural Communities:* South Anchorage industrial area, as identified in the Comprehensive Plan, extends generally from Dimond Boulevard to O'Malley Road, C Street to Old Seward Highway, straddling the Alaska Railroad Utility Corridor;

- *Natural Communities:* Old Seward/Oceanview and Taku/Campbell focus along the Old Seward Highway;
- *4. Identifiable Boundaries:* Dimond Boulevard, O'Malley Road.
- *4. Identifiable Boundaries:* C Street; Alaska Railroad Utility Corridor; Seward Highway.
- *5. Community Desires:*
- *6. Optimal Size:* TBD.
- *7. Sharing Information:* Assembly West and South districts boundary on C Street except for Vernon St. neighborhood (Newland Subdivision).

**Options and Recommendations:**

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Select Option B in Boundary Study Area #35, to transfer areas southeast of O'Malley and C Street to Old Seward/Oceanview Community Council
- *Option B:* Transfer all areas east of the Alaska Railroad corridor to Old Seward/Oceanview Community Council.
- *Option C:* Transfer all areas east of C Street to Abbott Loop Community Council.
- *Option D:* Adopt an Assembly Resolution supporting the establishment of a separate community council to serve parts of Bayshore/Klatt Community Council.

**35. South of O'Malley Road to Klatt Road, East of C Street (TBD) (Map 8)**

3 questionnaire responses recommended to transfer the area of C Street on the west, O'Malley Road on the north, New Seward Highway on the east, and Klatt Road on the south, from Bayshore/Klatt Community Council to Old Seward/Oceanview Community Council district.

(Source Comments in Appendix B: 241, 318, 422.)

**Boundary Review Criteria:**

1. *Stable Boundaries.* TBD
2. *Representation:* TBD.

3. *Natural Communities:* Study area is in Klatt Elementary school attendance area, however ASD has discussed transferring it to Oceanview Elementary school attendance area.

4. *Identifiable Boundaries:* TBD

5. *Community Desires:* TBD.

6. *Optimal Size:* TBD.

7. *Sharing Information:* 7. *Sharing Information:* Assembly West and South districts boundary on C Street and West Klatt Road; Both councils are in same state legislative district.

**Options and Recommendations:**

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Transfer the area of C Street on the west, O'Malley Road on the north, New Seward Highway on the east, and Klatt Road on the south, from Bayshore/Klatt Community Council to Old Seward/Oceanview Community Council.

**36. Oceanview East of Old Seward Highway (TBD) (Map 9)**

1 questionnaire response recommended to transfer the area of Oceanview neighborhood between the Old Seward Highway and the Seward Highway from Old Seward/Oceanview Community Council to Huffman/O'Malley Community Council district.

(Source Comments in Appendix B: 137.)

**Boundary Review Criteria:**

1. *Stable Boundaries.* TBD
2. *Representation:* TBD.
3. *Natural Communities:* TBD.
4. *Identifiable Boundaries:* TBD
5. *Community Desires:* TBD.
6. *Optimal Size:* TBD.
7. *Sharing Information:* TBD.



### Options and Recommendations:

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Transfer the area of Oceanview neighborhood between the Old Seward Highway and the Seward Highway from Old Seward/Oceanview Community Council to Huffman/O'Malley Community Council.

### 37. East of Elmore Road from 104th Ave to De Armoun Road (TBD) (Map 9)

1 questionnaire response recommended to transfer areas east of Elmore Road from Huffman/O'Malley Community Council to Hillside Community Council district.

(Source Comments in Appendix B: 166.)

### Boundary Review Criteria:

1. *Stable Boundaries.* TBD
2. *Representation:* TBD.
3. *Natural Communities:* TBD.
4. *Identifiable Boundaries:* TBD
5. *Community Desires:* TBD.
6. *Optimal Size:* TBD.
7. *Sharing Information:* TBD.

It was originally proposed that all residential areas east Ruth Arcand Park, between Abbott and O'Malley Road, be conveyed to Mid-Hillside council.

However, Huffman/O'Malley objected to a boundary as far south as O'Malley Road. A facilitated negotiation process resulted in a compromise boundary at 104<sup>th</sup> Avenue, small local street to the north of O'Malley Road. This study area reviews the result according to the boundary criteria.

This area appears as Area 11B in the Boundary Review Committee report.

### Applicable Criteria:

- *Natural Communities:* O'Malley school attendance area based in Mid-Hillside;
- *Identifiable Boundaries:* O'Malley Road is a physical and traffic barrier;

- *Identifiable Boundaries:* O'Malley is simple to understand as a boundary and easiest for residents to relate to;
- *Identifiable Boundaries:* 104<sup>th</sup> Avenue is narrow, unpaved, not a thru street;
- *Natural Communities:* Good local street connectivity between areas north and south of 104<sup>th</sup> Avenue—no physical barrier along 104<sup>th</sup> Avenue;
- *Natural Communities:* Huffman/ O'Malley council concerns about Alaska Zoo impacts on water wells;
- *Community Desires:* Some residents in between 104<sup>th</sup> Avenue and O'Malley Road wish to remain within Huffman/O'Malley council district;
- *Community Desires:* Councils negotiated the boundary on 104<sup>th</sup> Avenue in a facilitated process.

### Options and Recommendations (Historical):

- *Option A:* Convey the zoo and residential area north of O'Malley Road to Mid-Hillside, to adhere to identifiable boundaries and shared elementary school areas.
- *Option B:* Convey the residential area north of 104<sup>th</sup> Avenue to Mid-Hillside, to adhere to a compromise negotiated between two councils, and supported by the Boundary Review Committee.
- *Option A (Recommended):* Convey the Undesignated area north of Rabbit Creek (water body) into Hillside East. Incorporate the Undesignated Area south of Rabbit Creek (water body) to Rabbit Creek council. [Note: Due to an error, the public review draft Map 9-B does not show the east boundary line of the proposed extended Rabbit Creek council. Map 9-B should have depicted a solid line separating Rabbit Creek council and Chugach State Park.]

### Options and Recommendations:

- *Option A.* No change. Retain existing boundaries.

- *Option B:* Transfer areas east of Elmore Road from Huffman/O'Malley Community Council to Hillside Community Council.

### 38. Higher Elevations of Rabbit Creek Community Council (TBD) (Map 9)

1 questionnaire response recommended to transfer higher-elevation portions of Rabbit Creek Community Council district out of Rabbit Creek.

To assess options, Planning staff identified an options to transfer higher-elevation portions of Rabbit Creek Community Council district to Bear Valley Community Council.

(Source Comments in Appendix B: 112.)

#### Boundary Review Criteria:

1. *Stable Boundaries:* TBD
2. *Representation:* TBD.
3. *Natural Communities:* TBD.
4. *Identifiable Boundaries:* TBD
5. *Community Desires:* TBD.
6. *Optimal Size:* TBD.
7. *Sharing Information:* TBD.

#### Options and Recommendations (TBD):

- *Option A.* No change. Retain existing boundaries.
- *Option B:* Transfer higher-elevation portions of Rabbit Creek Community Council district to Bear Valley Community Council.

### 39. Undetermined Boundary Study Areas (Map N/A)

6 questionnaire responses indicated dissatisfaction with existing boundaries in 5 community council districts, including Rabbit Creek, Rogers Park (2 responses), Russian Jack, Sand Lake, and University Area. However, staff was unable to determine their specific issue. These six responses did not provide enough information for staff to be able to determine the issue or boundary segment of concern, and the questionnaire responses did

not provide contact information for staff to be able to request clarification.

(Source Comments in Appendix B: 306, 89, 183, 139, 405, 374.)

#### Options and Recommendations:

- *Option A (**Recommended**):* No changes to boundaries based on these responses.\*

\* *The Boundary Advisory Committee concurs with this recommendation (by unanimous vote).*



# 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).

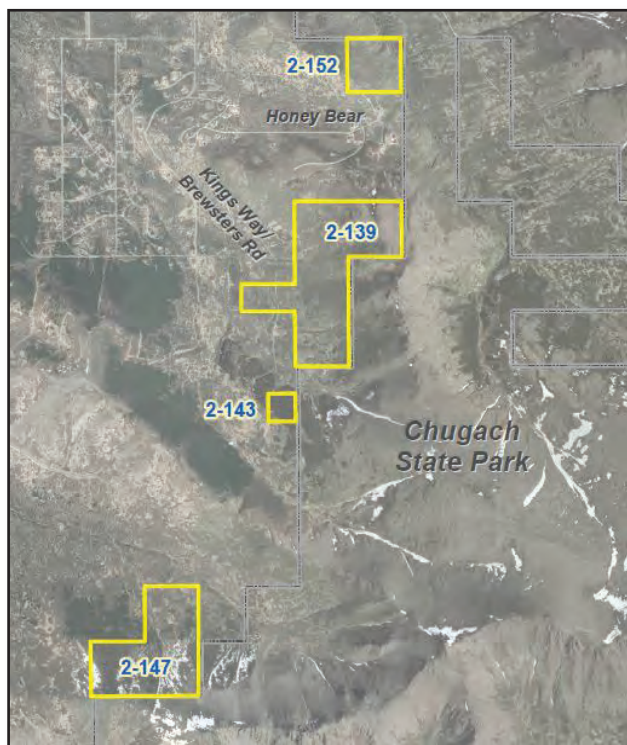


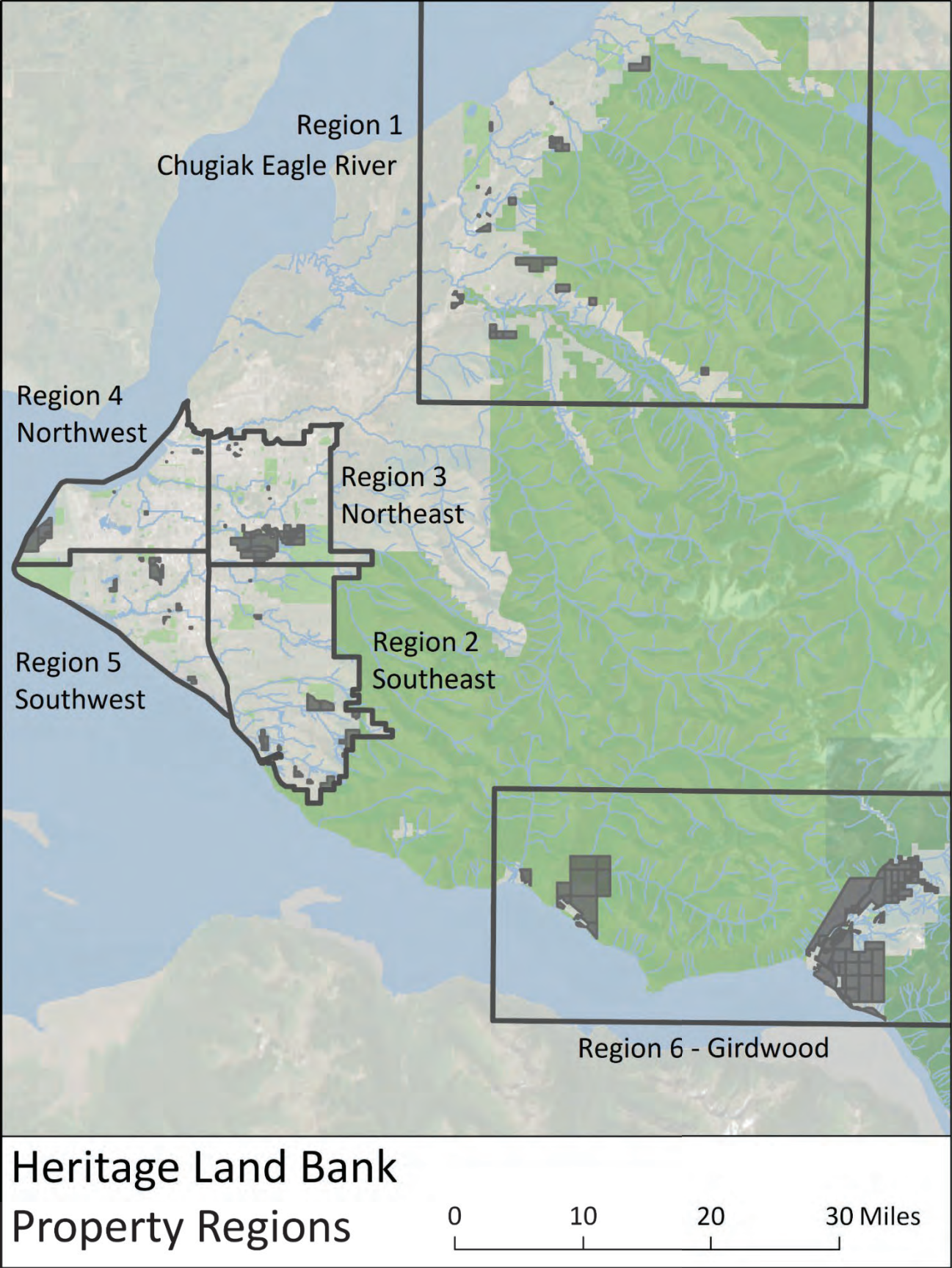
Figure2: HLB Parcels Adjacent to Chugach State Park

*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.

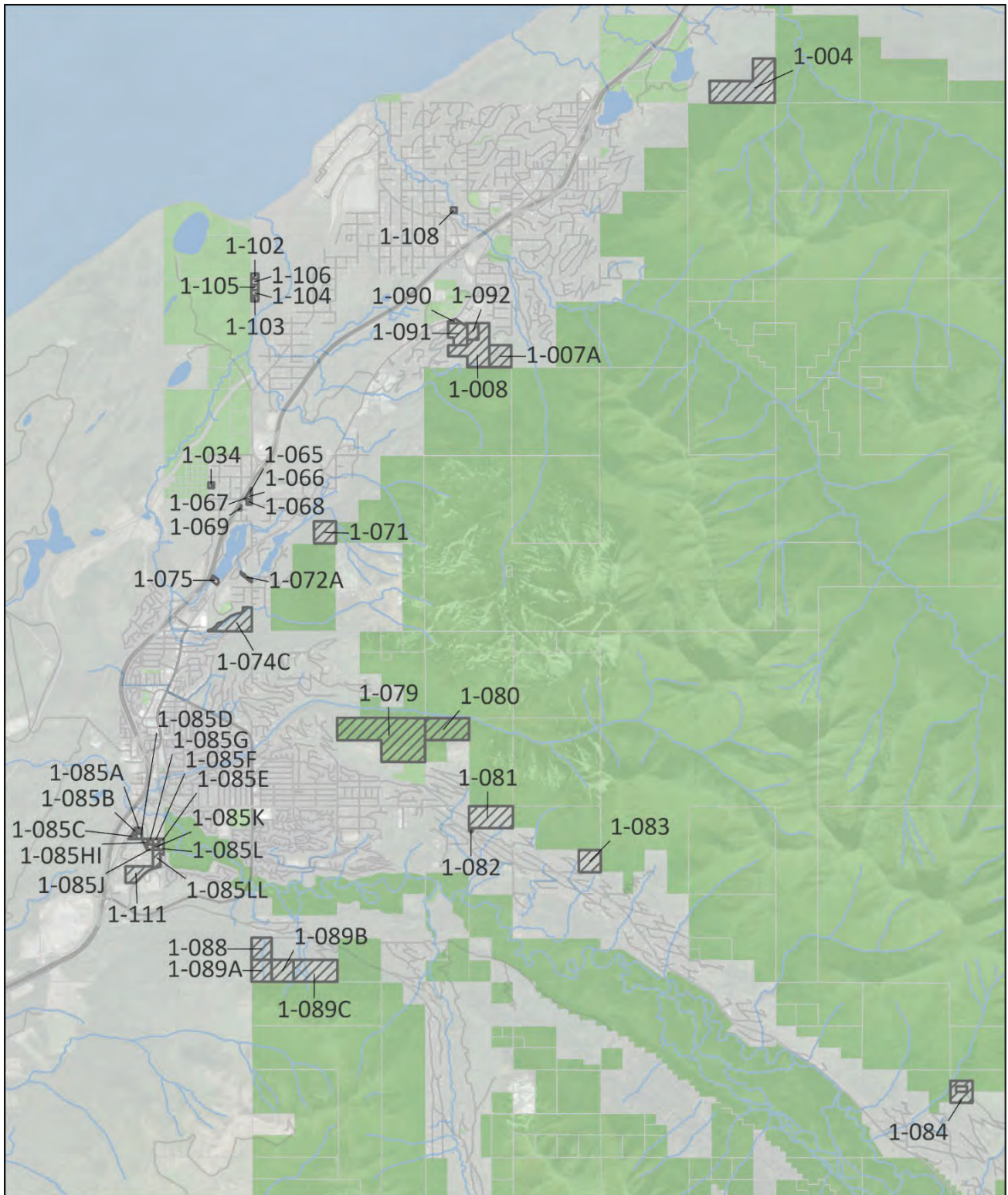
## Guide to Abbreviations and Acronyms

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







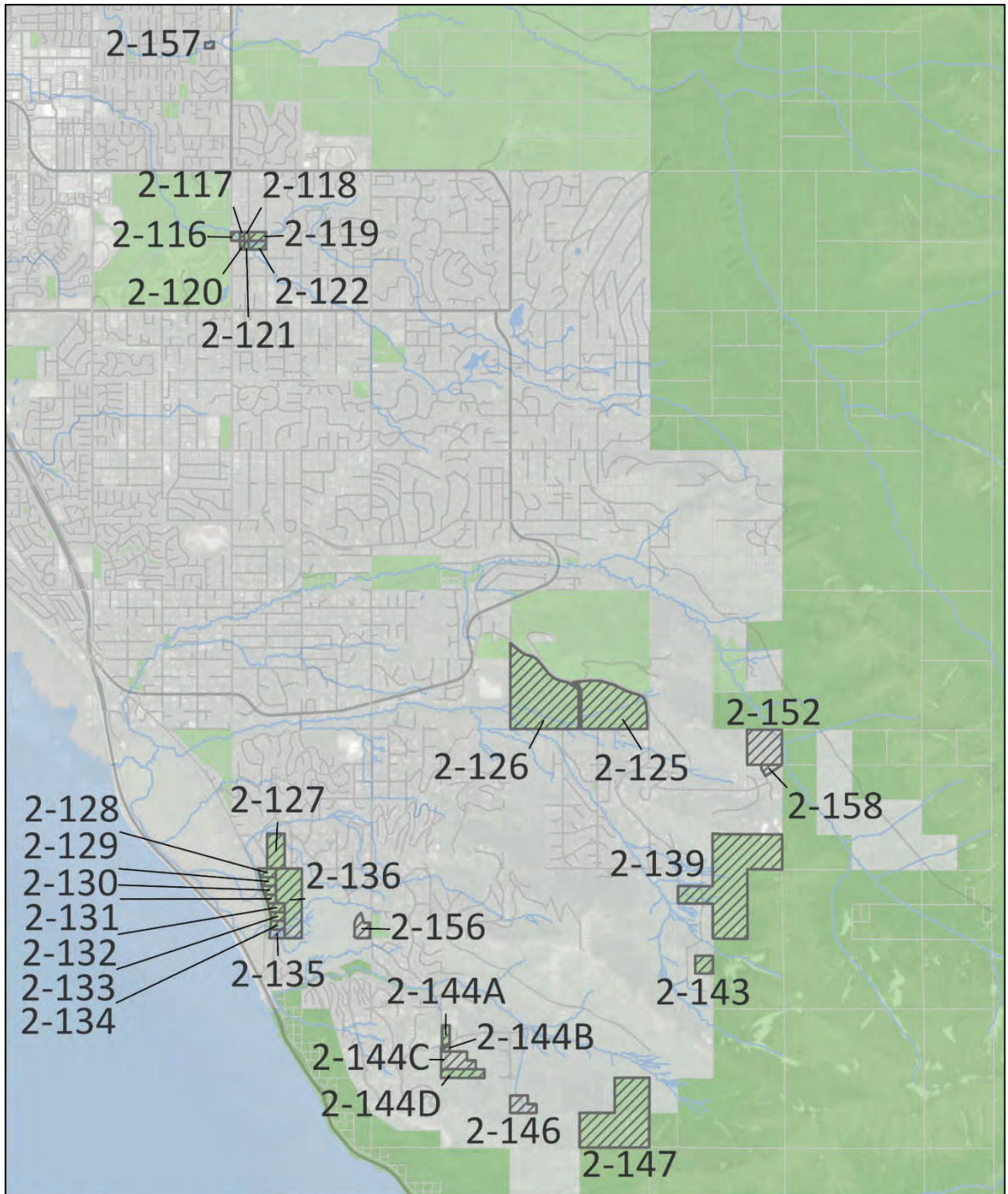


# HLB Property Region 1

## Chugiak Eagle River Parcels

0 2 4 6 Miles

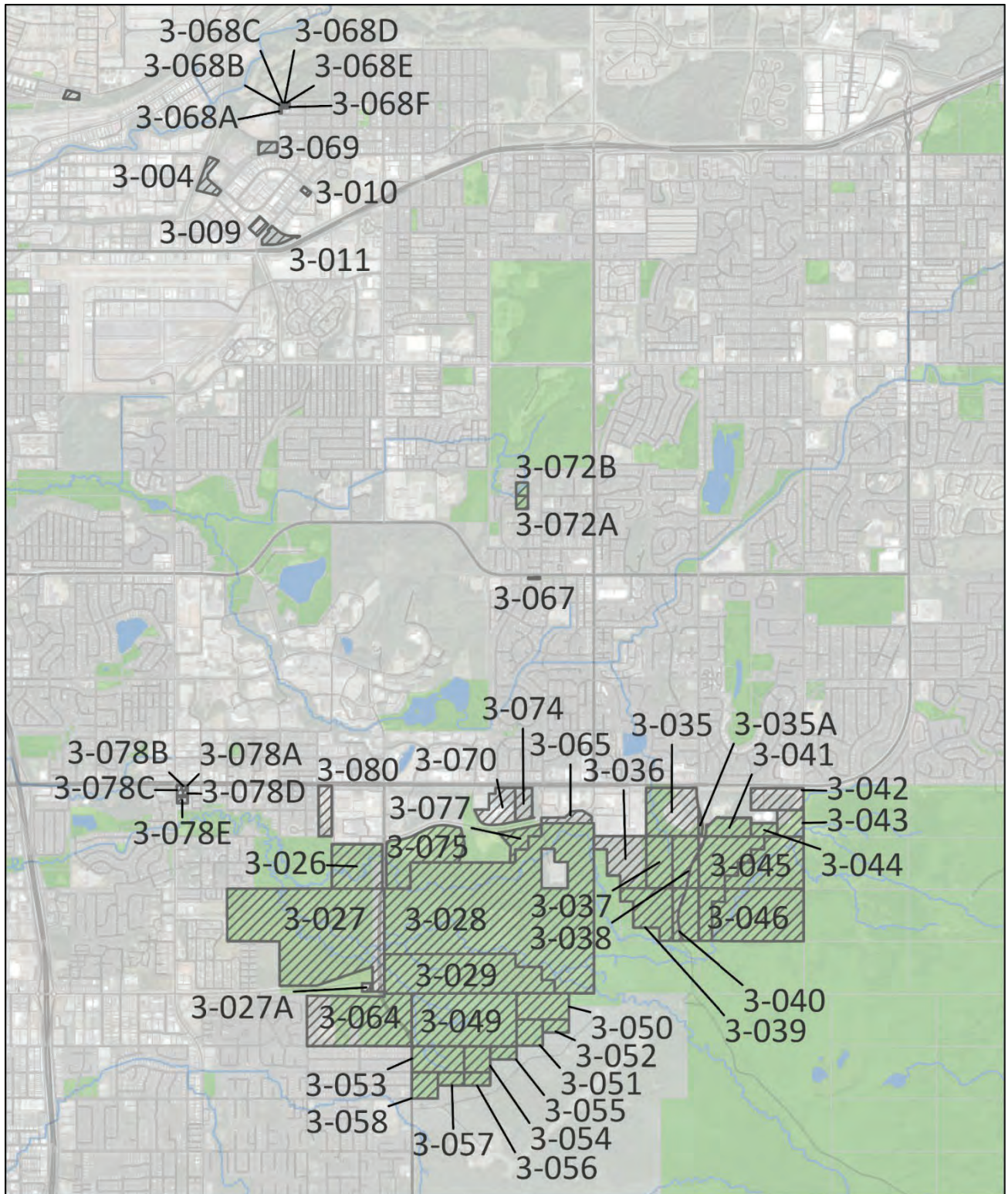




## HLB Property Region 2 Southeast Parcels

0 2 4 Miles

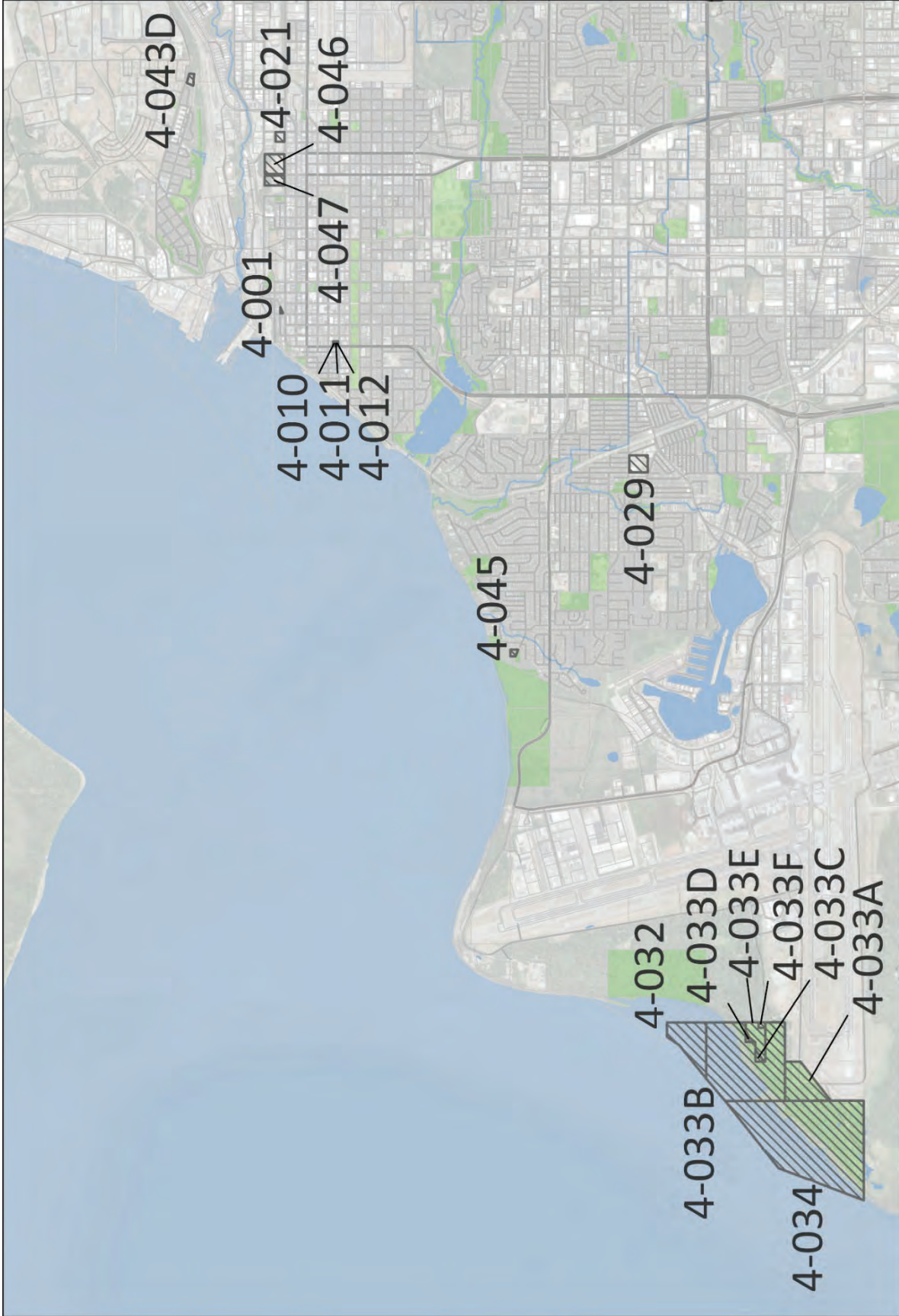




## HLB Property Region 3 Northeast Parcels

0 1 2 3 Miles

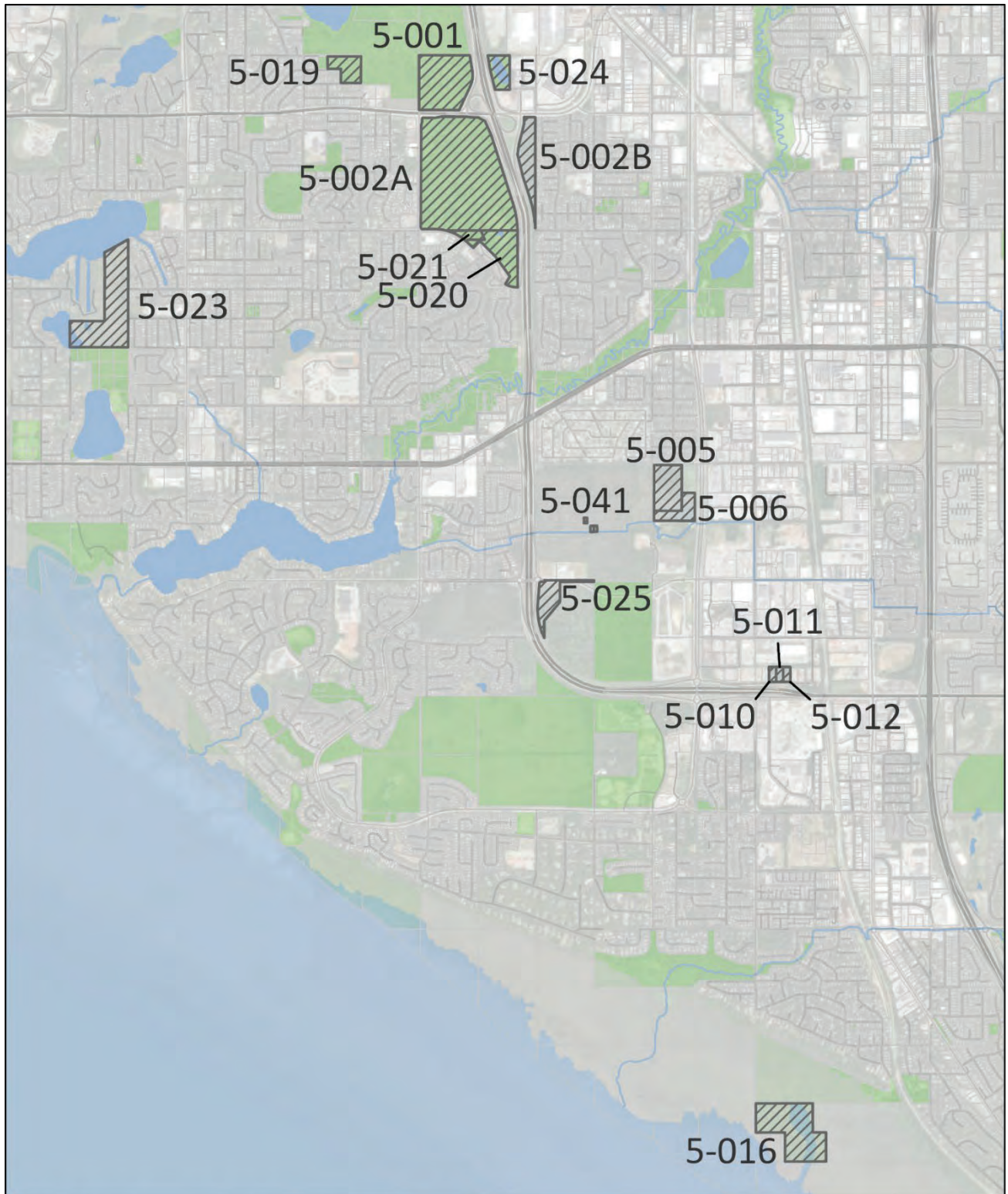




## HLB Property Region 4 Northwest Parcels



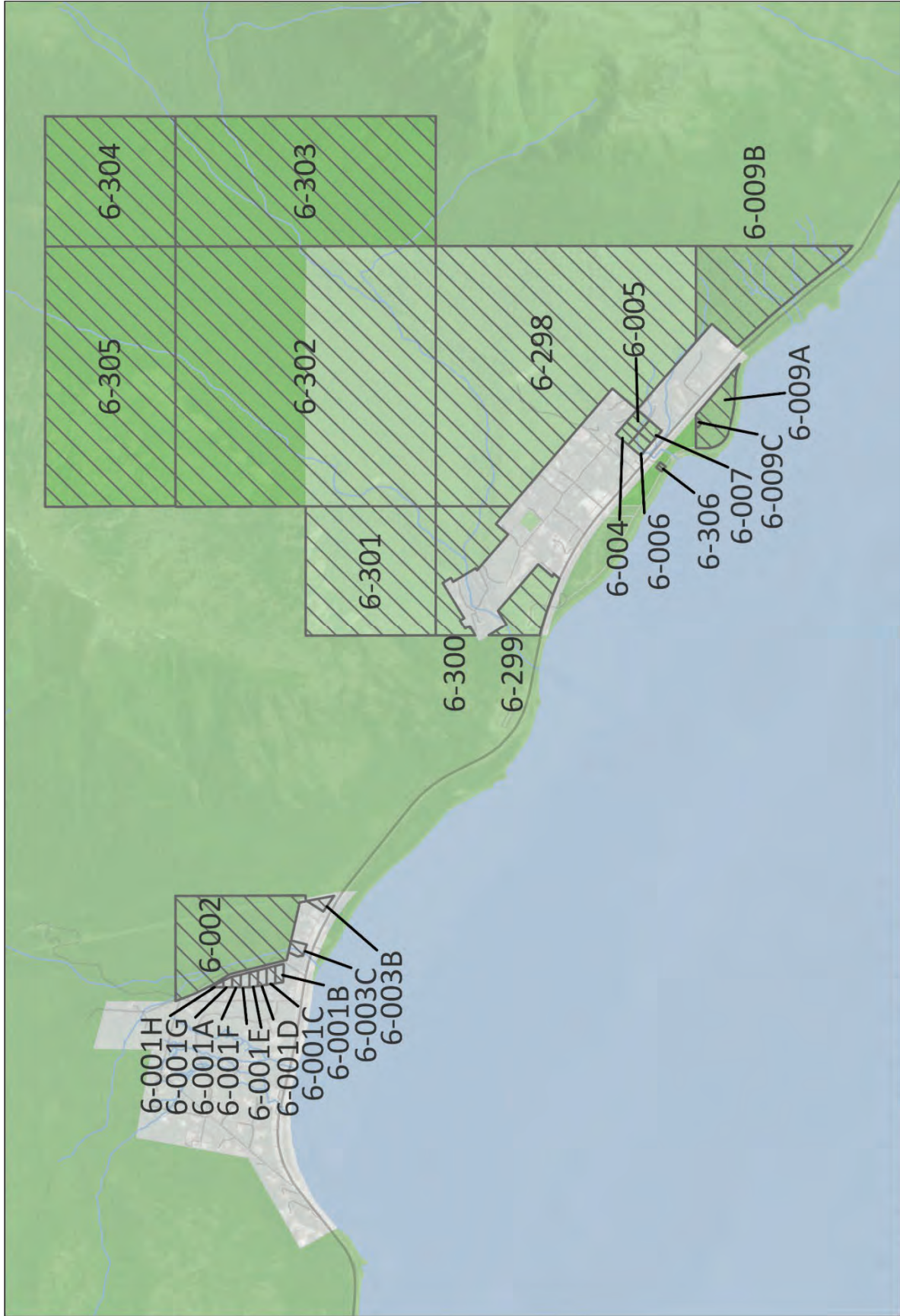




## HLB Property Region 5 Southwest Parcels

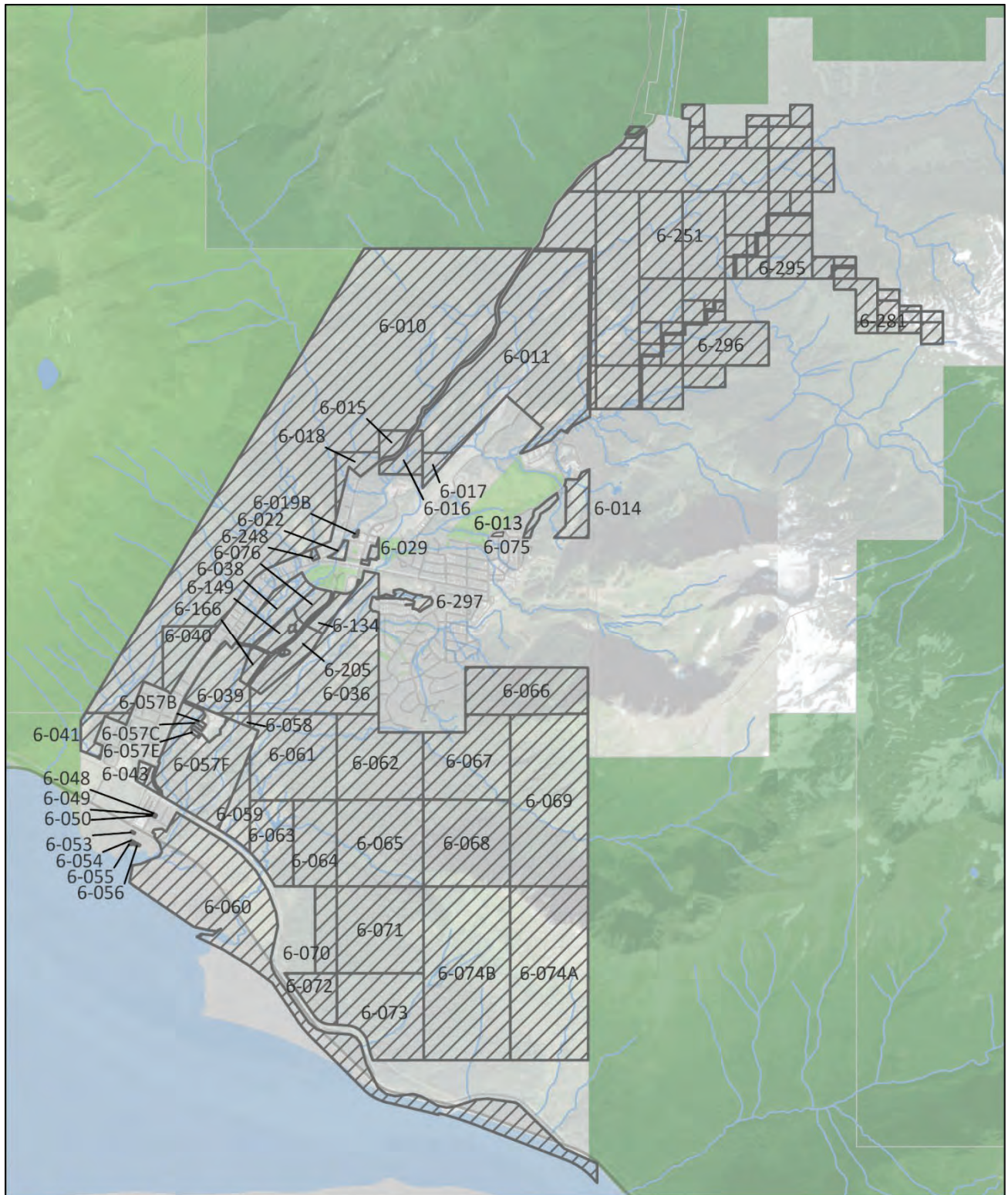
0 1 2 3 Miles





## 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>			
	12/87 Balance	\$1,803,175	<b>1994:</b>	<b>1/94 Balance</b>	<b>\$2,406,449</b>
<b>1988:</b>	<b>1/88 Balance</b>	<b>\$1,803,175</b>		Revenue	2,219,763
	Revenue	1,451,700		Expenses	<u>-1,663,360</u>
	Expenses	<u>- 660,174</u>		12/94 Balance	\$2,962,852
	12/88 Balance	\$2,594,701	<b>1995:</b>	<b>1/95 Balance</b>	<b>\$2,962,852</b>
				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

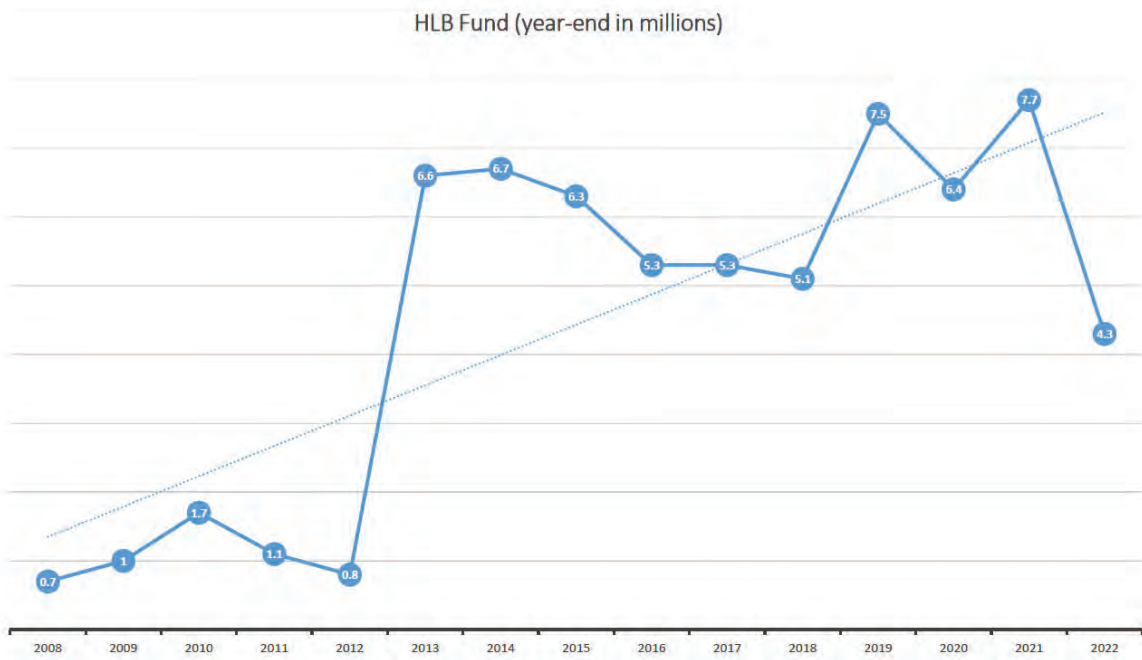
2019    **1/19 Balance**    **\$5,163,857**  
Revenue                2,427,234  
Expenses              1,175,725  
Receivables           1,105,000  
10/19 Balance        \$7,520,366

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

**RETURN TO: Director**  
Municipality of Anchorage  
Parks and Recreation Department  
632 W 6<sup>th</sup> Avenue, Suite 630  
Anchorage, AK 99501

Anchorage Recording District

ALYESKA BASIN #6 BLK 23 PARK RESERVE  
Tax ID # 075-181-44

### **INTRAGOVERNMENTAL USE PERMIT**

The Municipality of Anchorage, acting by and through the Parks and Recreation Department, whose mailing address is 632 W 6<sup>th</sup> Avenue, Suite 630, Anchorage, AK 99501. The Parks and Recreation Department, hereinafter called the PERMITTER, hereby grants authority to Anchorage Water and Wastewater Utility, a municipal agency, whose mailing address is 3000 Arctic Boulevard, Anchorage, AK 99503, hereinafter called the PERMITTEE, and to its successors, assigns, licensees, and permittees, an intragovernmental use permit for the construction, operation, maintenance, and repair of a combined water booster and pressure reducing valve (PRV) substation with water main together with the right to license, permit, or otherwise agree to the exercise of these rights by any other person or entity, through, across, over and under lands of the PERMITTER, situated in Anchorage Recording District, State of Alaska, as shown on attached Exhibit A and more particularly described as follows:

#### **PORTIONS WITHIN THE PARK RESERVE OF BLOCK 23, ALYESKA BASIN SUBDIVISION, UNIT VI (PLAT 74-41); See attached Exhibits **A and B.****

and that only such rights in the land above described shall be acquired as shall be necessary for the construction, reconstruction, alteration, operation, maintenance, and repair of said utilities and appurtenances, reserving unto the PERMITTER the right to use said property in any way and for any purpose not inconsistent with the rights hereby permitted; provided that PERMITTEE shall have the right to enter upon said property for the purposes herein described; provided that such work shall be accomplished in such a manner that the PERMITTER'S improvements existing in said permit area shall not be disturbed or destroyed, or in the event that they are disturbed or destroyed, PERMITTEE shall replace or restore such improvements in as good a condition as they were immediately before the property was entered upon by PERMITTEE; and, provided that PERMITTER shall not construct any permanent structures within the permit area without written permission of PERMITTEE, its successors, or assigns.

PERMITTEE shall, at its own expense, and with all due diligence, comply with all of the provisions of local, state, and federal law which are now in effect or may later be adopted by any governmental authority, as well as any administrative agency or court orders relating to health, safety, noise, environmental protection, waste disposal, hazardous or toxic materials, and water and air quality, applicable to the PERMITTEE, to the Permit Area, and PERMITTEE'S use thereof. PERMITTEE agrees to indemnify and hold the PERMITTER harmless from and against any and all claims arising, directly or indirectly, from PERMITTEE'S use and related conduct in or about the Permit Area.



It is agreed that this Intragovernmental Use Permit shall be converted to a Water Easement in perpetuity, conveying the aforementioned rights to the Municipality of Anchorage, if said property is conveyed to an owner other than the Municipality of Anchorage.

Accompanying this permit is **Exhibit C** describing the building and landscaping to mitigate the visual impact associated with this permit.

PERMITTER: **MUNICIPALITY OF ANCHORAGE**

\_\_\_\_\_  
By: Kent Kohlase  
Its: **Acting** Municipal Manager

\_\_\_\_\_  
Date:

STATE OF ALASKA                    )  
  )ss.  
THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Kent Kohlase, **Acting** Municipal Manager of the Municipality of Anchorage.

\_\_\_\_\_  
Notary Public for the State of Alaska  
My Commission Expires: \_\_\_\_\_

CONCURRENCE: **PARKS AND RECREATION DEPARTMENT**

\_\_\_\_\_  
By: Michael Braniff  
Its: Director

\_\_\_\_\_  
Date:

## CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that Anchorage Water and Wastewater Utility, Permittee herein, hereby accepts for public purposes the real property, or interests therein, described in this instrument and consents to the recordation thereof.

PERMITTEE: **ANCHORAGE WATER AND WASTEWATER UTILITY**

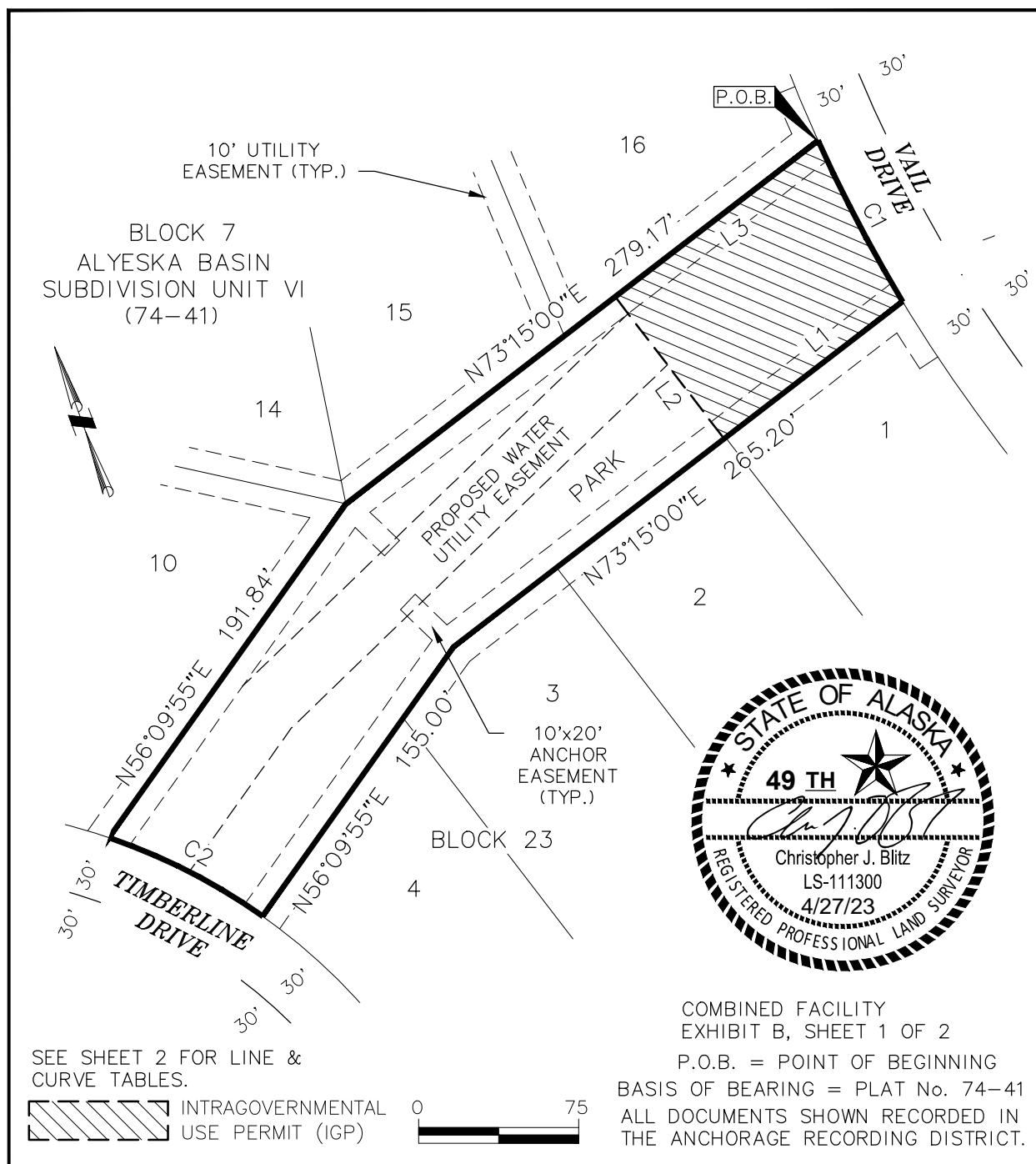
\_\_\_\_\_  
By: Mark A. Corsentino, P.E.  
Its: General Manager

\_\_\_\_\_  
Date:

STATE OF ALASKA                    )  
  )ss.  
THIRD JUDICIAL DISTRICT )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20XX, by Mark A. Corsentino, General Manager of the Anchorage Water and Wastewater Utility.

\_\_\_\_\_  
Notary Public for the State of Alaska  
My Commission Expires: \_\_\_\_\_



CRW ENGINEERING GROUP, INC., 3940 ARCTIC BLVD. SUITE 300, ANCHORAGE, ALASKA 99503  
PHONE: (907) 562-3252 - #AECL882-AK



MUNICIPALITY OF ANCHORAGE  
WATER & WASTEWATER UTILITY

**GIRDWOOD WATER SYSTEM  
IMPROVEMENTS PROJECT**  
Project ID: WW00171

OWNER'S INITIALS: \_\_\_\_\_

EXISTING PARCEL AREA: ± 36,469 S.F.  
EASEMENT ACQUISITION TYPE: IGP  
EASEMENT ACQUISITION AREA: ± 9,383 S.F.

PAGE \_\_\_\_ OF \_\_\_\_ DATED \_\_\_\_\_

SCALE: 1" = 75'  
GRID: N/A

DATE: 4/27/2023  
FIGURE No. 1

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD B.	CHORD L.
C1	85.16'	720.43'	6°46'21"	S06°55'30"E	85.11'
C2	81.13'	280.00'	16°36'06"	N42°08'08"W	80.85'

LINE DATA		
LINE	LENGTH	BEARING
L1	105.48'	S73°15'00"W
L2	83.86'	N16°45'00"W
L3	120.00'	N73°15'00"E



COMBINED FACILITY  
EXHIBIT B, SHEET 2 OF 2  
BASIS OF BEARING = PLAT No. 74-41  
ALL DOCUMENTS SHOWN RECORDED IN  
THE ANCHORAGE RECORDING DISTRICT.

CRW ENGINEERING GROUP, INC., 3940 ARCTIC BLVD. SUITE 300, ANCHORAGE, ALASKA 99503  
PHONE: (907) 562-3252 - #AECL882-AK



MUNICIPALITY OF ANCHORAGE  
WATER & WASTEWATER UTILITY

**GIRDWOOD WATER SYSTEM  
IMPROVEMENTS PROJECT**  
Project ID. WW00171

OWNER'S INITIALS: \_\_\_\_\_

EXISTING PARCEL AREA: ± 36,469 S.F.  
EASEMENT ACQUISITION TYPE: IGP  
EASEMENT ACQUISITION AREA: ± 9,383 S.F.

PAGE \_\_\_ OF \_\_\_ DATED \_\_\_\_\_

SCALE: 1" = 75'  
GRID: N/A  
DATE: 4/27/2023  
FIGURE No. 1

EXHIBIT A  
Legal Description  
(AWWU Project WW00171)

Intragovernmental Use Permit  
Combined Facility

An Intragovernmental Use Permit for a Combined Facility located within that portion of a Park Parcel located between Blocks 7 & 23, Alyeska Basin Subdivision, Unit VI, Plat 74-41, Anchorage Recording District, Third Judicial District, State of Alaska, further described as follows:

Beginning from the TRUE POINT OF BEGINNING at the southeast corner of Lot 16, Block 7, same being the northeasterly corner of said Park Parcel and being a point on a curve defining the westerly Right-of-Way line of Vail Drive, concave to the east, having a radius of 720.43 feet, thence southeasterly on said curve to the left for an arc distance of 85.16 feet through a central angle of  $6^{\circ}46'21''$ , having a chord bearing  $S6^{\circ}55'30''E$  and a chord distance of 85.11 feet, thence  $S73^{\circ}15'00''W$  on the southerly lot line of said Park Parcel a distance of 105.48 feet, thence departing said lot line  $N16^{\circ}45'00''W$  a distance of 83.86 feet to a point on the northerly lot line of said Park Parcel, thence  $N73^{\circ}15'00''E$  on said lot line a distance of 120.00 feet to the northeasterly corner of said Park Parcel and to the true POINT OF BEGINNING, containing 9,383 square feet more or less as shown on Exhibit B.

This Intergovernmental Use Permit is subject to two existing 10-foot-wide Utility Easements as shown on Plat 74-41.

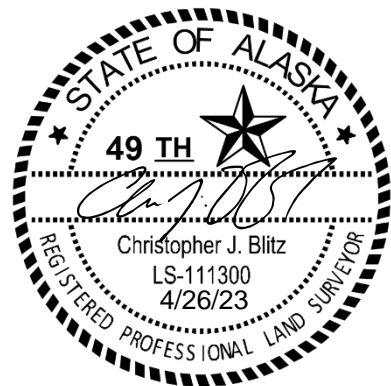


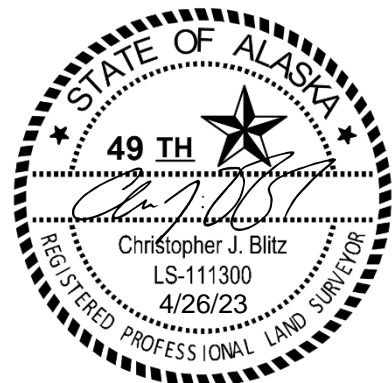
EXHIBIT A  
Legal Description  
(AWWU Project WW00171)

Intragovernmental Use Permit  
Water Utility Easement

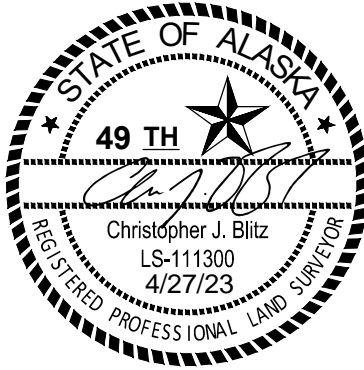
An Intragovernmental Use Permit for a Water Utility Easement located within that portion of a Park Parcel located between Blocks 7 & 23, Alyeska Basin Subdivision, Unit VI, Plat 74-41, Anchorage Recording District, Third Judicial District, State of Alaska, further described as follows:

Commencing from the POINT OF COMMENCEMENT at the southeast corner of Lot 16, Block 7, same being the northeasterly corner of said Park Parcel and being a point on a curve defining the westerly Right-of-Way line of Vail Drive; thence  $S73^{\circ}15'00''W$  on a northerly lot line of said Park Parcel a distance of 120.00 feet; thence departing said lot line  $S16^{\circ}45'00''E$  on the west line of a proposed Intragovernmental Use Permit for a Combined Facility, a distance of 10.00 feet to a point on the southerly line of an existing 10-foot-wide Utility Easement per Plat 74-41 and the TRUE POINT OF BEGINNING; thence continuing  $S16^{\circ}45'00''E$  on the west line of said Intragovernmental Use Permit a distance of 30.19 feet; thence  $S66^{\circ}47'11''W$  a distance of 245.15 feet; thence  $S56^{\circ}09'55''E$  a distance of 82.43 feet to a point on a non-tangent curve defining the westerly boundary of said Park Parcel and the easterly Right-of-Way line of Timberline Drive, being concave to the southwest and having a radius of 280.00 feet; thence northwesterly on said curve to the left for an arc distance of 30.61 feet through a central angle of  $6^{\circ}15'51''$ , having a chord bearing  $N45^{\circ}10'49''W$  and a chord distance of 30.60 feet; thence departing said curve  $N56^{\circ}09'55''E$  on a southerly line of an existing 10-foot-wide Utility Easement per Plat 74-41 a distance 91.24 feet; thence departing said easement line  $N66^{\circ}47'11''E$  a distance of 251.33 feet to a point on the southerly line of said 10-foot-wide Utility Easement and to the TRUE POINT OF BEGINNING, containing 10,044 square feet more or less as shown on Exhibit B.

This Intragovernmental Use Permit is subject to two existing 10-foot by 20-foot anchor easements per Plat 74-41.







CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD B.	CHORD L.
C1	85.16'	720.43'	6°46'21"	S06°55'30"E	85.11'
C2	81.13'	280.00'	16°36'06"	N42°08'08"W	80.85'
C3	30.61'	280.00'	6°15'51"	N45°10'49"W	30.60'

LINE DATA		
LINE	LENGTH	BEARING
L1	120.00'	S73°15'00"W
L2	10.00'	S16°45'00"E
L3	30.19'	S16°45'00"E
L4	245.15'	S66°47'11"W
L5	82.43'	S56°09'55"W
L6	91.24'	N56°09'55"E
L7	251.33'	N66°47'11"E



WATER UTILITY EASEMENT  
EXHIBIT B, SHEET 2 OF 2  
BASIS OF BEARING = PLAT No. 74-41  
ALL DOCUMENTS SHOWN RECORDED IN  
THE ANCHORAGE RECORDING DISTRICT.

CRW ENGINEERING GROUP, INC., 3940 ARCTIC BLVD. SUITE 300, ANCHORAGE, ALASKA 99503  
PHONE: (907) 562-3252 - #AECL882-AK



MUNICIPALITY OF ANCHORAGE  
WATER & WASTEWATER UTILITY

**GIRDWOOD WATER SYSTEM  
IMPROVEMENTS PROJECT**  
Project ID. WW00171

OWNER'S INITIALS: \_\_\_\_\_

PAGE \_\_\_ OF \_\_\_ DATED \_\_\_\_\_

EXISTING PARCEL AREA: ± 36,469 S.F.  
EASEMENT ACQUISITION TYPE: IGP  
EASEMENT ACQUISITION AREA: ± 10,044 S.F.  
SCALE: N/A DATE: 4/27/2023  
GRID: N/A FIGURE No. 1