

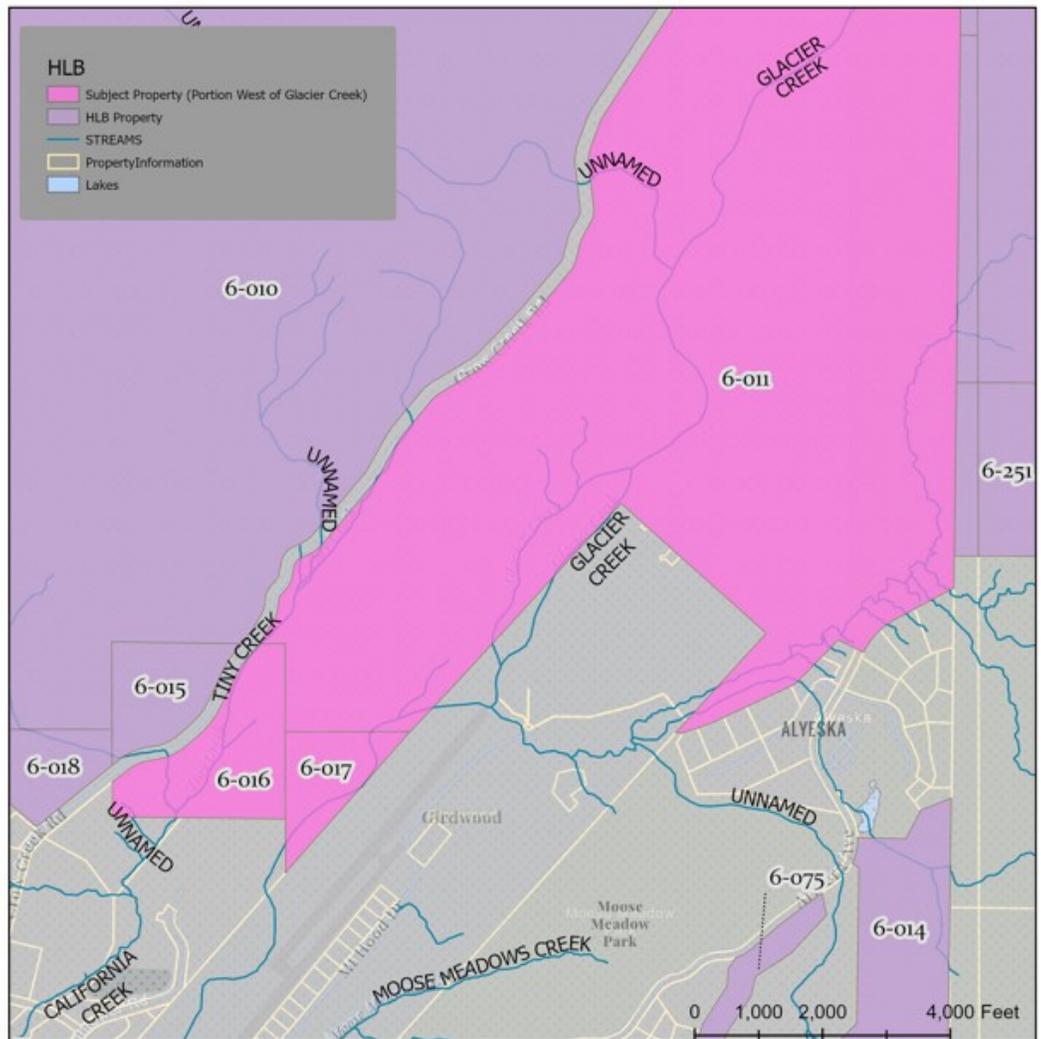
PROPOSED CONDITIONAL USE PERMIT *
PLANNED UNIT DEVELOPMENT *
AREA MASTER PLAN

NOTICE OF COMMUNITY MEETING

CY Investments, LLC invites you to participate in a community meeting on **December 22, 2021 at 6:30 pm.** This presentation has been rescheduled from the December 13th Land Use Meeting.

There will be a presentation regarding the proposed residential **Planned Unit Development including a Conditional Use Permit and Area Master Plan** of HLB property located north of Girdwood Elementary, commonly known as **Holtan Hills** (Tax IDs 075-031-32-000, 075-041-31-000, & 075-311-04-000, portions of HLB Parcels 6-011, 6-016 & 6-017 west of Glacier Creek).

This meeting will take place virtually on the TEAMS platform. To call in, dial 907-519-0237, Conference ID 571 179 940#. For a link to join via computer, email shelley.rowton@anchorageak.gov by noon on December 22nd. You may call Connie Yoshimura at 907-229-2703 or email her at cyoshimura@gci.net for more information. We look forward to talking with you about this neighborhood on December 22nd!



For more information, please contact:
CY Investments, LLC * Connie Yoshimura
907-229-2703
cyoshimura@gci.net

Heritage Land Bank
PO Box 196650
Anchorage AK 99519

NOTICE OF COMMUNITY MEETING

CY INVESTMENTS, LLC - HOLTAN HILLS
6:30 PM
MEETING WILL BE VIA TEAMS APP

Girdwood Trails Committee: Minutes are available here: www.muni.org/gtc

Cemetery Committee: No report. Minutes are available here: www.muni.org/gc

Housing Working Group (HWG): HWG December meeting canceled, Imagine!Girdwood meeting Dec 15 instead. Next meeting is slated for Jan 12. Minutes available here: www.muni.org/gluc

Imagine! Girdwood Imagine! Girdwood meeting Dec 15. Imagine! Girdwood will continue to meet virtually through the end of 2021. Group is focused on technical analysis and next steps. Funds are needed to continue the effort. Visit imaginegirdwood.org

Girdwood Board of Supervisors: Minutes are available on GBOS website: www.muni.org/gbos

HLBAC Report: The HLB Advisory Commission met FRI Nov 19 November meeting and both Girdwood agenda items were approved:

The proposed Sale of the Glacier Ranger Station to the Forest Service

Potential of the industrial park lease holders to purchase their lots per lease agreements.

These items will now head to the assembly for approval. The next meeting is scheduled for Jan 20; 6 new commissioners should be in place. Topics are below:

Case 2021-15 Work Session (2022 Work Program & 2023-2027 5-Year Plan)

Case 2021-16 Public Hearing (HLB Parcels 6-011, 6-016 & 6-017 Disposal)

Case 2022-01 (Direct Sale Code Change)

Case 2022-02 (Girdwood Parks & Rec Transfers)

Case 2022-03 (Transfers for USACE Compliance)

Case 2022-04 (Disposal of 3-010 by Sealed Bid at FMV)

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*

December 20, 2021 GBOS/LUC Joint Meeting Agenda Draft 6:00 p.m. via Microsoft Teams

This meeting is taking place via Microsoft Teams:

Join on your computer or mobile app: [Click here to join the meeting](#)

Or call in (audio only) [+1 907-519-0237](tel:+19075190237),164038831# Phone Conference ID: 164 038 831#

The Girdwood Board of Supervisors, its committees, and subcommittees are subject to the Alaska Open Meetings Act as found in Alaska Statute 44.62.310 and Anchorage Municipal Code 1.25 - Public Meetings.

The Girdwood Board of Supervisors operates under the Girdwood Public Meetings Standards of Conduct.

Call to Order 6:00 p.m. Mike Edgington or Briana Sullivan, Co-Chair
Roll Call & Disclosures

Agenda Revisions and Approval

December 20 2021 GBOS LUC Joint meeting agenda approval

Announcements:

- The public is encouraged to ask questions and provide comment. Please raise your hand and wait to be acknowledged.
- To help discussions stay productive, please direct your comments to the Board rather than other members of the public and keep your comments focused on the business under discussion.
- Please be respectful of everyone's opinions.
- GBOS Committees (Trails, Land Use, Public Safety, and Cemetery) will hold officer elections at their first regular meetings in the New Year.

PUBLIC COMMENT: Persons offering public comment must state their full name and address. Public Comment is limited to three (3) minutes per person and must be on subjects not listed on the agenda.

BUSINESS:

1. Discuss status of hybrid, virtual, and in-person meetings & return to regular meetings.
2. Discussion of process to move items from new to old business
3. Discuss Land Acknowledgment Statement

Other:

Adjourn

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



Glacier Ranger District Site Acquisition

Summary

Securing a permanent presence in the community of Girdwood is a priority for the US Forest Service. Our location in Girdwood allows many advantages in meeting our public service mission. The Ranger Station site allows us to provide public visitors with information about the Forest and the community, it is centrally located to the many small business and partner organizations that make their livelihood from the Forest, and it is home to both our full time and seasonal employees who maintain our trails and other recreation sites and manage our wildlife and fisheries resources.

Currently, the Forest Service leases the 8 acres site from the Municipality of Anchorage, managed through the Heritage Land Bank (HLB), please see attached maps. The current lease expires in 2023, and HLB has expressed a desire to sell the property to the Forest Service at appraised market rates. The Forest Service would like to purchase the property to secure a long-term presence in the community.



Background

The Chugach National Forest was established over 100 years ago, in 1907. Prior to that we were a Forest Reserve selected to preserve Alaska's 'pink gold' – our salmon. Today our mission is still focused on salmon and sustaining their natural habitat, but also on recreation, specifically opportunities that support local businesses and the growing demand for trails and public recreation. These goals are captured in our overarching mission which is "Caring for the Land and Serving People".

Until 1988, the resources and programs of the Glacier Ranger District were managed out of Anchorage. At that time, based on support from the community, we determined that we could better manage the forest resources by being part of the forest community we serve and moved to Girdwood.

Glacier District Programs

Since 1988 our forest programs have grown along with our investment in the community. Our programs include:

Visitor Services

The Glacier Ranger Station along with the Begich Boggs Visitor Information Center in Portage Valley provide information about the Girdwood community and the forest to over 250,000 visitors per year. Our avalanche information center, interpretive programs, trails, and recreation facilities serve both members of the community and are destinations for out-of-town visitors.

Forest Stewardship

Our district resource professionals help maintain, enhance, and restore our forest resources. Our ecologists partner with local cooperative organizations to maintain native plant communities and prevent invasive species. Our fisheries and wildlife biologists manage the habitat that supports the fish and wildlife populations that are important not just for the recreating public, but also for our outfitter guides, the commercial fishing fleet, and our subsistence users. Our wilderness professionals also maintain the special wilderness character that provides a world class setting in Western Prince William Sound.

Support to Local Businesses

A key role of the Glacier Ranger District is to support local business opportunities dependent upon National Forest lands. These uses include a wide variety of forest uses, such as recreation events, guided tours, business operations and land use authorizations. Notable local businesses supported through the special use program include Alpine Air, Chugach Adventures, Ascending Path, Alaska Guide

Collective, Alaska Wild Guides, Glacier City Snowmobile Tours, Chugach Powder Guides and Alaska Wildland Adventures. In total, the district supports over 50 area businesses and partner organizations through its special use program.

Community Investment

Another key mission of the Forest Service is to partner with organizations that share strategic conservation and recreation goals, often supporting these objectives with capital investment and other forest resources. Examples of this public-private partnership include the development of the Whistle Stop program with the Alaska Railroad, support of trail planning and development of the Iditarod National Historic Trail within the Girdwood Valley, land authorizations to achieve conservation objectives at the Alaska Wildlife Conservation Center, and funding to support transportation objectives with the Alaska Department of Transportation.

Proposed Site Acquisition

To be clear, the Forest Service Ranger Station is not going away. Although our current lease expires in 2023, we do have an option to renew the lease for an additional 20 years. However, we believe that purchasing the property will help us ***better serve*** the community and manage the forest resources for the following reasons:

- Purchasing the site would allow the Forest Service to move forward with several capital investment projects that will better serve the public and provide better workspace for our employees. These projects include an office addition, warehouse completion, parking lot resurfacing, and accessibility improvements. We are better able to make these investments in the site when we know we will be there for the long term. Some of these investments may not be possible if the site is rented or leased.
- A particular need is additional bunkhouse space for our seasonal workers. We are currently missing some project and program opportunities because we do not have enough seasonal workers. Some employees are able to secure the few available rental opportunities, but for others the cost of housing in Girdwood is simply too high, resulting in job offers turned down specifically due to lack of housing. Investment in additional bunkhouse space will allow us to support more staff, decrease demand on local housing, and increase the opportunity for employees of organizations and businesses within Girdwood to find housing.
- A long-term stable presence in the community is not only good for Forest employees making decisions about where to work and live, but this stability is good for local businesses. Knowing the Forest Service is committed to the community allows businesses, especially those dependent on the forest, to make more informed investment decisions about their own operations.
- A more secure long term presence helps the Forest Service be more responsive to the priorities and needs of the local community. When Forest Service employees live in the community, we are more engaged with some of the closest and most passionate users of the forest. This helps us

align forest programs and resources with the needs of the community. It also helps us understand how the community wants the forest to be managed.

- Purchase of the property would ensure public access for the Gird to Bird Trail as well as potential development of a trailhead for the lower Iditarod Trail. The Ranger Station is uniquely located adjacent to both the Gird to Bird trail and the Iditarod National Historic Trail. The parking area at the Ranger Station could serve as a trailhead for both of these important trails. Although the Alaska Railroad allows parking, this area is their private property. The Forest Service acquiring this land could increase dedicated public parking and access in the lower valley. This development and permanent public access would not be possible under our current lease situation.
- The purchase is supported by the Heritage Land Bank. The purchase price would be set at appraised market rates. Funds generated could be used for investment in other community priorities managed by the HLB, including trailhead, hand tram and or other infrastructure investment.

Public Participation

At the November 19th, 2021 meeting, the Heritage Land Bank Commissioners recommended the sale of the property to the Forest Service. This recommendation will now be considered by the Anchorage Assembly. For the proposal to be received favorably, the Assembly will look to the Girdwood Land use Committee and Girdwood Board of Supervisors for recommendations.

Public comment will be accepted at the Land Use Committee on Monday December 13th at 7:00 pm. This meeting will take place virtually via Microsoft Teams. A link to the agenda and instructions on how to join the meeting can be found here:

<https://www.muni.org/Departments/operations/streets/Service/Land%20Use%20Committee/LUC%20December%2013%20agenda%20draft.pdf> Local residents will also be able to vote on the resolution.

Public comment will also be accepted at the Girdwood Board of Supervisors (GBOS) meeting on Monday December 20th at 7:00 pm. This meeting will also take place via Microsoft Teams: [Click here to join the meeting](#) Or call in (audio only) [+1 907-519-0237](tel:+19075190237) Phone Conference ID: 877 682 532#

If you cannot attend either meeting, an email may also be sent to gbos@muni.org. Please address the note as Dear Girdwood Land Use Committee/Girdwood Board of Supervisors. You may also email Margaret Tyler, Girdwood Administrative Officer at tylerms@muni.org

Letters or emails can also be submitted to the US Forest Service. We will collect all responses and present at the Anchorage Assembly meeting. Please email District Ranger Tim Charnon at timothy.charnon@usda.gov or mail a hardcopy letter to US Forest Service P.O. Box 129, Girdwood, AK 99587



Glacier Ranger District Capital Investment Proposals

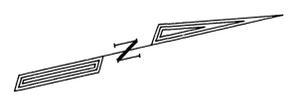
Summary

The Glacier Ranger Station has not been able to compete for capital investment dollars to address critical deferred maintenance, improve accessibility, and expand storage and office capacity. A particular concern is the current lack of adequate seasonal housing and affordable housing for year round employees. The last significant investment at the Ranger Station site was construction of a warehouse facility. This occurred in 2002, at a time with over 20 years remaining on the existing lease. Capital investment proposals since this time have been unsuccessful. It will be easier to compete and a greater likelihood for funding with site ownership.

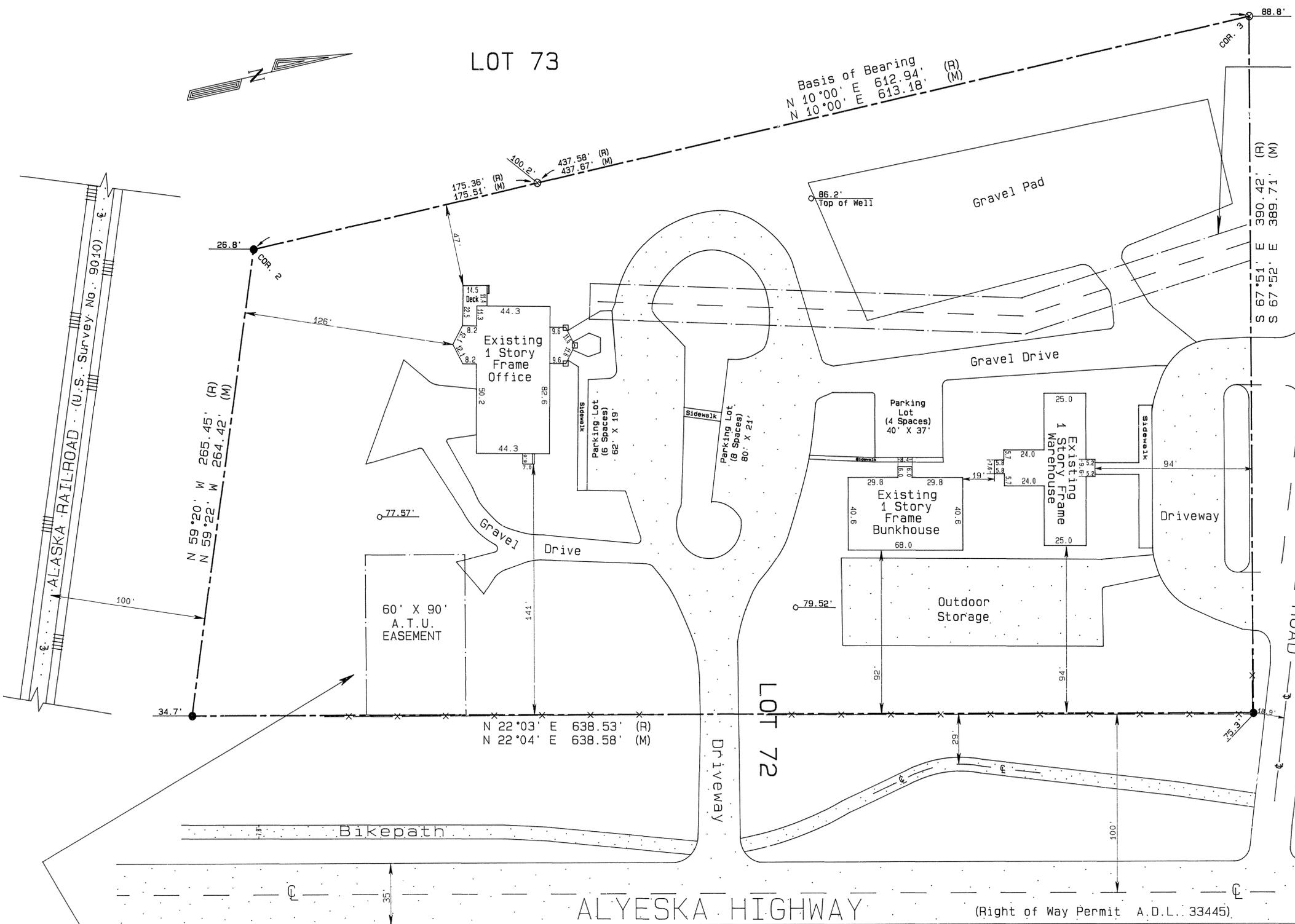
Capital Investment Needs

The following capital investment have been proposed

- Employee Housing – Design - \$175,000, Construction - \$1 million (assuming similar to existing bunkhouse size)
- Secure vehicle storage – Design - \$30,000, Construction - \$200,000
- Accessibility improvements to office (elevator) and entrances – Design - \$85,000, Construction - \$600,000
- Office addition (moving people out of basement into an office addition to the north) – Design - \$225,000, Construction - \$1.1 million (assuming an expansion similar in size to existing basement ~3,600 square feet)
- Warehouse completion - \$500,000 (assuming addition of approximately 1500 square feet)
- Parking lot resurfacing - \$125,000



LOT 73



CHUGACH ELECTRIC ASSOCIATION EASEMENT
A strip of land 20 feet wide located within Lot 72, U.S. Survey No. 3042, the centerline of said strip being more particularly described as follows: Commencing at the northwest corner of Lot 72; thence along the property line parallel to Monarch Mine Road S67°51'00" 126 feet to the point of beginning; thence S03°39'18"W 143 feet; thence S23°29'45"W 260 feet to the end of said strip.

NOTE: Grading width of Monarch Mine Road varies.

LEGEND

- Easement Boundary
- Property Boundary
- Chain-Link Fence
- 2" Recovered Brass Cap
- 3/8" Recovered Rebar
- Elevation
- Paved

SURVEY HISTORY

The original survey of U.S. Survey No. 3042 was performed from September 15 to October 30, 1950. This history was compiled from records of the Bureau of Land Management.

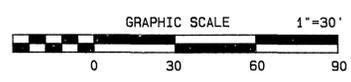
NOTES

1. Record information based upon plat of Topo & Boundary Survey (File No. 25-60, Anchorage Recording District) conducted June 22, 1966 by Dickenson, Oswald & Associates. Any information on plats recorded prior to or after the beforementioned plat is not shown.
2. No monuments set this survey.
3. Improvement ties are shown to the nearest foot, accuracy valid + or - 1.0'.
4. (R) = Record informational calls.
5. (M) = Measured informational calls.
6. The elevation of Corner 3, Lot 72 was determined with a Global Positioning System (G.P.S.) tie to Benchmark S 72.

This survey was made at my request for National Forest Management purposes.

Susan Rutherford
for FOREST SUPERVISOR
Date 1/19/93

ANCHORAGE TELEPHONE UTILITY EASEMENT
Commencing at the southeast corner of the westerly portion of Lot 72, U.S. Survey 3042; thence N22°03'E 105 feet to the true point of beginning; thence N67°50'W 90 feet; thence N22°03'E 60 feet; thence S67°50'E 90 feet; thence S22°03'W 60 feet to the true point of beginning.



93-5BS
RECORDED - FILED 20
ANCHORAGE REC. DIST.
DATE 1/20 1993
TIME 2:28 P
Surveyed by U.S.D.A. Forest Service
Address 201 E. 9th Ave.
Anchorage, AK



SURVEYOR'S CERTIFICATE

I, hereby certify that I have surveyed the property described on this plat. I declare that the monuments shown hereon actually exist as described and that the relative elevations, improvements and drainage patterns as shown are correct to the best of my knowledge and belief.

January 19, 1993
Date Randy D. Schrank
Randy D. Schrank, R.L.S. 7609

EXCLUSION: It is the responsibility of the owner to determine the existence of any easements, covenants or restrictions which do not appear on the recorded subdivision plat.

Boundary Survey
AS-BUILT SURVEY

AS-BUILT OF THE WESTERLY PORTION OF LOT 72, U.S. SURVEY No. 3042, ALASKA

PREPARED FOR:
CHUGACH NATIONAL FOREST
201 EAST 9th AVENUE
ANCHORAGE, ALASKA 99501

DRAWN: M. KELLER	CHECKED: R.D.S./ D.G.R.	DATE: JANUARY, 1993
DATE OF SURVEY: MAY 16-23, 1991		SCALE: 1" = 30'
ANCHORAGE RECORDING DISTRICT		FILE No. 219-93
SEC. 19, T.10 N., R.2 E., S.M.		

Chugach Electric Association Easement

A strip of land Twenty Feet (20) in width located within Lot Seventy-two (72), Girdwood Small Tract Group, U.S. Survey No. 3042, Alaska, the centerline of said strip being more particularly described as follows: Commencing at the Northwest (NW) corner of said Lot Seventy-two (72); thence along the property line parallel to Monarch Mine Road S 67°51'00" E, Ninety-eight feet (98) to the Point of Beginning; thence S 04°59'40" W, Two Hundred Ninety Feet (290), thence N 04°59'40" E, Forty Feet (40); thence S 26°53'06" W, Eighty-seven Feet (87); thence S 26°13'04" W, One Hundred Ninety-two Feet (192) to the end of said strip; as described in Book 1943, Page 456, Anchorage Recording District.

Anchorage Telephone Utility Easement

Commencing at the southeast corner of the Westerly Portion of Lot 72, U.S. Survey No. 3042, known as the Old Girdwood School property, thence N 22°03' E a distance of 105.00 feet to the True Point of Beginning; thence N 67°50' W a distance of 90.00 feet; thence N 22°03' E a distance of 60.00 feet; thence S 67°50' E a distance of 90.00 feet; thence S 22°03' W a distance of 60.00 feet to the True Point of Beginning; containing 5,400 square feet, more or less; as described in Book 1612, Page 99, Anchorage Recording District.

Public Use Easement

Commencing at Corner Number 2, U.S. Survey No. 3042, said point being a point of curvature on the northerly right-of-way line of the Alaska Railroad as depicted on U.S. Survey No. 9010;

Thence S 60°04'44" E along said northerly right-of-way line of U.S. Survey No. 9010, said line being common to the southerly boundary line of U.S. Survey No. 3042, a distance of 1,278.37 feet to the southwest corner of Lot 72, U.S. Survey No. 3042, the True Point of Beginning;

Thence N 09°13'15" E along the westerly boundary line of said Lot 72, U.S. Survey No. 3042, said line being common to the easterly boundary line of Lot 73 of said U.S. Survey a distance of 104.15 feet;

Thence S 48°17'16" E a distance of 246.27 feet;

Thence S 88°17'38" E a distance of 57.01 feet to the point of intersection with the westerly right-of-way line of the Alyeska Highway;

Thence S 21°17'03" W along said westerly right-of-way line a distance of 77.88 feet to the point of intersection with the northerly boundary line of U.S. Survey No. 9010;

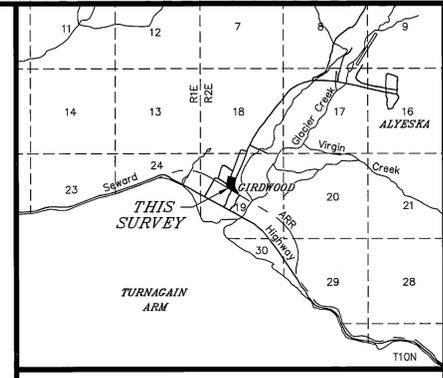
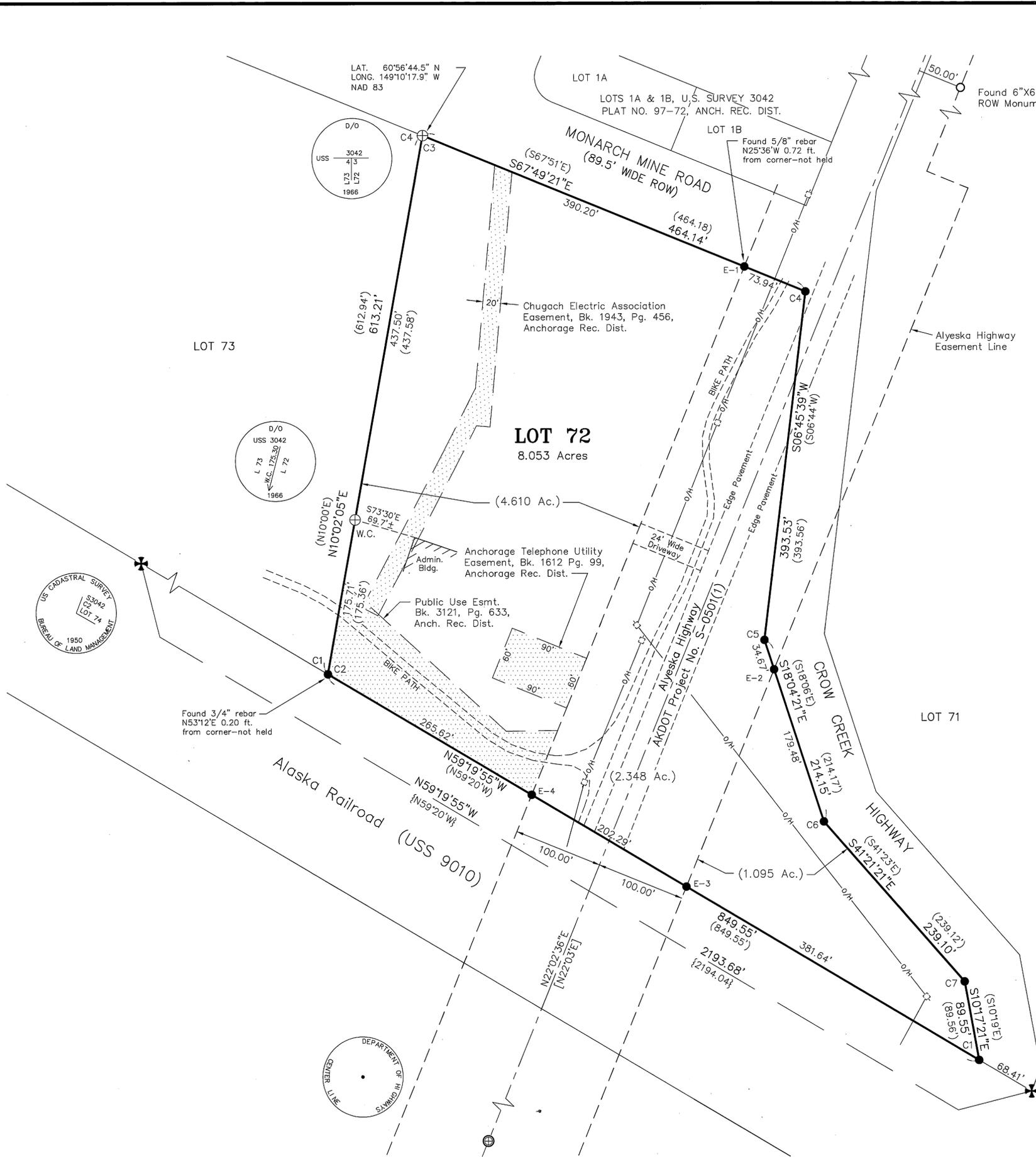
Thence N 60°04'44" W along said northerly boundary line a distance of 264.50 feet to the True Point of Beginning.

Known as Parcel No. E-7, DOT-PF Project No. IR-OA-1-(11)/59189, containing 19,090 square feet, more or less; as described in Book 3121, Page 633, Anchorage Recording District.

SURVEYOR'S CERTIFICATE

I hereby certify that I am a registered professional surveyor and this survey map represents a survey made by me or under my direct supervision, and that the monuments shown thereon actually exist as located and the error of closure for field traverses is not greater than one part in 10,000.

Donald E. Mullikin *Donald E. Mullikin* 11/27/07
Date

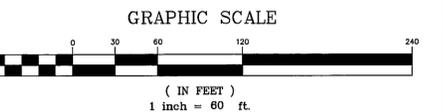
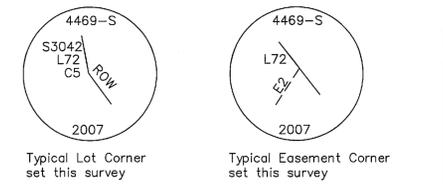


VICINITY MAP 1" = 1MILE
USGS SEWARD (D-6) AK, 1951

NOTES:

- The location of the Alyeska Highway is based on State of Alaska, Department of Highways Right of Way Plat for Project S-0501(1), Sheet 1 of 6, dated 3-10-1964 and described by ADL Permit No. 33445, recorded in Miscellaneous Deeds, Bk. 150, Page 289, Anchorage Recording District. The patent to Lot 72 to the State of Alaska (Bk. 370, Pg. 19, Anchorage Rec. Dist.) references BLM Serial No. A-061641 as an existing right-of-way. This case file is missing from the BLM offices and was not located.
- The Basis of Bearing is derived from high precision GPS. A local grid oriented to true north was created for this project with base point near C2 Lot 72.

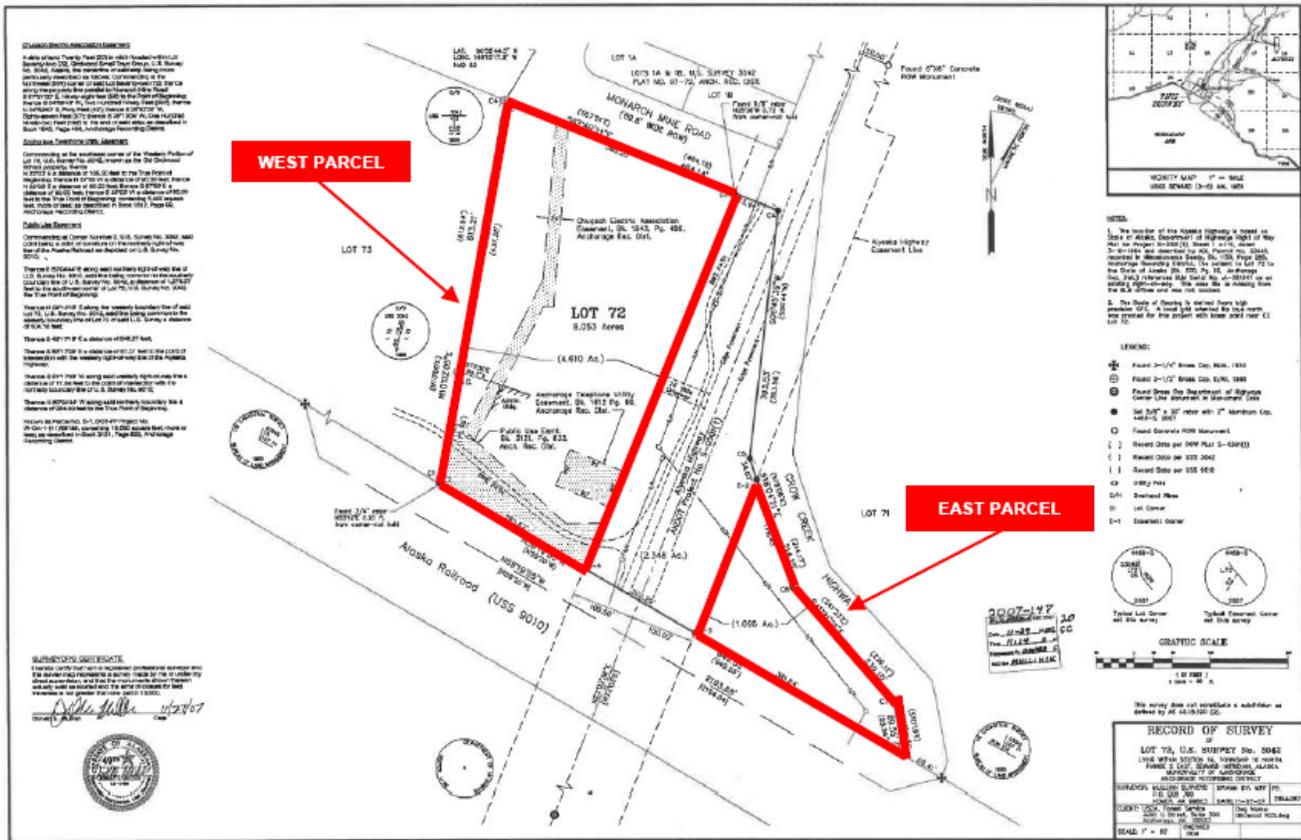
- LEGEND:**
- ⊕ Found 3-1/4" Brass Cap, BLM, 1950
 - ⊕ Found 2-1/2" Brass Cap, D/O, 1966
 - ⊕ Found Brass Cap Department of Highways Center Line Monument in Monument Case
 - Set 5/8" x 30" rebar with 2" Aluminum Cap, 4469-S, 2007
 - Found Concrete ROW Monument
 - [] Record Data per ROW Plat S-0501(1)
 - () Record Data per USS 3042
 - { } Record Data per USS 9010
 - | Utility Pole
 - O/H Overhead Wires
 - C1 Lot Corner
 - E-1 Easement Corner



This survey does not constitute a subdivision as defined by AS 40.15.190 (2).

RECORD OF SURVEY		
OF		
LOT 72, U.S. SURVEY No. 3042		
LYING WITHIN SECTION 19, TOWNSHIP 10 NORTH, RANGE 2 EAST, SEWARD MERIDIAN, ALASKA		
MUNICIPALITY OF ANCHORAGE		
ANCHORAGE RECORDING DISTRICT		
SURVEYOR: MULLIKIN SURVEYS P.O. BOX 790 HOMER, AK 99603	DRAWN BY: MPF DATE: 11-07-07	FB: 285&287
CLIENT: USDA, Forest Service 3301 C Street, Suite 300 Anchorage, AK 99503	Dwg Name: Girdwood ROS.dwg	
SCALE: 1" = 60'	CHECKED DEM	

2007-147
ANCHORAGE REC DIST
Date 11-29-09
Time 11:14 a.m.
Requested By DONALD E
Address MULLIKIN



**Lot 72, U. S. Survey No. 3042 (Plat No. 2007-147)
 In Girdwood, Alaska**

Purpose of the Appraisal and Effective Date of Value

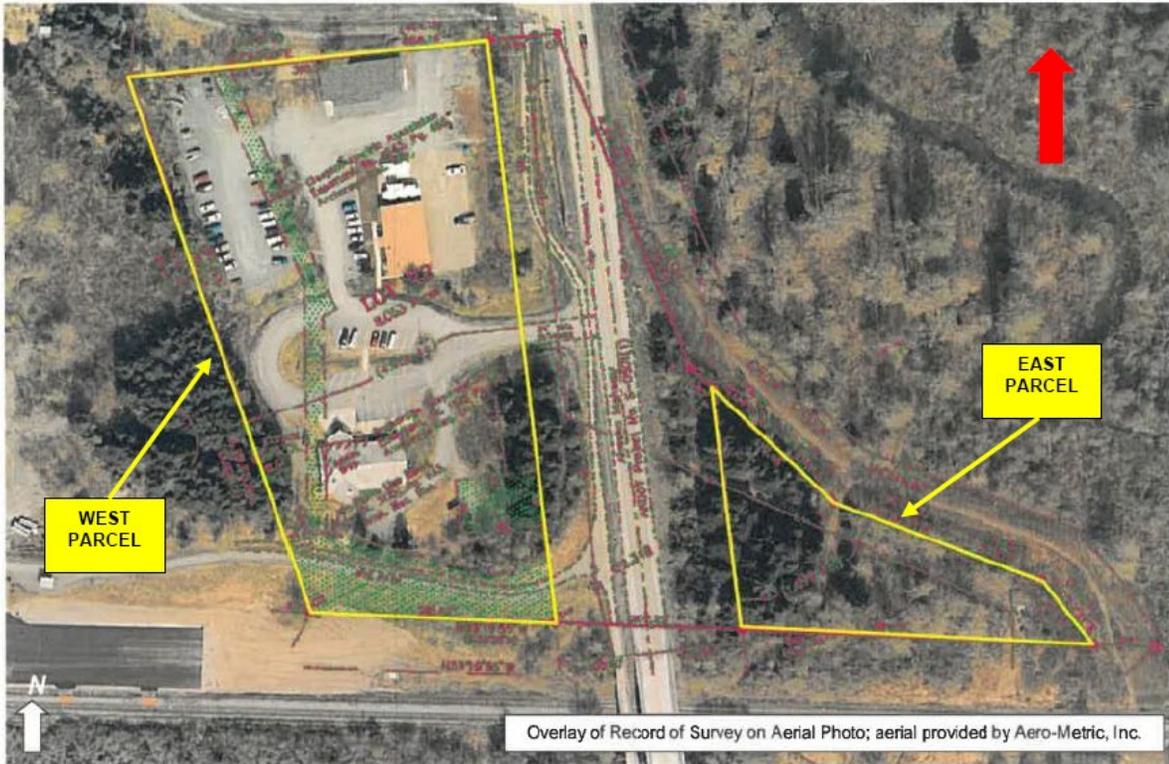
The *purpose of the appraisal* is to estimate the *market value*¹ of the *fee simple estate*² and leased fee estate³ as of March 5, 2021, the date of inspection.

Date of Inspection and Valuation

March 5, 2021

Report Date

March 31, 2021



Lot 72, U. S. Survey 3042 consists of an 8.053 AC parcel located on the Alyeska Highway on the north side of the Alaska Railroad ROW $\frac{1}{4}\pm$ mile north of the Seward Highway (see Record of Survey on the following page). The lot is bisected by the Alyeska Highway which effectively creates two parcels. The highway ROW is allocated at 2.348 AC.

- West Parcel: 4.610 AC (gross); 4.048 AC (useable)
- East Parcel: 1.095 AC

Total Usable Acreage: 5.143 AC

**Easements/
Encumbrances:** The following easements are noted on the Record of Survey Plat (Map No. 2007-147):

20-foot wide Chugach Electric Association easement, north-south direction in the western area;

19,090 SF public use easement along the southern border.

5,400 SF Anchorage Telephone utility easement near the southeast corner.

The public use and Anchorage Telephone utility easements reduce the useable area of the parcel. The existing improvements are evident that the Chugach Electric easement can be incorporated into a functional development plan.

**Zoning/
Public
Restrictions:** The west parcel is zoned GIP (Girdwood Institutions and Parks District). This district is “intended to include areas of public and quasi-public institutional uses and activities.” The GIP district “consists of lands in public use, or projects to be in public use, during the duration of the Girdwood Area Plan. Among other uses, the Girdwood School, the U. S. Forest Service ranger station and visitor center, State of Alaska highway maintenance yard, and municipal sewage treatment plant, along with both dedicated and undedicated existing and future parks, are located in this district.”

HIGHEST AND BEST USE “AS-VACANT”

Possible Uses

The parcel is located on the Alyeska Highway, just northerly of the Seward Highway and contains a useable area of 4.048 AC (176,322 SF). It is mostly level and cleared with the perimeter being wooded. It is situated slightly above the Alyeska Highway with a steep bluff along the southern lot line. Natural gas, electricity and telephone are available. Public sewer is stubbed on-site from Monarch Mine Road. Public water is not available. There are two septic tanks and an on-site water well. Access is good and the base soils appear to be adequate for improved uses. Given these characteristics, the subject is well suited for permitted uses.

Legally Permissible Use

Legal restrictions, as they apply to the subject, include public restrictions (zoning), private restrictions (conditions, covenants, & restrictions [CCR’s]), plat notes, and easements.

The parcel is zoned GIP (Girdwood Institutions and Parks District). This district is “intended to include areas of public and quasi-public institutional uses and activities.” There is no market for properties limited to institutional uses. The demand of institutional users are typically met by commercial and multi-family sites/parcels. In other words, institutions compete with economic users for suitable sites.

The parcel is separated by the Alaska Railroad ROW from the commercial district at the Seward Highway. It is adjacent to a low-density residential (zoned gR-1 [fronts the Alyeska Highway] and gR-2 [set back from the Alyeska Highway]). Nearby residents are likely to oppose a rezone to a commercial use and the Municipality discourages ‘spot zoning.’ With frontage on the Alyeska Highway, the subject exhibits the characteristics of the corridor zoned gR-1 (Alyeska Highway Mixed Residential District).

For the purpose of analysis, we recognize the most probable zoning classification as gR-1 which is intended “to continue the existing pattern of development as dwelling units are constructed on the remaining undeveloped lots, and to permit development of hostels, inns and multiple-family housing.”

Maximally Productive Use

The market for suitable sites is driven by a number of uses with a variety of requirements. As such, the maximally productive use cannot be determined. In summary, the highest and best use 'as vacant' is for speculation with residential development when feasible.

Most Probable Buyer

The most probable buyer is a developer.

Re: Lot 72, U. S. Survey No. 3042 (Plat No. 2007-147)
Girdwood, Alaska

Dear Ms. Ward:

We are submitting an *appraisal report* for the property referenced above. This is an appraisal of the land 'as vacant.' Our opinion of the as-is *market value* of the fee-simple and leased fee interest, as of March 5, 2021 (the date of inspection) are:

East Parcel	\$122,000 (fee simple)
West Parcel	\$1,500,000 (fee simple)
West Parcel	\$1,260,000 (leased fee)

Net Present Value Scenarios – Sale at Appraised Value of \$1,622,000 vs 20-Year Rental Scenarios Below

Scenario	Discount Rate	Rent	NPV	Gain/Loss with Lease
A	5%	\$129,500 with no increases	\$ 1,613,856	\$ (8,144)
B	7.5%	\$129,500 with no increases	\$ 1,320,187	\$ (301,813)
C	9%	\$129,500 with no increases	\$ 1,182,147	\$ (439,853)
D	5%	\$129,500+3% every 5 years	\$ 1,673,005	\$ 51,005
E	7.5%	\$129,500+3% every 5 years	\$ 1,363,037	\$ (258,963)
F	9%	\$129,500+3% every 5 years	\$ 1,217,749	\$ (404,251)

Prince William Sound Stewardship Foundation
PO Box 963
Girdwood, AK 99587
info@princewilliamsound.org

December 9, 2021

Girdwood Land Use Committee/Girdwood Board of Supervisors
PO Box 390
Girdwood, AK 99587

Dear Girdwood Land Use Committee/Girdwood Board of Supervisors,

The Prince William Sound Stewardship Foundation is in full support of the US Forest Service purchasing its current property in Girdwood. As a local 501c3 with a mission of keeping Prince William Sound healthy, clean and wild, our organization is primarily focused on serving the western Prince William Sound, of which about two million acres is designated as a Wilderness Study Area managed by the Forest Service; 80% of the WSA is in the Glacier Ranger District's jurisdiction. We see many benefits to the USFS acquiring its current property located at the gateway to Girdwood:

- **Providing Education:** The Glacier Ranger District is a hub for providing education to both locals and visitors about forest health, safety, regulations and community happenings, including providing important information about PWS. Furthermore, the station is a location at which visitors can conveniently pick up bear-resistant food canisters, an invaluable service for folks visiting Prince William Sound (and other areas of our forest) to keep wildlife non-habituated.
- **Providing housing and employment to locals:** As Girdwood's 2nd largest employer, the Forest Service has a bunkhouse that can accommodate up to twelve employees in affordable housing, a critical need for this community. Should the Forest Service be able to purchase their current lands, the accommodations may be able to be expanded to provide even more housing to locals.
- **Improved infrastructure:** With the current lease, the USFS is limited to improving its current infrastructure. By purchasing the property, the agency could make much needed energy-saving improvements as long-term investments. This could include a solar power infrastructure to generate electricity for the facilities, a strong conservation model for the public, and furthering their motto of "Caring for the Land".
- **Food stability:** The Prince William Sound Stewardship Foundation recently partnered with the Forest Service to build raised beds at the Glacier Ranger District to grow potatoes that were tended by community members over the course of five months this year. In the fall, the bounty was then donated to the local Girdwood Food Pantry. This idea of building community partnership to produce food for our community could be expanded to provide food security for those in need.

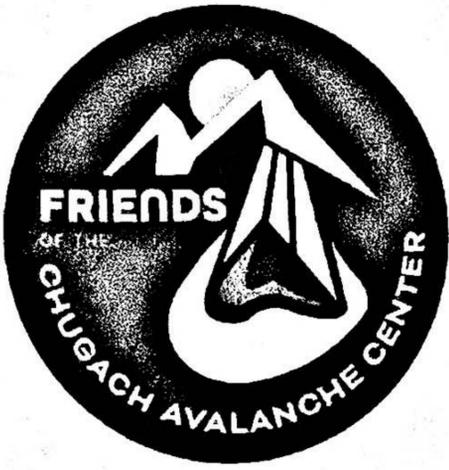
The Prince William Sound Stewardship Foundation believes that by purchasing the current property, the Forest Service will better serve our community.

Sincerely,



Paul Twardock
Board Chair, Prince William Sound Stewardship Foundation





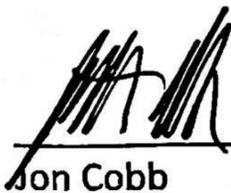
December 13, 2021

Re: Girdwood Site Acquisition

I am writing on behalf of Friends of the Chugach Avalanche Center. We strongly recommend the Girdwood site acquisition to ensure our partnership with the Forest Service.

Friends of the Chugach Avalanche Center is an organization dedicated to avalanche forecasting and avalanche safety in Southcentral Alaska. Part of our mission is to support and fund avalanche forecasters who work for the Chugach National Forest. Specifically, we work in partnership with the Forest Service and their employees located at the Glacier Ranger Station in Girdwood, Alaska. The avalanche forecasters who work at the Glacier Ranger Station are responsible for avalanche forecasts that are closely followed by ski and snowmachine enthusiasts in Southcentral and, in the case of guided tours and snow tourists, winter outdoor enthusiasts from other states and countries.

A permanent presence of the Forest Service in Girdwood is important to Friends of the Chugach Avalanche Center because it represents a commitment to avalanche safety for the most populous mountains in Alaska. The current Glacier Ranger Station site is ideally situated for avalanche forecasters. From this site the forecasters are able to both access the backcountry to evaluate avalanche dangers and remain close to the outdoor users to for urban, indoor avalanche safety talks. The Girdwood location also gives our organization open access to the Forest Service so we can partner to serve the outdoor recreational community.



Jon Cobb
Vice-President of the Board
Friends of the Chugach Avalanche Center

Friends of the Chugach Avalanche Center
PO Box 242482 ; Anchorage, AK 99524-2482
a 501(c)(3) organization since 2003
Fed Tax ID: 68-0578518
chugachavyfriends@gmail.com
www.cnfaic.org/friends



To Whom It May Concern:

I'm writing to express my support for United States Forest Service efforts to secure a permanent presence in Girdwood for the Glacier Ranger District. As a local business partner and as a community member, the GRD has benefitted my employees, my family, and my community in countless ways. The GRD's staff and mission deserves a secure site so that they may continue to benefit and invest in our community.

As the General Manager of Chugach Powder Guides, I have relied on GRD staff for administrating our operating permit with the Chugach National Forest. This permit has provided access to the National Forest, supported our local economy, and minimized user conflicts and environmental concerns for 25 years. CPG also gets significant utility from the Chugach National Forest Avalanche Information Center, which posts avalanche forecasts, weather and snowpack observations, and offers helps regional avalanche professionals collaborate. The staff of the CNFAIC are tireless in their work on behalf of the public. The USFS is a significant player in the local economy and will be able to contribute more with the security of a permanent presence.

As a community member, I'm pleased to find out that the GRD may have the opportunity to establish permanent roots at their existing site. Seasonal workers are critical to maintaining the quality of life we have here in Girdwood, and any efforts to make capital investments in Girdwood to expand community housing are worth serious consideration. This is the kind of disposal that makes the most sense for the HLB. This opportunity represents a win-win for Anchorage Real Estate Department, Girdwood, and the USFS.

I hope that voting members will favor this proposition, and that it goes to the Assembly with strong support from the Girdwood community.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Munter".

Henry Munter

General Manager

Chugach Powder Guides

CHUGACH POWDER GUIDES



To: The Anchorage Assembly
The Girdwood Board of Supervisors
The Girdwood Land Use Committee

Girdwood is mostly known as a ski town, but it is also a thriving fishing village. There are many fishers that live here, my family included. A good portion of us work in the Prince William Sound. The Chugach Forest, Glacier Ranger District manages most of the land in the Western Sound that produces the wild salmon resources we need. As good neighbors they have done a great job in maintaining and enhancing the pristine habitat salmon enjoy in this area. The forest also leases land to the Prince William Sound Aquaculture Corporation that operates two very successful hatchery sites that produce salmon for all user groups.

The folks at the Glacier Ranger District do more than just benefit me and my kind. They are active in community affairs, support local businesses, provide employment opportunities, and are a thorough resource for visitors to the area.

I support this site acquisition, and look forward to the Glacier Ranger District offices becoming a permanent fixture in the local community.

Sincerely,

Mike Durtschi

Hi Margaret,

I would like to add my enthusiastic support to the USFS and HLB agreement to purchase the tract for the USFS.

The purchase would permit the USFS to upgrade their facilities in order to better serve Forest users. Please feel free to discuss this with me should the need arise.

Thank you,

John Gallup

Dec. 12, 2021

Kyle and Margaret,

We are submitting written comments as part of the public record regarding the upcoming 12/13/21 LUC agenda item:

USDA USFS request for LUC recommendation of GBOS Resolution of Support for the USDA USFS acquisition of 8.05 acres of land at 144 Forest Station Road, which is currently leased from HLB

We fully support the USFS request. The forest service is an integral part of our community, and we wish for it to remain a presence in the valley, in the current location. Having worked in the tourism industry, we recognize the value of necessary and varied infrastructure in place that supports “gateway communities,” of which Girdwood is one. Girdwood, like other gateway communities, serves as a jumping off spot and introduction to nearby outstanding and valuable tourism opportunities. Visitors drive by and/or come directly to the easily locatable USFS building to obtain information about the forest and about recreating in and around the area.

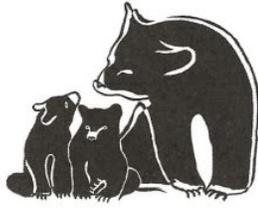
The highly capable and professional individuals who work in the Chugach Ranger District office are wonderful community members! The work they do enhances our enjoyment of surrounding USFS public land. The Chugach National Forest Avalanche Information Center is indispensable. We backcountry ski often and are grateful for the CNFAIC staff who are working out of the Girdwood USFS office to forecast avalanche advisories, especially for Girdwood and Turnagain Pass.

Our son worked for the USFS for two summers in his early working career, and it was a valuable step as he furthered his career as an outdoor professional.

For all of these reasons, there is economic incentive and intrinsic community value to the USFS having land with adequate space for its offices and associated buildings, in Girdwood for the long term. Therefore we support a LUC recommendation of GBOS Resolution of Support.

Sincerely,

Mark and Julie Jonas
PO Box 772
Girdwood, AK 99587



LITTLE BEARS PLAYHOUSE, INC

"A community non-profit learning center"

P O Box 350 130 Egloff

Girdwood, AK 99587

Phone: 907-783-2116 Fax: 907-783-2118

littlebearsplayhouse@gmail.com

To Whom It May Concern:

This is a letter written in support of the US Forest Service Glacier Ranger District Site Acquisition.

As a fellow Girdwood community service provider, we are very supportive of this land purchase by the USFS and making sure the Glacier Ranger station becomes a permanent fixture in this special town. The USFS is the second largest employer in Girdwood, and buying this land would not only keep those employees here but also give them an opportunity to have reliable and reasonably priced living accommodations. This is something that would benefit all of Girdwood, as housing for local business employees is often impossible/difficult to find.

Here at Little Bears, we spend the entire month of July discussing Outdoor Safety. This topic includes plant safety, fire safety, and animal safety. We often partner with the USFS for correct information and guidelines to use as educational lessons to provide the children in this community with knowledge to be as safe and aware as possible. Having this District Site here in Girdwood permanently would mean a continued partnership to teach the next generation all about this unique area that we call home and how to take care of it as best we can.

As mentioned before, the USFS is the second largest employer in this town. Many of those employees are choosing to put down roots and raise children here, and that contributes to our enrollment and the overall success of our program. Should this site acquisition be a success, that opportunity would remain for USFS employees to stay in Girdwood and send their children to Little Bears Playhouse.

In conclusion, Little Bears Playhouse firmly believes that this land purchase would not only benefit the USFS, but as well as the community of Girdwood as a whole, and we are fully supportive of it.

Thank you!

Little Bears Playhouse

Dear Girdwood Land Use Committee / Girdwood Board of Supervisors

I have read the letter explaining the reasons that the Forest Service wants to buy the land they are on instead of leasing it. I now understand that this will help them get around Federal financial restrictions.

The Forest Service has always been a good neighbor in Girdwood. Their proposal will help them serve Girdwood and the greater public.

I say, someone make a motion to accept.

Tommy O'Malley
Box 598
Girdwood, Ak. 99587

December 10, 2021

To: Margaret Tyler, Girdwood Administrative Officer
CC: Tim Channon, District Ranger

I am writing in support of the proposed sale of HLB parcel 6-043 to the U.S. Forest Service. Securing the long term presence of the Glacier Ranger District station and support facilities in such an ideal location provides incredible benefits to our community. People live in and visit Girdwood because we are a gateway to amazing lands, forests, and waters. This sale would allow for the permanent integration of U.S. Forest Service personnel into our community, which benefits local businesses, nonprofits, visitors, and the community as a whole.

In addition to the large community benefits, my attention is drawn to two of the smaller goals that this sale would enable.

The first is the Forest Service's intention to build housing for seasonal workers. Girdwood's extreme lack of affordable housing options is well known and documented. The Forest Service building housing even just for their seasonal employees helps to alleviate the strain on our community's limited housing options. This is a benefit to all of our residents.

The second goal the Forest Service hopes to work on is even smaller but personally very important. Securing ownership of their facilities allows the Forest Service to make investments including in accessibility. Both my father and father-in-law are physically disabled, and also love exploring the outdoors. The U.S. Forest Service does an amazing job of ensuring accessibility for everyone to our public lands. For that I am incredibly grateful.

This proposed sale is an incredible long term benefit for our community, and again, I wholeheartedly support it.

Rev. Nico Reijns
Pastor, Girdwood Chapel
and Girdwood resident

Dear Girdwood Community leaders,

I have worked with the US Forest Service for many years including at the Alyeska Ski area, the Winner Creek trail development and also at the Alaska Wildlife Conservation Center.

I always found the representatives of the USFS including the District Ranger Tim Charnon very cooperative on the many important projects in the Chugach National Forest.

Besides the MOA the USFS is one of the most important Government agencies in our community of Girdwood.

For many years the USFS has been leasing the District Ranger Station from the HLB. The Forest Service is interested to purchase the Station and continue to operate and upgrade this head quarter for the Glacier Ranger District.

I would greatly appreciate your support for allowing the USFS to purchase the Ranger Station from the HLB.

Thank you for your kind cooperation,

Chris von Imhof,
Long time resident (since 1967) of Girdwood

Matthew & Katra Wedeking
103 Jewel Mine Road
Girdwood, Alaska
99587

Dear Girdwood Land Use Committee/Girdwood Board of Supervisors,

We are writing in support of the US Forest Service (USFS) purchasing the 8.05 acres it currently leases from the Municipality of Anchorage. We urge the Girdwood Land Use Committee and the Girdwood Board of Supervisors to support this effort. This purchase will allow the USFS to have a permanent home in Girdwood, so they are able to make the investments needed to provide important visitor services, affordable staff housing, and infrastructure needed for current and new recreational opportunities.

The Glacier Ranger District USFS office is a cornerstone of the Glacier Valley. Visitors and residents alike utilize the office for information and public access. Residents of Girdwood are also employees of the USFS which aids in supporting the local economy. The Glacier Ranger District also partners regularly with Chugach State Park to ensure the recreational opportunities that surround Girdwood are world class.

The Girdwood Valley needs a USFS local presence. The valley has continually benefited from its location here in Girdwood rather than Anchorage. Local knowledge has supported trail development, trailhead development, and the Chugach National Forest Avalanche Information Center. The USFS is a strong supporter of local business, commercial use of the national forest, and consistently follows its motto of caring for the land and serving the people.

As a very close neighbor to the USFS we are supportive of this purchase. The mine roads are a quiet neighborhood and having this agency nearby our house is something we'd like to see as a fixed permanent presence.

Thank you for supporting this purchase.

Matthew and Katra Wedeking

Date: December 12, 2021

Re: Glacier Ranger District Site Acquisition

Dear Girdwood Land Use Committee / Girdwood Board of Supervisors:

Alaska Trails, a statewide nonprofit, requests your support for the **proposed sale of the currently leased Heritage Land Bank site to the US Forest Service.**

A move from a lease to ownership will be beneficial to the community of Girdwood and the broader region for several reasons, from the standpoint of our organization:

- Alaska Trails and partners (Alaska Long Trail Coalition) are spearheading the concept of the [Alaska Long Trail](#) - a 500+ mile trail a portion of which will go through Girdwood Valley and Glacier Ranger District. This idea has been receiving bipartisan support from statewide communities, municipalities, organizations, state and federal agencies, the Governor and state legislature. Particularly, the US Forest Service has been a key partner in the process of conceptualizing and planning the Long Trail segments. Stable and rooted placement of the Glacier District Ranger Station will allow the Forest Service additional capacity to be involved in the Long Trail efforts.
- Purchase of the property would ensure public access for the Gird to Bird Trail as well as potential development of a trailhead for the Lower Iditarod Trail. The Ranger Station is uniquely located adjacent to both the Gird to Bird trail and the Iditarod National Historic Trail - both of these segments will be part of the envisioned Alaska Long Trail. The parking area at the Ranger Station could serve as a trailhead for these important trails. With gaining popularity of the Long Trail in the future, this parking area would be a great asset. Although the Alaska Railroad allows parking, this area is their private property. The Forest Service acquiring this land could increase dedicated public parking and access in the lower valley.
- With the Long Trail gaining momentum and the likely near-future influx of funding for the Trail construction, more trail crews will be needed. The Ranger Station does not have adequate amount of housing for seasonal employees as it is. Investment in additional bunkhouse space will allow the Forest Service to support more staff and therefore complete more trail projects. The purchase of the land site will allow for such investment commitment.

A bottom line: a long-term stability is not only good for the Forest Service and Girdwood, but for Alaska as a whole.

Thank you for considering these comments.

Sincerely,

Mariyam Medovaya for Alaska Trails and the Alaska Long Trail Coalition



Mariyam Medovaya

Program Staff, Alaska Trails Initiative

mariyam.medovaya@alaska-trails.org | 907.360.9950

[Alaska Trails Initiative](#) | [Alaska Trail Stewards](#)

Building Partnerships, Building Trails

Dear Girdwood Land Use Committee/Girdwood Board of Supervisors,

I am writing this letter in support of the purchase of the property the Forest Service currently leases by the Forest Service from HLB. Their partnership with many of the small businesses in Girdwood is an important part of our community. They have been excellent stewards of the land that we live in and enjoy.

Sincerely,
Terry Sherwood

December 13, 2021

Dear GBOS, HLB, and Assembly Members,

I am writing to voice my support for the US Forest Service purchasing the land from HLB that the Glacier Ranger District office currently sits on in Girdwood.

Full disclosure, I have been employed by the Forest Service based out of the Anchorage office for the past three years as a Facility Engineer (but am writing as a community member, not as a representative of the Forest Service). Prior to that I worked as an engineer in private industry on the North Slope of Alaska for many years. I have been a Girdwood resident for 20 years, and while they have only recently become my employer, I have always considered the Forest Service office here as a valuable resource to our community.

I have enjoyed participating in many events over the years put on by the Forest Service, or by employees of the Forest Service, such as: Fireside Chats, Avalanche education, Fungus Fairs, and trail volunteer work parties. I also enjoy hiking on our beautiful trails that receive ongoing planning, trail work, and maintenance by the Forest Service.

Yes, there is the option for the Forest Service to renew the lease with HLB. However, inhabiting a leased property will make it very difficult for the Forest Service to compete nationally for capital funding to improve and expand the facilities in Girdwood. As part of my job, I am involved with putting these project justifications together for national consideration, and I know investment in an owned property is going to rank above a leased property. It's like being a homeowner versus a home renter. It makes financial sense to invest in and improve something you own.

Planned improvements to Girdwood facilities include expansion and improvement of bunkhouse space, warehouse completion, parking lot resurfacing, and accessibility improvements. The bunkhouse expansion is a key project for continuing to attract talented staff to our community and also to take pressure off the extremely limited long-term rental market in Girdwood. The cost of housing in Girdwood is too high and has caused people to turn down jobs here, with the Forest Service and other employers. Any little bit of additional affordable housing that can be provided in this community will benefit the community as a whole.

Last but most importantly, a long-term stable presence in the community will allow the Forest Service to keep and attract the amazing and talented people who want to live and work here, also known as our neighbors. The variety of jobs provided by the Forest Service in Girdwood results in a variety of people who add to the uniqueness of our small ski town. Living in and being a part of the community, they can hear directly from the users of the forest and are more in-tune with local priorities. The nature of their work gives them a tendency toward public servitude, which is a huge asset to our community.

I hope you will join me in supporting the Forest Service purchase of this HLB parcel. Thanks for your time and consideration.

Sincerely,

Eryn Boone
Girdwood Community Member and former GBOS Member

Winner Creek Trail Bridge at Glacier Creek

Concept Design

December 2021



The conceptual bridge design is meant to balance cost, function and aesthetics to provide Girdwood residents and its visitors with a long lasting replacement for the crossing over Glacier Creek formerly served by the hand tram. The proposed solution is a pedestrian suspension bridge with a 5' wide walking surface. As conceived, the suspension bridge will be of galvanized steel. This material will provide superior life span and reflects a design vernacular seen elsewhere in Girdwood, primarily associated with ski lifts and other elements at the Alyeska Resort. Other considerations are fall protection on the bridge as well as at the approaches to the bridge.

The following pages provide conceptual design ideas for the bridge, fall protection on the bridge, and its approaches.

An interpretive display highlighting the historic hand tram is also conceived as a covered structure using materials salvaged from the tram, to include cable supports and basket.

Schedule:

It is intended that design for construction take place over the 2021/2022 winter. Bidding would follow in late winter of 2022 for a summer 2022 construction.

Conceptual Costs:

Suspension Bridge Construction - \$1.2 million

Interpretive Shelter - \$50,000





Galvanized Steel (example image)

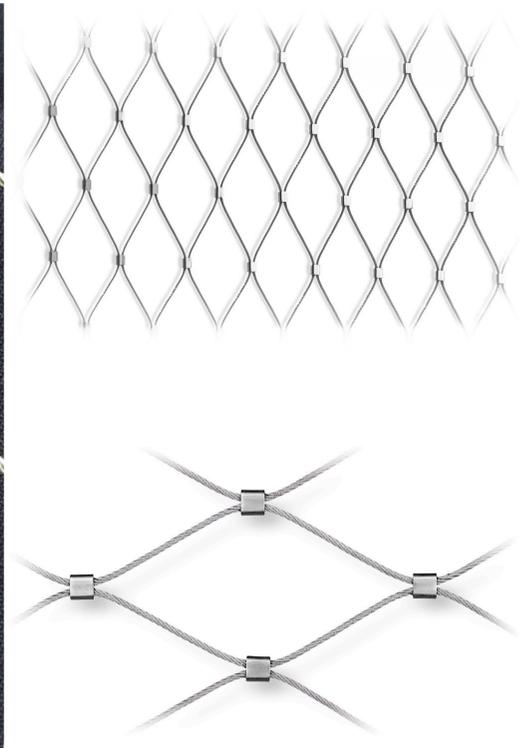


Treated Timber (example image)

Bridge Main Support Pole Material Options



Stainless Steel Cable Webnet Bridge Fall Protection



Black Powder Coated Steel and Wire Mesh Examples in Other Girdwood Locations

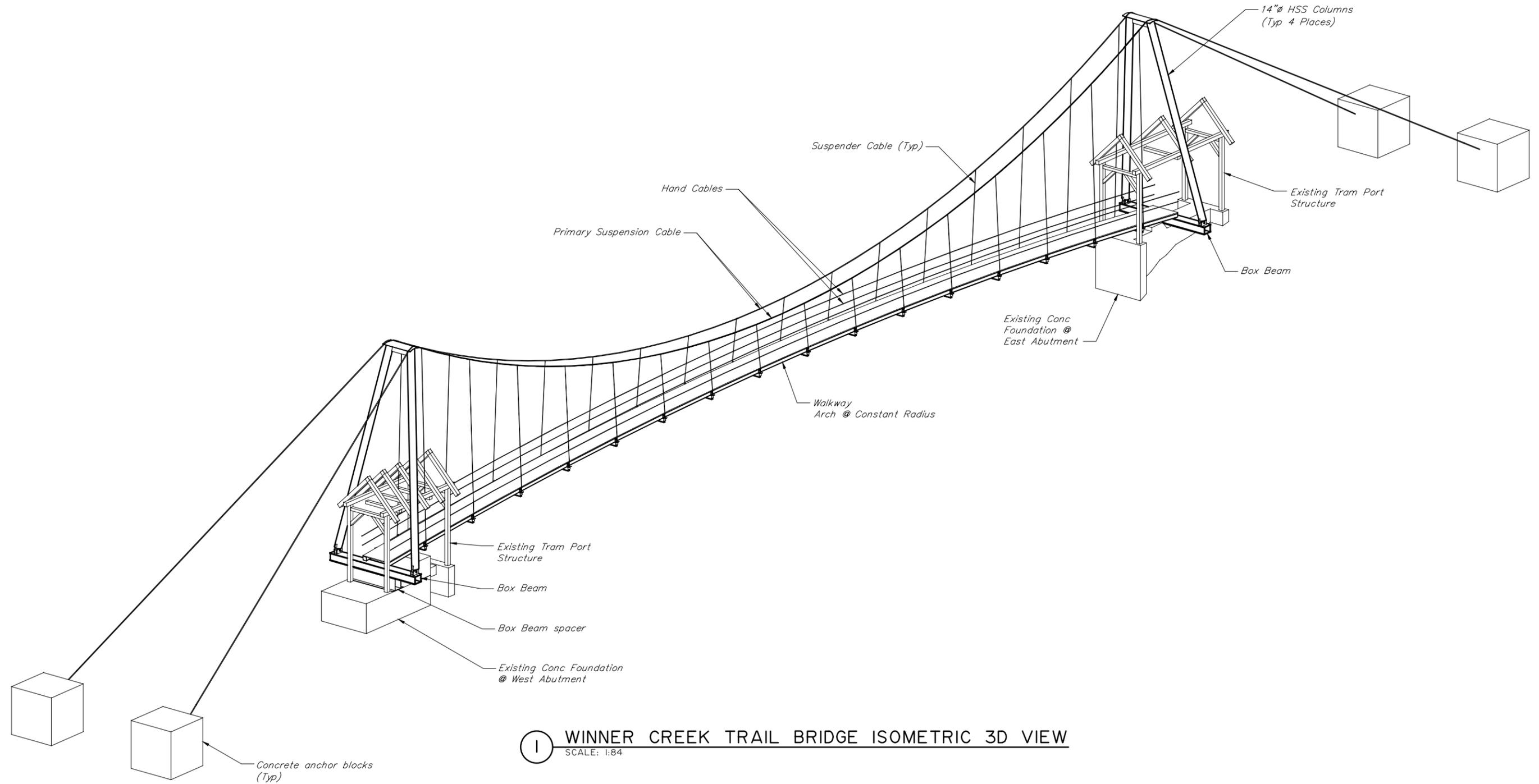


Reuse Existing Hand Tram Wire Mesh Panels

Bridge Approach Fall Protection Material Options

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Plot Date: 11/22/2021 2:58 PM

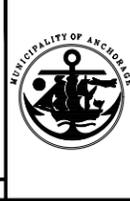


1 WINNER CREEK TRAIL BRIDGE ISOMETRIC 3D VIEW
SCALE: 1:84

FIELD BOOKS	BM NO.	LOCATION	ELEV.	DATA	DRAWN BY	CHECKED BY	DATA	DRAWN BY	CHECKED BY	REV	DATE	DESCRIPTION	BY	REV	DATE	DESCRIPTION	BY
DESIGN		-	-	BASE	R&M		TELEPHONE										
DRAWN				TOPOGRAPHY	R&M		ELECTRIC										
STAKING				PROFILE	R&M		CABLE TV										
				SANITARY SEWER			DESIGN										
ASBUILT				STORM SEWER			QUANTITIES										
CONTRACTOR				WATER			MUN. FINAL CHK.										
INSPECTOR				GAS													
CONSTRUCTION RECORD		VERTICAL DATUM					PLAN CHECK								REVISIONS		

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Anchorage, Alaska 99507
rmconsult.com • email@rmconsult.com
phone: 907.522.1707 • fax: 907.522.3403

SEAL



PARKS AND RECREATION DEPARTMENT

WINNER CREEK BRIDGE

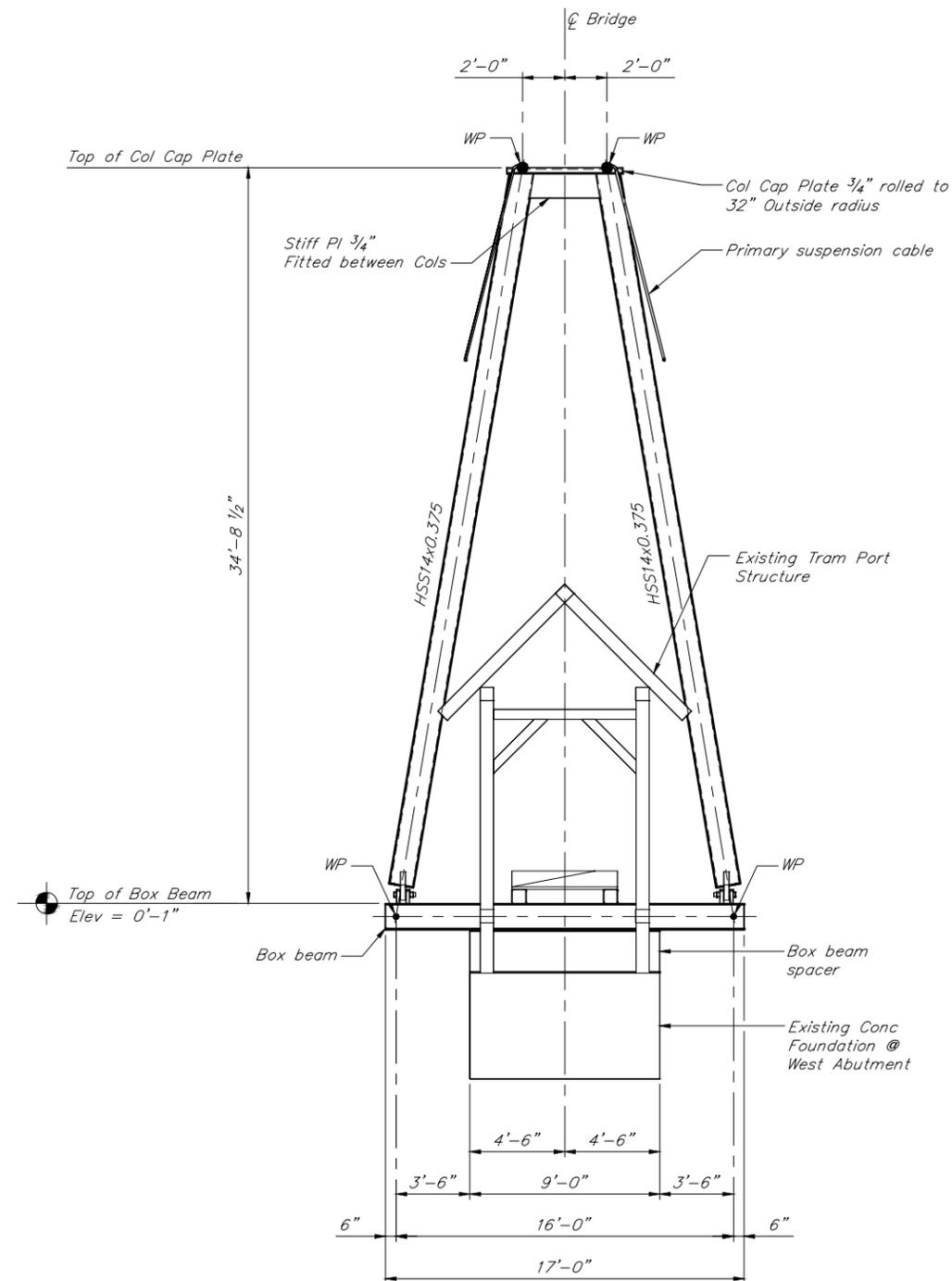
3D ISOMETRIC VIEW

SCALE: -

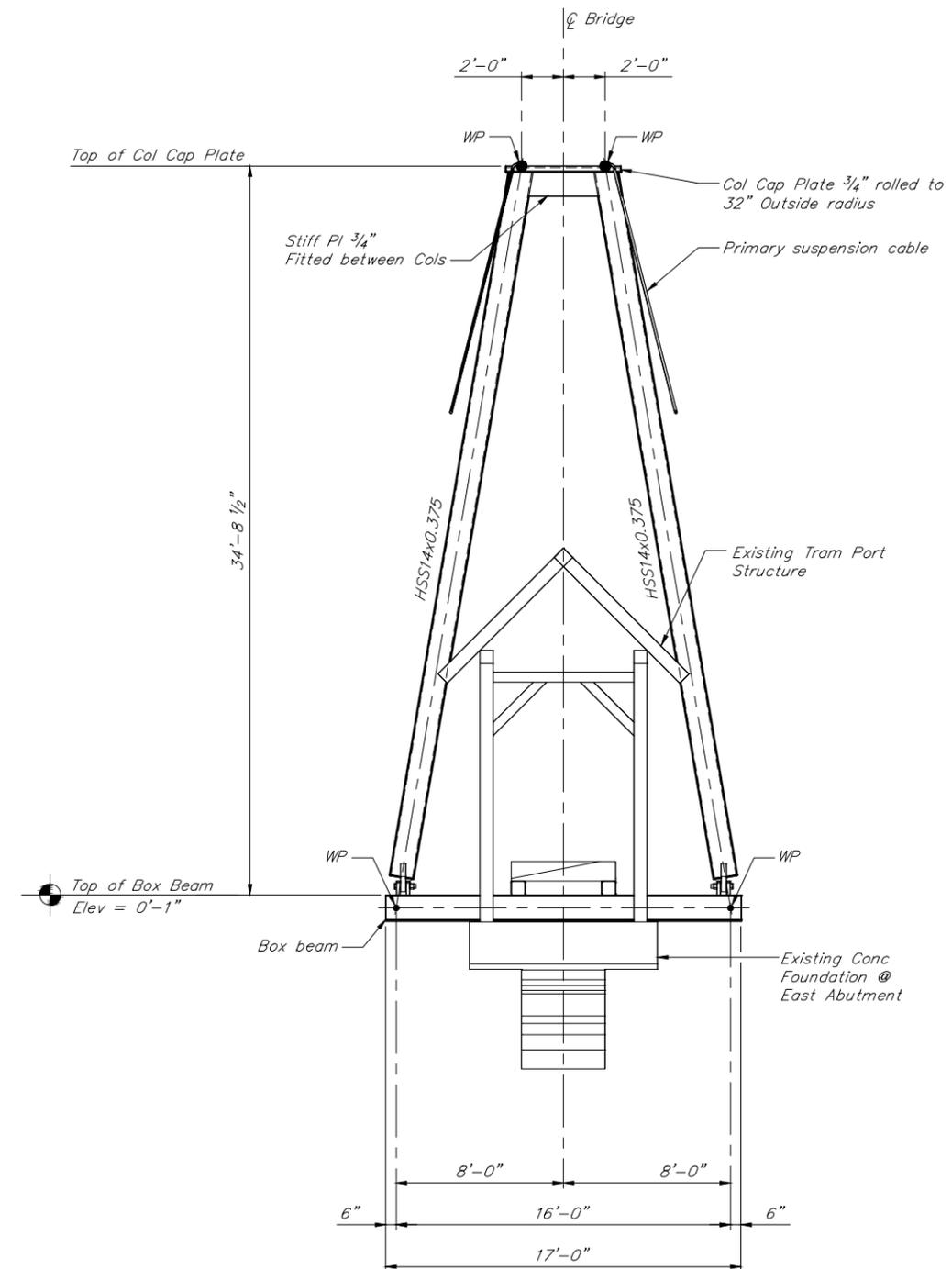
DATE 10/6/2021 | GRID: -

ACCT. NO.

SHEET S1 of -



1 WEST ABUTMENT ELEVATION LOOKING EAST
SCALE: 1/4" = 1'-0"



2 EAST ABUTMENT ELEVATION LOOKING WEST
SCALE: 1/4" = 1'-0"

File Location: C:\PROJECTS\WINNER CREEK\Drawings\S3.dwg

Plotted: 11/22/2021 3:02 PM

FIELD BOOKS	BM NO.	LOCATION	ELEV.	DATA	DRAWN BY	CHECKED BY	DATA	DRAWN BY	CHECKED BY	REV	DATE	DESCRIPTION	BY	REV	DATE	DESCRIPTION	BY
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DRAWN				TOPOGRAPHY	R&M		ELECTRIC										
STAKING				PROFILE	R&M		CABLE TV										
ASBUILT				SANITARY SEWER			DESIGN										
CONTRACTOR				STORM SEWER			QUANTITIES										
INSPECTOR				WATER			MUN. FINAL CHK.										
				GAS													
CONSTRUCTION RECORD		VERTICAL DATUM		PLAN CHECK													

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Anchorage, Alaska 99507
r&mconsult.com • email@r&mconsult.com
phone: 907.522.1707 • fax: 907.522.3403

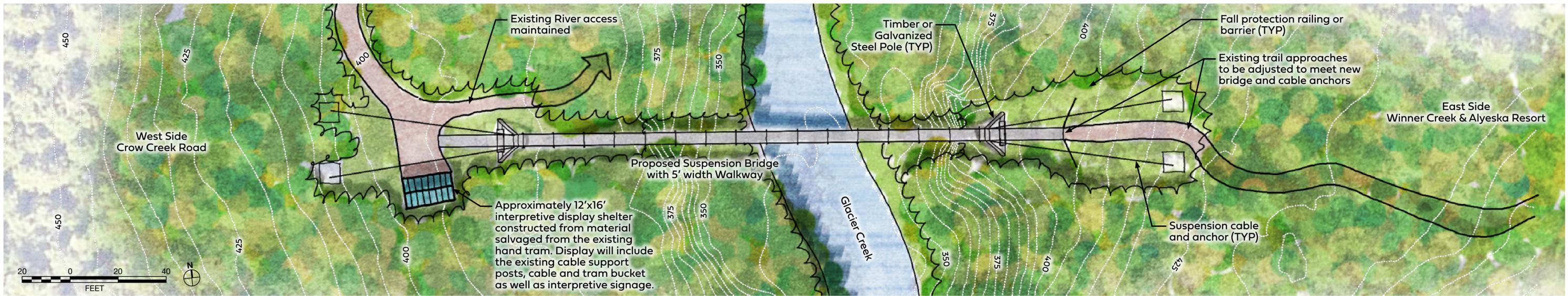


PARKS AND RECREATION DEPARTMENT

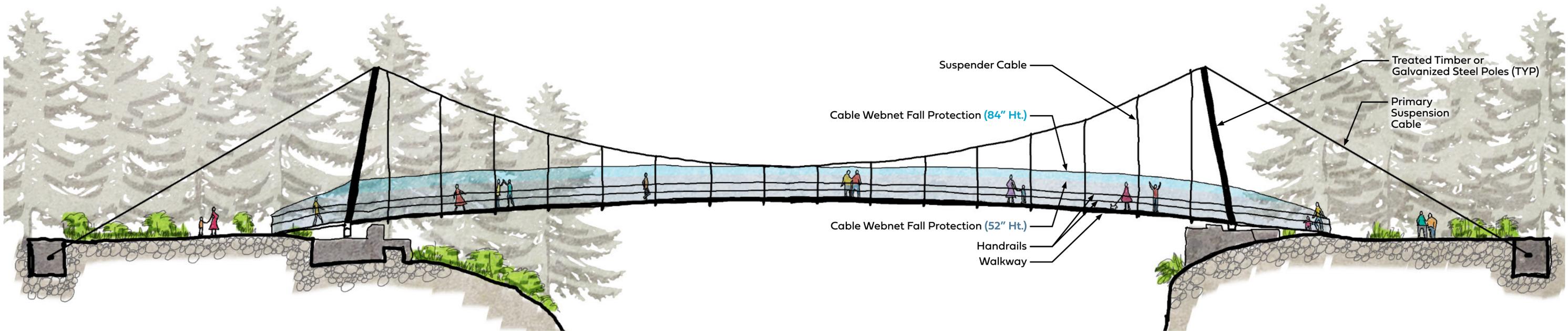
WINNER CREEK BRIDGE

EAST AND WEST ABUTMENT ELEVATIONS

SCALE: - DATE 10/6/2021 GRID: - SHEET S3 of -



Conceptual Site Plan



Conceptual Bridge Section

Fall protection cable webnet height (52 inches or 4 feet - 4 inches); top of hand rail; With option to include a double height (84 inch or 7 feet) cable webnet for additional fall protection.

See page 4 of 4 for an example of cable webnet.