



Girdwood Community Land Trust

2024 Request for Information – Girdwood South Townsite Parcel

Amendment #1

Our Board of Directors met Friday April 19<sup>th</sup> and determined to extend our Request for Information.

The primary purpose of this extension is to provide opportunities for the contractors and developers to view the land, and the meandering creek, in person over the course of melt-off, spring and summer.

We will provide opportunities to meet on site on the following dates.

- 5-17-2024 – 1:00 PM
- 6-13-2024 – 1:00 PM
- 7-12-2024 – 1:00 PM

A board member will be present at these site meetings for a tour.

A formal reply by interested parties is due on or before 8-15-2024.

Thank you for your interest.

Respectfully submitted,

Girdwood Community Land Trust

Board of Directors

[girdwoodlandtrust@gmail.com](mailto:girdwoodlandtrust@gmail.com)

**REQUEST FOR INFORMATION  
GIRDWOOD SOUTH TOWNSITE  
HLB LOT 6-076**

Girdwood Community Land Trust  
PO Box 647  
Girdwood, AK 99587

Anchorage Home Builders Association  
Builders Council  
The Plan Room  
Builders/Developers

February 28, 2024

Subject: Request for Information - Girdwood South Townsite Development

Dear Builder/Developer Community,

The Girdwood Community Land Trust is currently assessing development opportunities within the Girdwood South Townsite area. As part of our due diligence process, we are seeking information and input from experienced builders and developers regarding the potential development of this site.

Girdwood Community Land Trust is a 9-member volunteer board. One of our goals is to steward land for community uses, which includes workforce housing. Our organization has been working with the Heritage Land Bank for several years. We are named for parcel 6-076 in their annual and 5-year management plan. We have secured a Letter of Interest on this parcel and have received written permission from the Real Estate Director to issue this Request For Information(RFI). We stand ready to help facilitate a long-term lease of 55 years for \$1/per year. This is due to our nonprofit status, and an existing, identified need in our community. To achieve success and our goal, we are seeking to work with a development and building partner who is interested in creating the type of housing we think is needed in our community.

We kindly request your participation in providing information to assist us in better understanding the feasibility and potential for development within the Girdwood South Townsite. Your expertise and insights are invaluable as we explore the possibilities for this area.

**Please find below a list of questions we would appreciate your response to:**

1. Do you think the Girdwood South Townsite is reasonably developable for permanent housing?
2. Do you believe this area should instead be utilized for recreational and non-permanent uses?
3. What is your draft concept site plan you would suggest for development within the Girdwood South Townsite? Please note that this does not need to be a formal survey, but rather a preliminary concept of your proposed development.
4. What type of housing would you propose at this location? Please provide details regarding the housing type, size, density, and any other relevant considerations.
5. Do you have previous experience in creating neighborhoods, developing roads, needed infrastructure, etc. Please provide 3 examples.

If you are interested in providing a response, we request you send an email ([girdwoodlandtrust@gmail.com](mailto:girdwoodlandtrust@gmail.com)) stating your interest and intent to submit a response. We will then direct you to additional resources and information. This step is not required, but encouraged, so we can pass along the most relevant information for formulating your concept.

The deadline for your response to this Request for Information is March 26, 2024. Your timely input is greatly appreciated.

Please submit any questions and your responses via email to [girdwoodlandtrust@gmail.com](mailto:girdwoodlandtrust@gmail.com)

For more information regarding Girdwood South Townsite, our organization and polling done with our community, please visit our website: [www.girdwoodlandtrust.org](http://www.girdwoodlandtrust.org) > Things that Inspire (upper menu button)

Thank you for your attention to this matter. We look forward to receiving your insights and suggestions regarding the development of the Girdwood South Townsite.

Sincerely,

Girdwood Community Land Trust

Board of Directors

### **Additional Information from GCLT:**

- Mitigation of California Creek may be needed as the water is meandering, especially at Forest Fair Beer Garden area, which is up-valley of this parcel.
- There is a plat note that states the road needs to be developed the length of the parcel. This would include 850' on one side and 1200' along Karolius.
- Karolius currently exists as a dirt/gravel road.
- The Girdwood Area Plan is underway and we are suggesting this area as "Mixed Use" under the new Land Use Map.
- There is an adopted Master Plan in place. Girdwood South Townsite Master Plan.
- Heritage Land Bank has added an update of the Master Plan on their annual and 5-year plan. The plan has been approved at HLB Advisory Commission and awaiting assembly approval.

### **Supplemental Questions:**

- 1.) Are we limited to 33 units?
  - a. The municipality traffic department has previously suggested that a max of 33 units are possible due to lack of secondary access.
  - b. Do you have any alternative ideas to work around this issue?
- 2.) What do you recommend for mitigation of the meandering creek?
  - a. Do you have any experience with this kind of work?
  - b. Have you worked with the Army Corps of Engineers previously?
- 3.) What variances, if any, would you need for your concept to work?

### **GCLT Suggested Concepts:**

- 1.) Small Cabin Complex (Preferred – Polled high with community.)
  - a. Sized accordingly to be at or below \$400,000.
  - b. Girdwood residents often discuss how well the "Bird Houses" are a great example of what we need to see more of. These are 15 chalet-type homes that average 800 SF. They share a 1.5 acre lot, which is owned by the Condo Association. The structures are individually owned, detached "condos."
- 2.) Apartment Building
  - a. Open to builder owning the building.
  - b. Looking for rent price points of \$800 - \$1000.
  - c. Size units accordingly to reach price point goal.

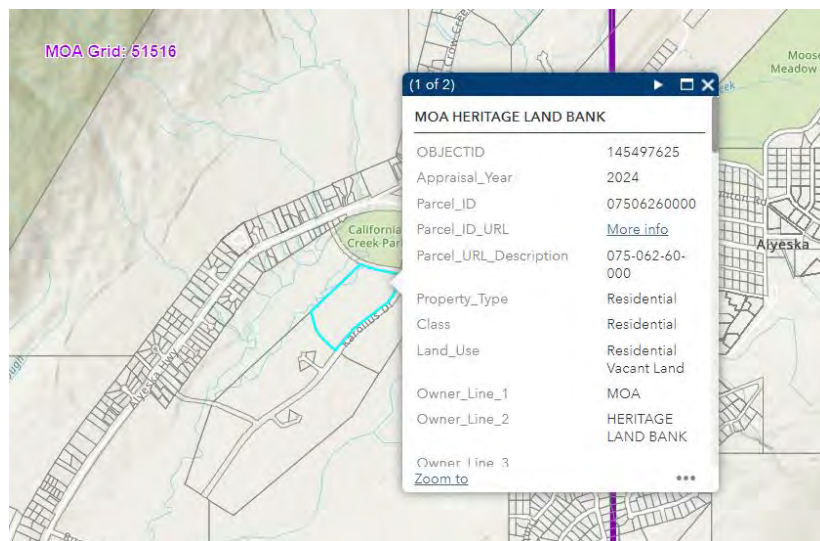
- 3.) Open to some traditional market-rate development to help make project pencil. Majority of project (51%+) should focus on attainable housing pricing (\$400K for purchase, \$800-1000/month for rent)
- 4.) Open to creative ideas that are outside of those referenced.

**Attachment A: Parcel Map**

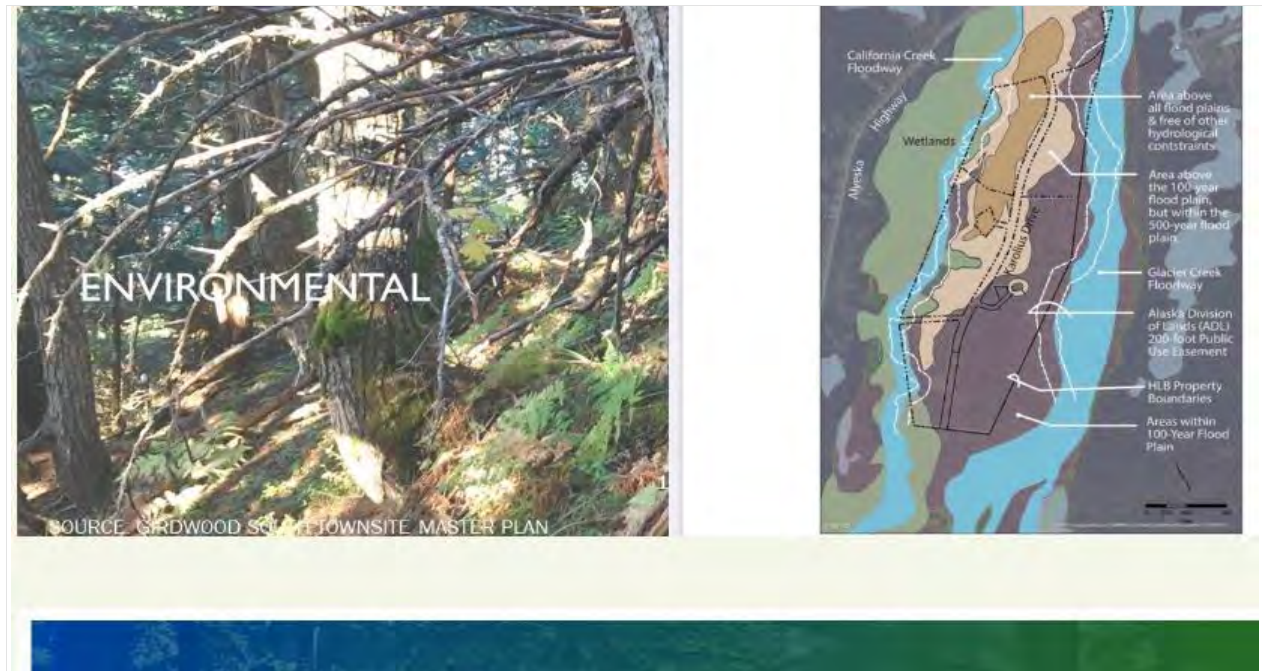
Girdwood South Townsite Maps



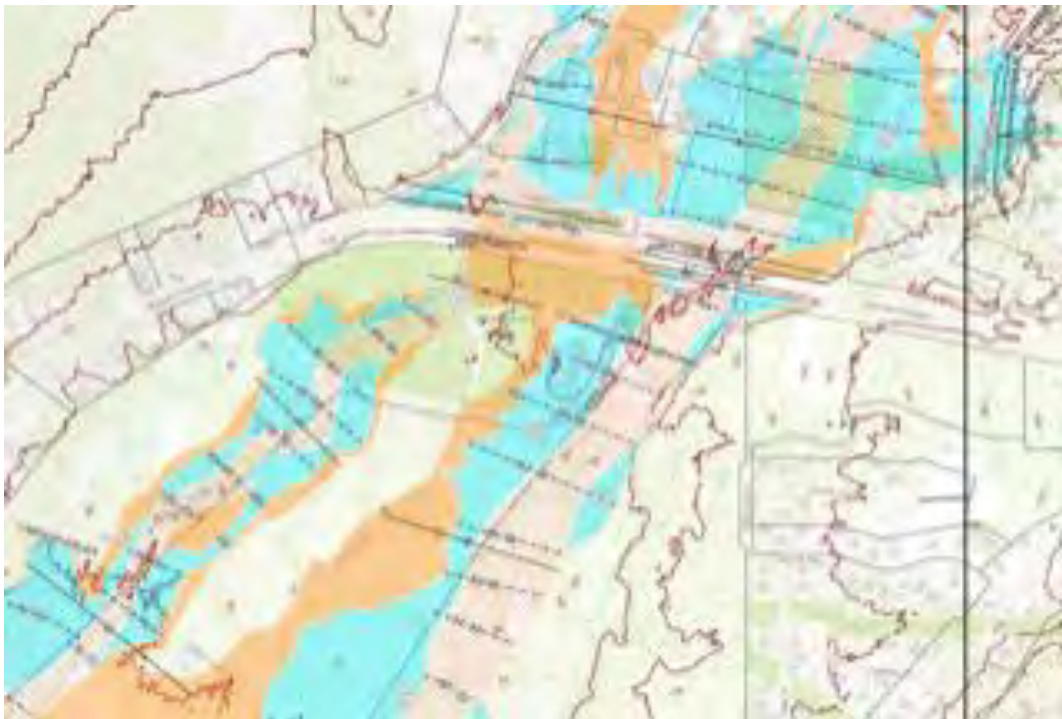
Parcel 6-076



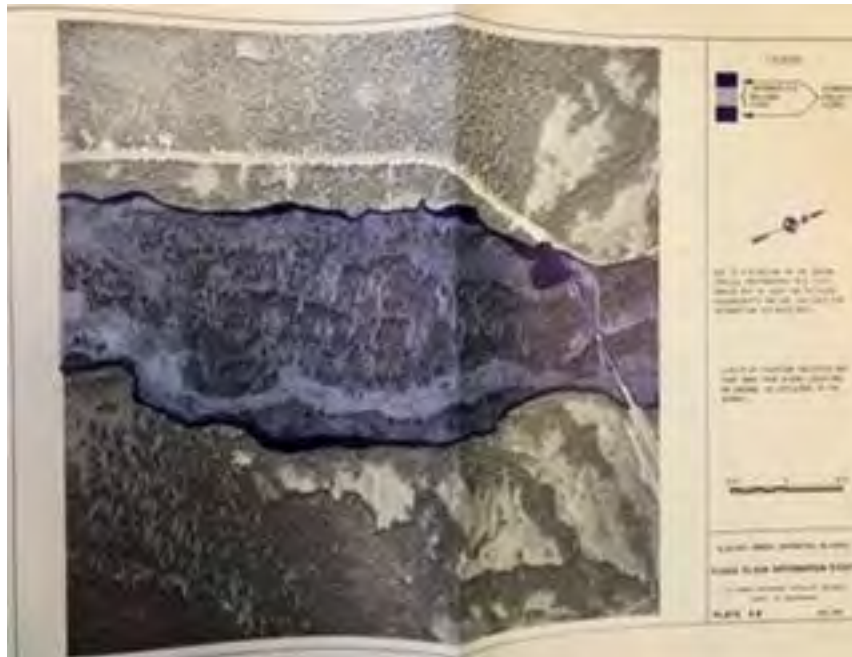
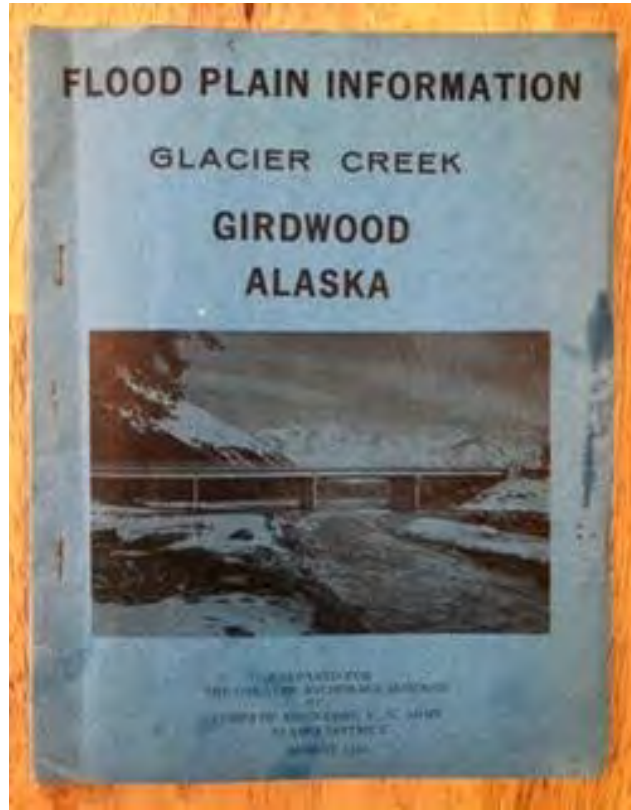
## Attachment B: Environmental Constraints

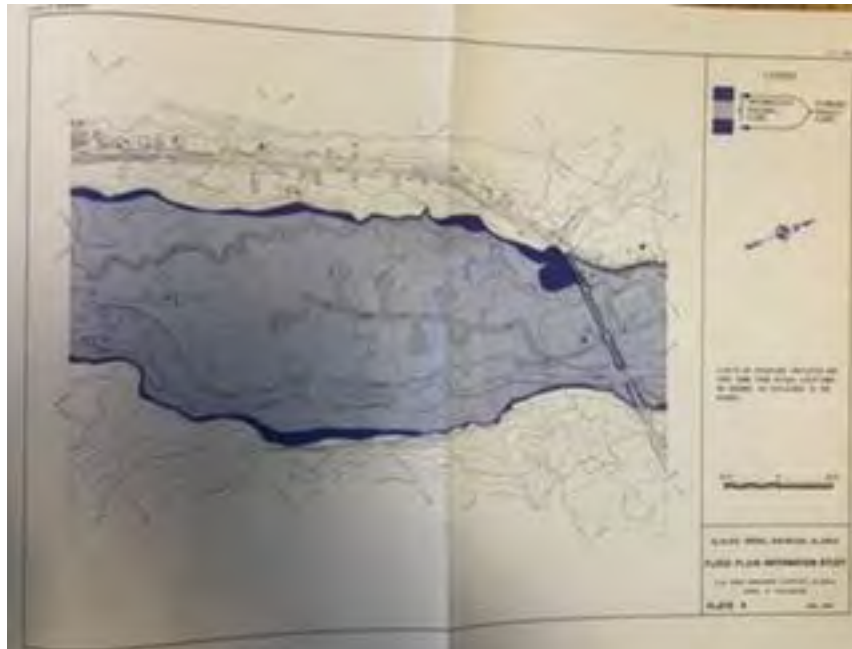


### Flood Map:



Historical Flood Plain Information – 1969:





**Flooding in South Townsite – Summer 2023: (additional photos on website)**







# Site Concept Map Ruane Road & Alyeska Highway HLB 6-039







Dwelling, townhouse	S		S	S											P	P				21.09.050 B.2.e. 21.09.080E.
Dwelling, multiple-family (< 4 units)	P						P	P	P			P	P		P	P				21.09.050 B.2.b. 21.09.080E.
Dwelling, multiple-family (4-8 units)	C		S	S		S	S	S	S		S	S		S	S					21.09.050 B.2.b. 21.09.080E.



## 21.09.040 - Zoning districts.

### C. Commercial districts.

1. *General description.* There are ten commercial districts in Girdwood, labeled gC-1 through gC-10. The commercial districts permit a varied range of commercial uses, and some of the commercial districts also permit the development of residential dwelling units.

2. *Districts.*

#### B. gC-2 (Girdwood Station/Seward Highway Commercial) district.

i. *Location.* The gC-2 district is comprised of land on the east side of Alyeska Highway, west of Dawson Street, at the intersection of the Alyeska Highway with the Seward Highway. The district fronts both highways.

ii. *Intent.* The gC-2 district, along with the gC-1 district, constitutes the entry to Girdwood Valley and shall be developed as part of an attractive gateway to a mountain resort community. Because of the proximity to the Seward Highway, **[emphasis on commercial use is the primary intent, but mixed residential/commercial use is allowed. Primarily]** residential uses are not appropriate in this district **[and are not allowed]**. Landmark-quality elements are encouraged in any development visible from the highways, and the design of larger buildings shall make every effort to reduce the perception of building mass and make the building appear to be an aggregation of smaller, simple forms.

#### C. gC-3 (Old Townsite Commercial/Residential) district.

i. *Location.* The gC-3 district is comprised of the land north of the gC-2 district, east of the Alyeska Highway, south of the Alaska Railroad, and west of Glacier Creek at the entrance to Girdwood Valley.

ii. *Intent.* This district reflects the development pattern of early Girdwood, with a mix of houses and small businesses on small lots creating the appearance of a small, historic town. There are still many vacant lots in this district to be developed with either residences or small commercial and craft-oriented businesses to retain the unique scale and visual quality of this district.

iii. *District-specific standards.*

(A) *Residential character.* To maintain overall neighborhood integrity, new nonresidential development in the old townsite shall have a residential character, even though the zoning permits commercial uses. Elements of residential character in the old townsite include predominantly pitched roofs, porches and protected entryways, rectangular and

vertically oriented windows recessed into the exterior wall or window trim, no blank walls, and special attention to the detailing of windows, doors, porches and protected entries on the ground floor. Siding and trim shall be traditional residential in appearance, and avoid materials associated with industrial uses.