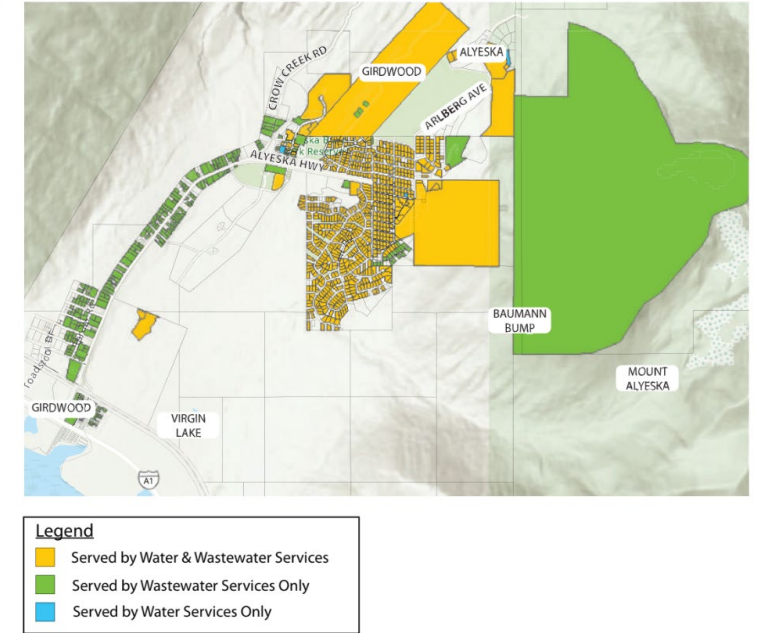


Figure 2-1. AWWU Girdwood service distribution map



Worksession #2: Girdwood Comprehensive Plan

March 6, 2025

The Plan has many great goals for Housing and Land Use

GOAL E2: Economic development in Girdwood is compatible with the natural environment.

GOAL E6: Girdwood decreases its carbon footprint.

GOAL E7: Girdwood maintains and enhances our community character and sense of place.

GOAL T3: Parking in Girdwood complements our community and does not encourage unnecessary driving.

GOAL T1: Girdwood has a connected system of trails and walkways. A car is not required to live here.

GOAL H1: Maximize the use of existing housing inventory to meet housing needs in Girdwood.

GOAL H2: Encourage a broad range of new housing development that is consistent with Girdwood's community character, natural character, and Girdwood's housing vision, needs, and cost challenges.

AIM No. 37-2025 Recommended Amendments

1. Update Implementation Action R4.2 to remove a specific distance requirement for vegetative buffers.

Version of this Motioned and Approved

2. Change land use designation from “Open Space” to “Mixed-use” for the area northeast of the airport that is zoned GRST-2 and had a land use designation of “Resort” in the 1995 Girdwood Area Plan, and is a portion of Tract 4, Holtan Hills Subdivision - Parcel 075-311-09 (HLB Parcel 6-011B 24 and formerly HLB Parcel 6-011). **Requested More Info.**

3. Change land use designation from “Open Space” to “Low-intensity Residential” for 500 feet east of the Virgin Creek area that is zoned GCR-1 with a land use designation of “Commercial Recreation” in the 1995 Girdwood Area Plan, and is a portion of Tract 1, Glacier View Estates Subdivision, Tracts 20A and 20B, T10N R2E SEC 20 – Parcels 075-062- 31 71, 075-201-01, 075-201-02 (HLB Parcel 6-036, 6-061, 6-062). **Motioned. Requested More Info.**

4. Change land use designation from “Low-intensity Residential” to “Moderate intensity Residential” in the area west of Alyeska View Avenue and east of the greenbelt drainageways, and areas north and south of the Alyeska Highway between greenbelt drainageways.

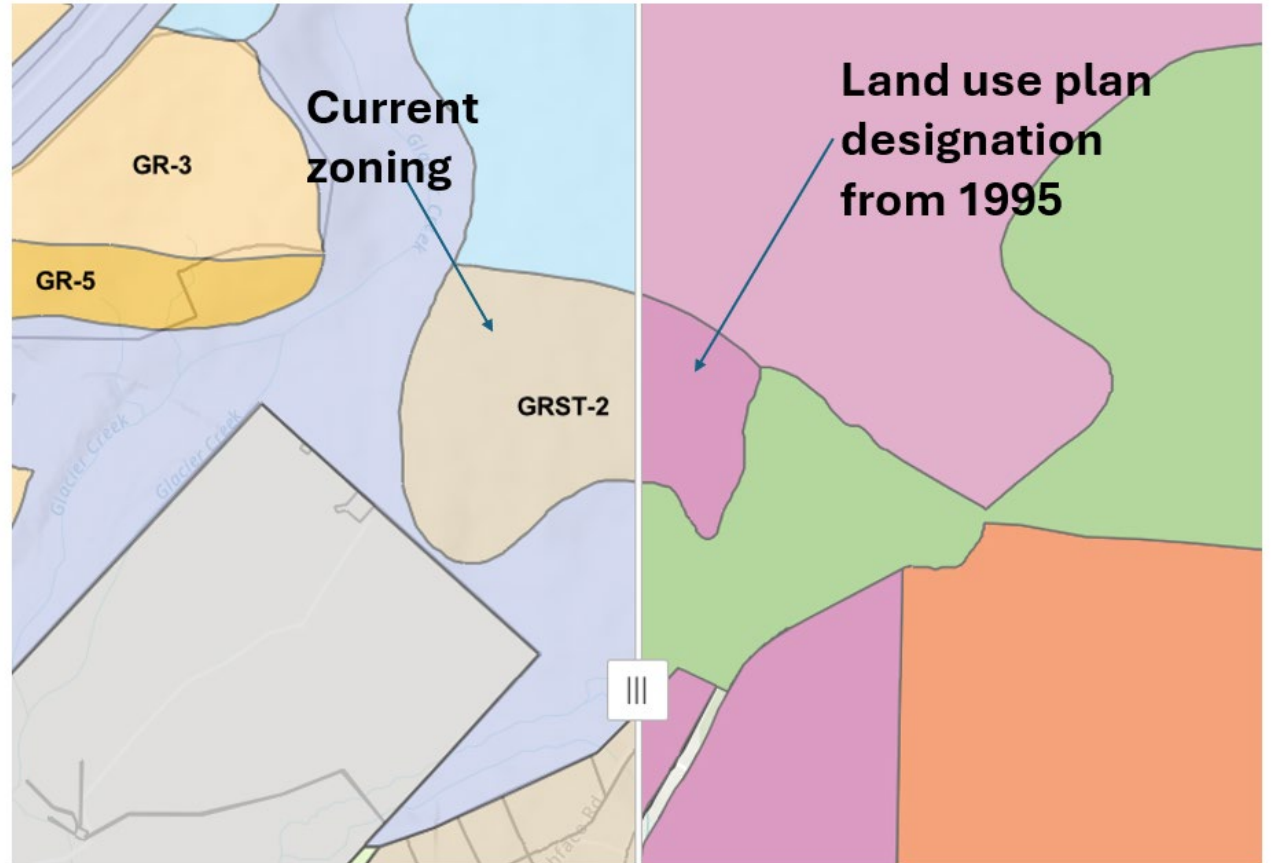
5. Change land use designation from both “Mixed-use” and “Commercial Recreation” to “Mixed-use” for Alyeska Prince Addition, Tract C - Parcel 075-041-29. **Motioned and Approved**

AIM No. 37-2025 Recommended Amendments: Focus of today's worksession

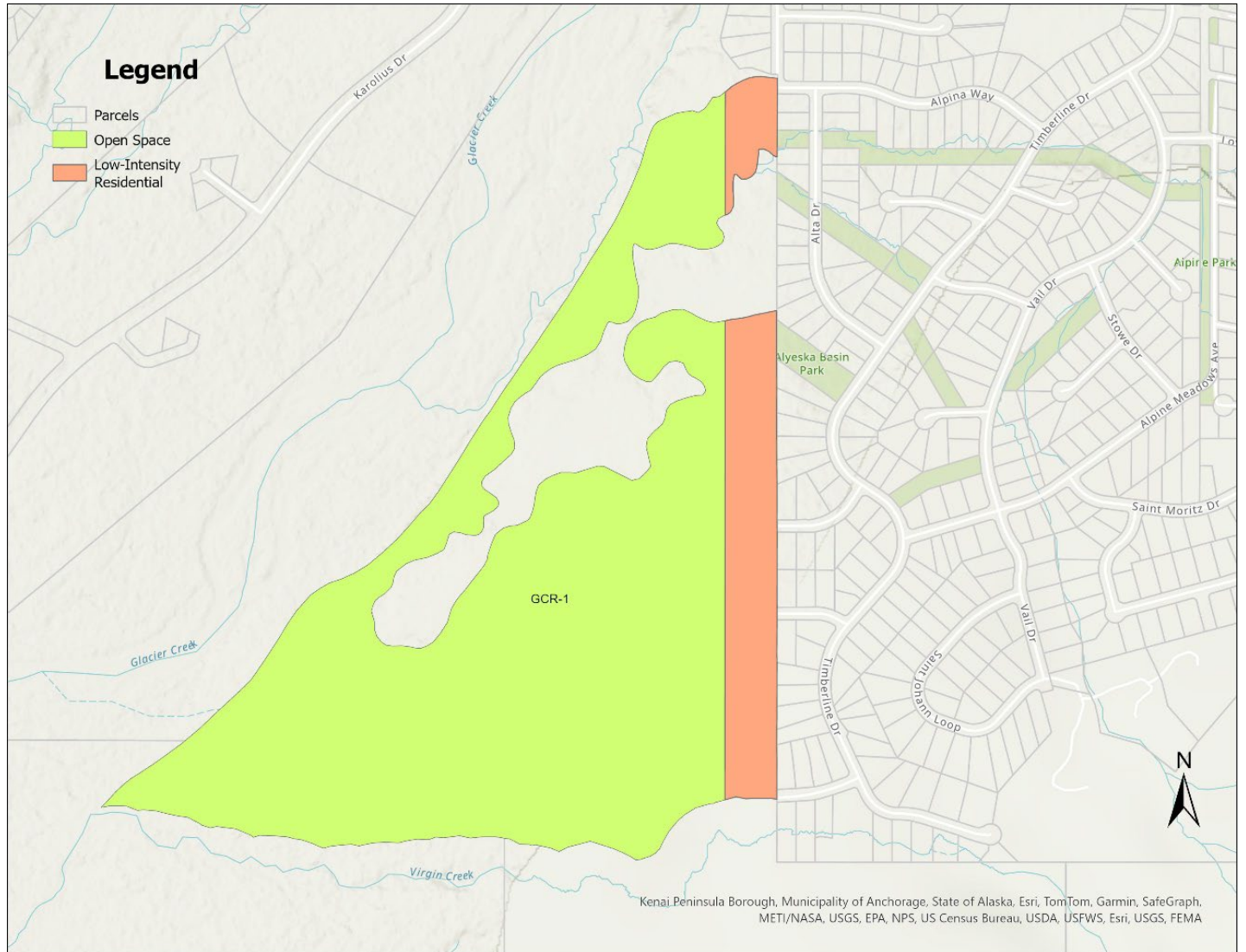
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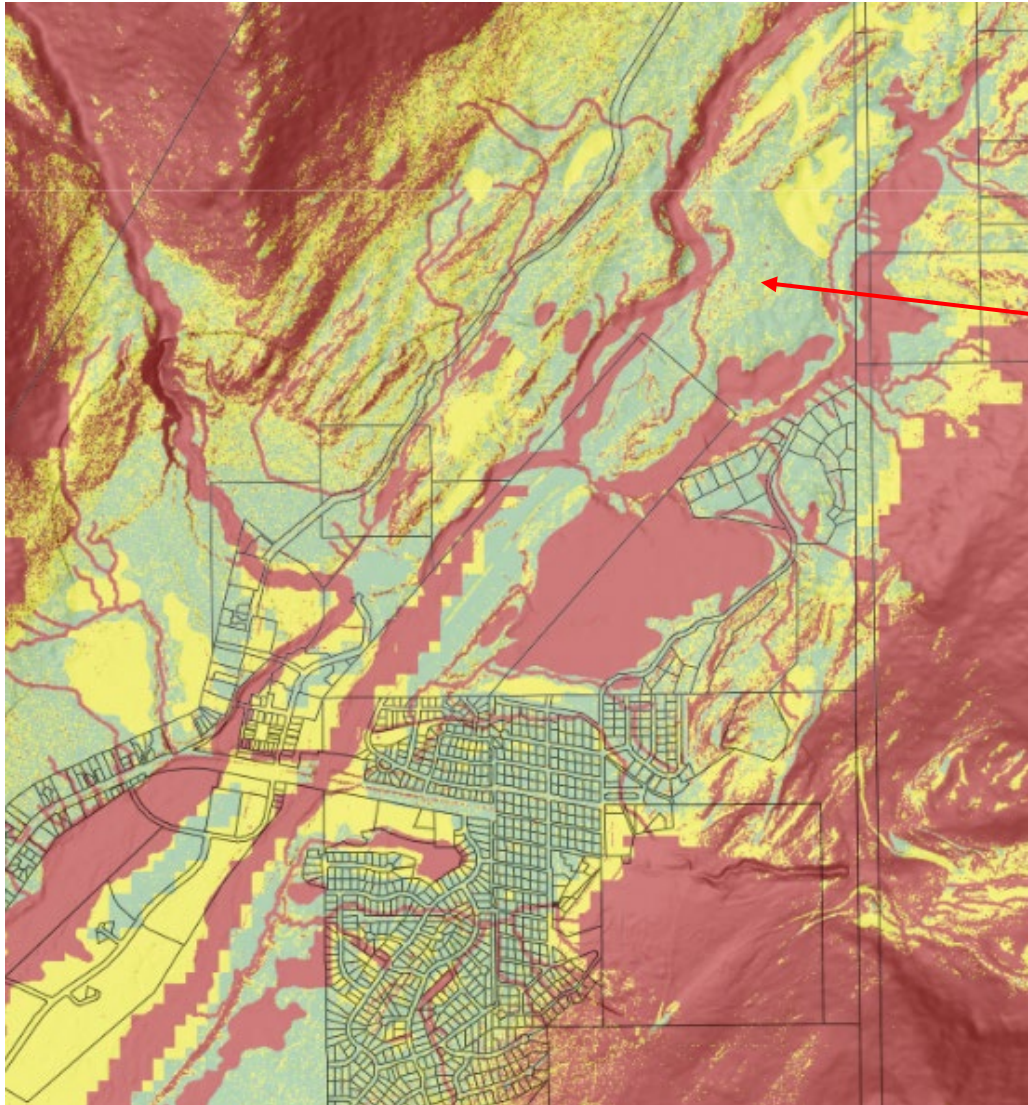
**Focus of today's
worksession:
"The Mitten" area**



**Focus of today's
worksession:
"Virgin
Creek/west of
Timberline Drive"
area**

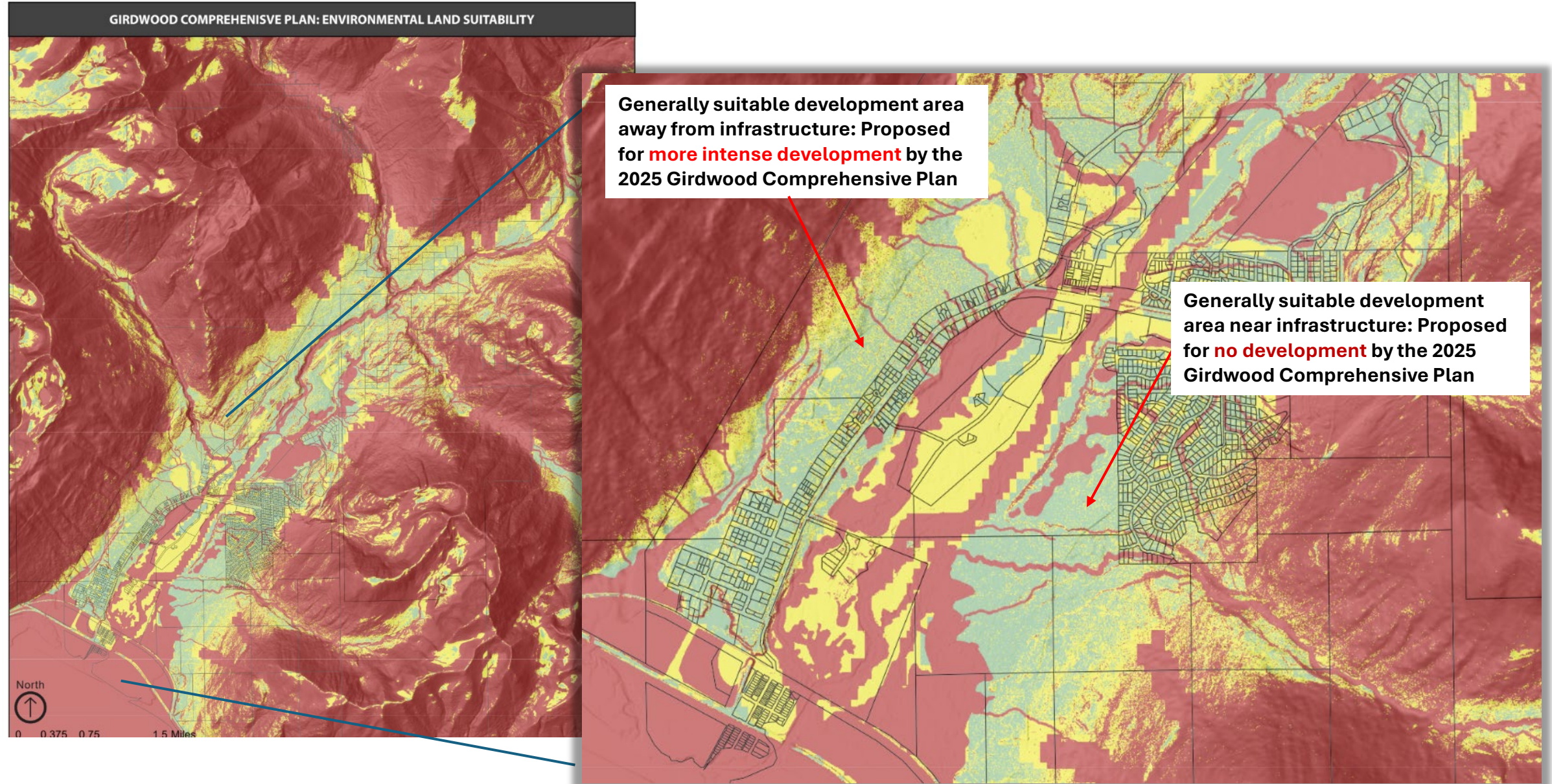


Map 2-18. Land Suitability Map



Generally suitable development area near infrastructure: Proposed for **no development** by the 2025 Girdwood Comprehensive Plan

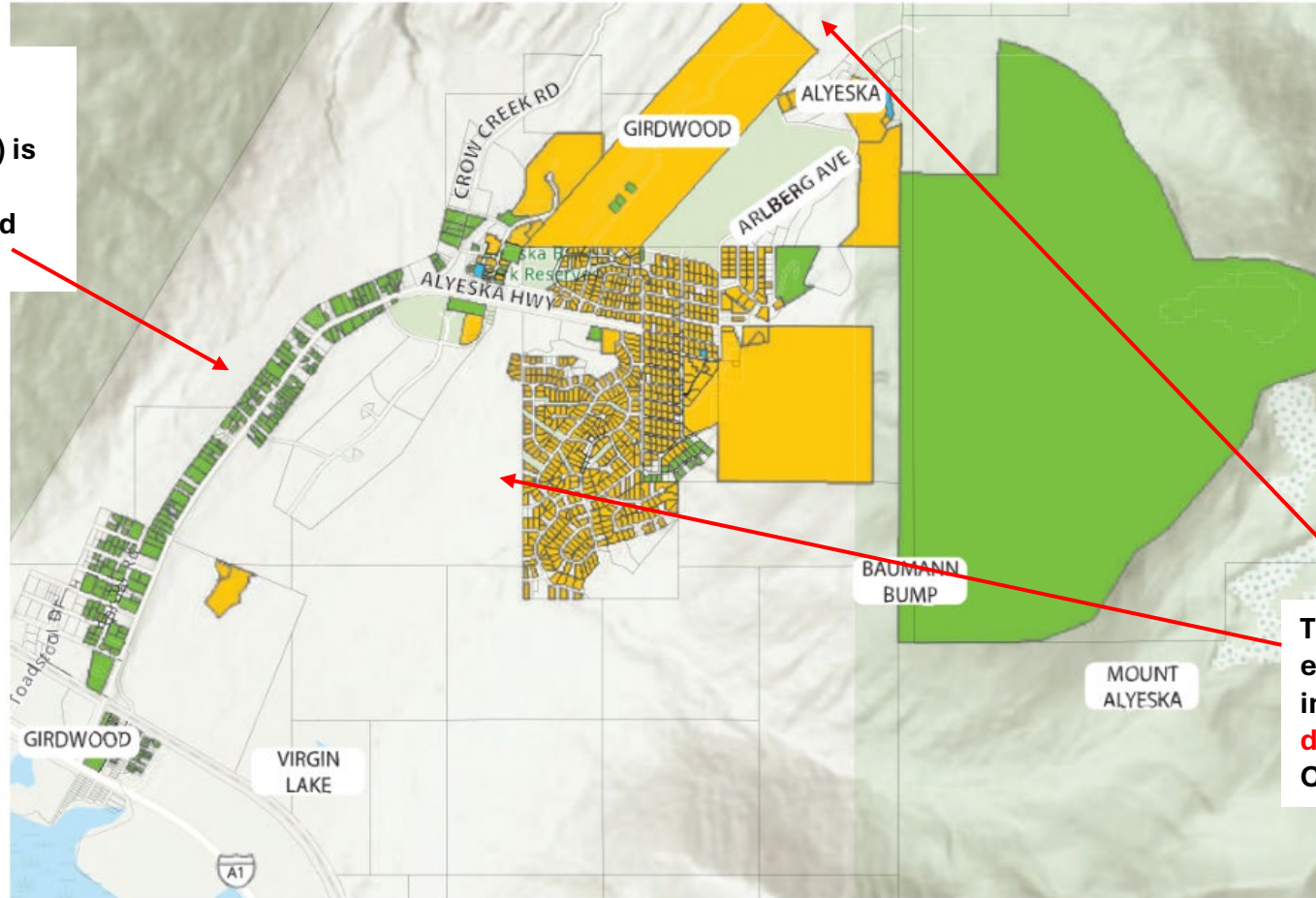
Map 2-18. Land Suitability Map



Water and Wastewater Availability

Figure 2-1. AWWU Girdwood service distribution map

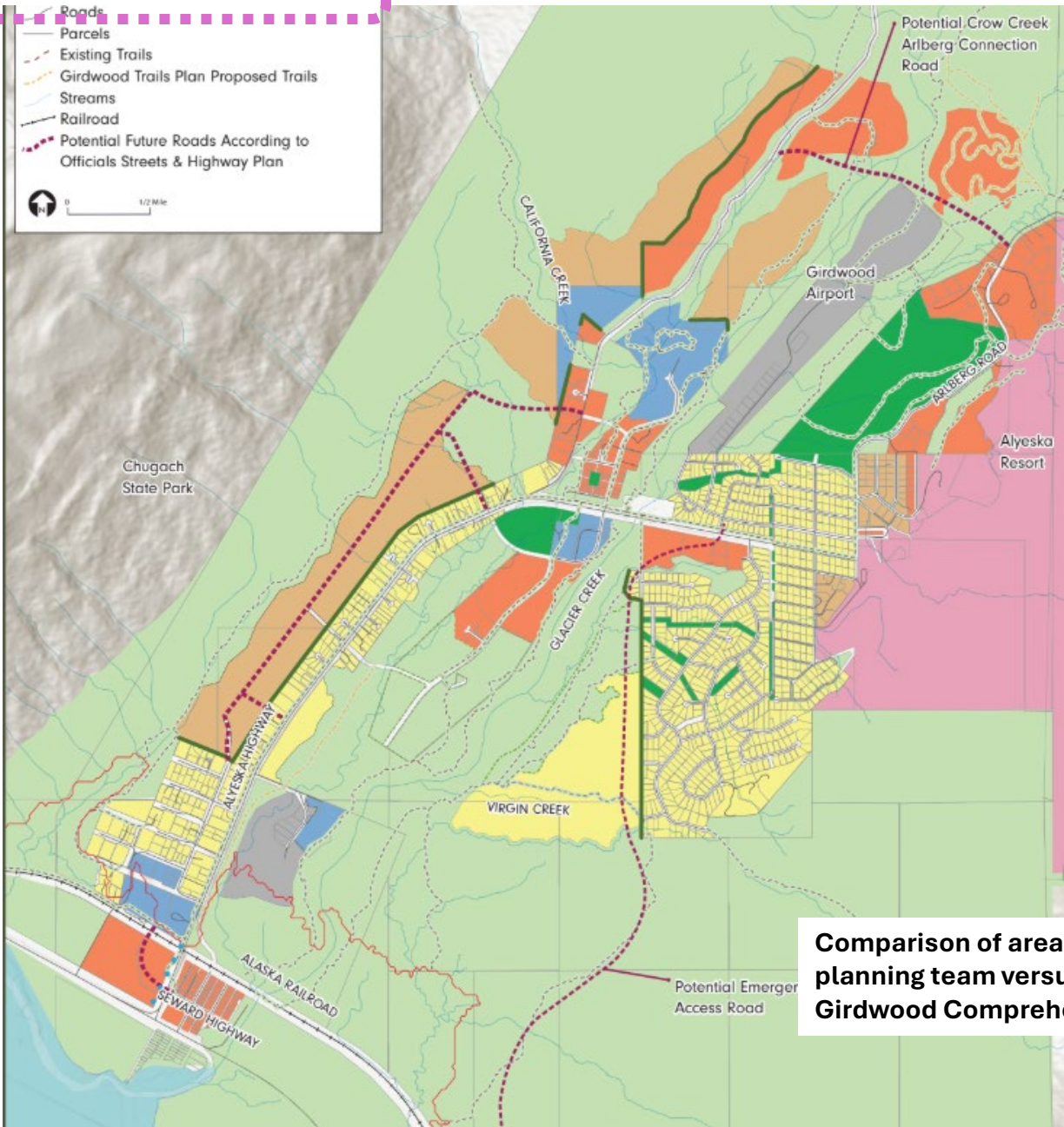
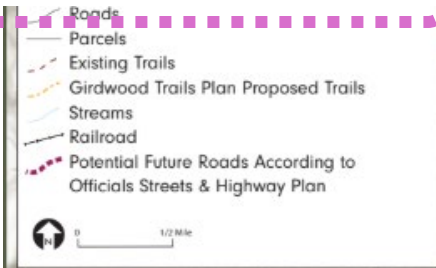
This area with only wastewater service and no water service available (and limited road access) is proposed for **more intense development** by the 2025 Girdwood Comprehensive Plan



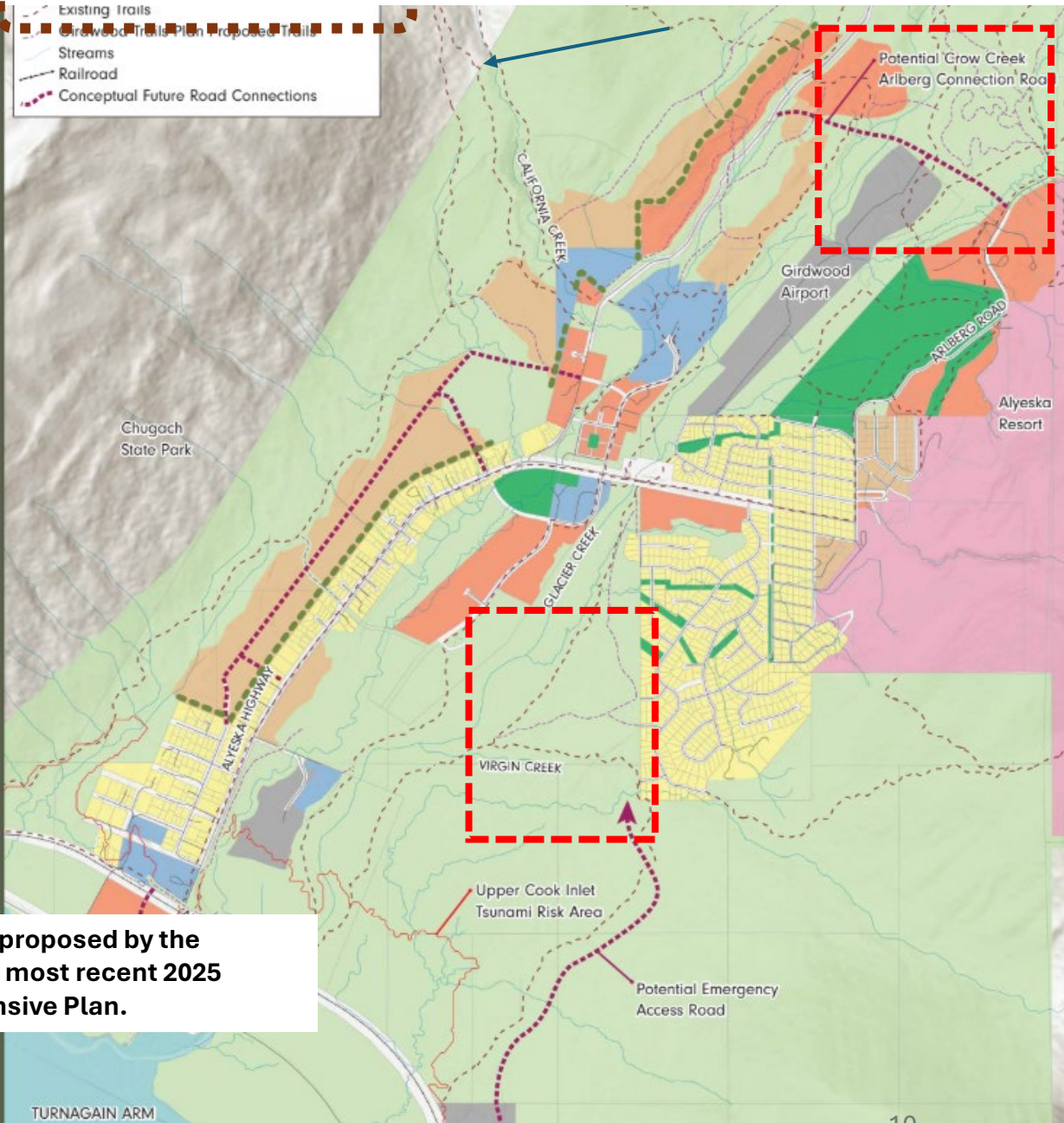
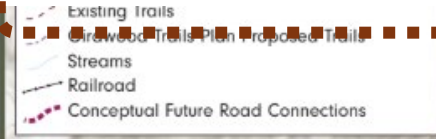
These areas, which are adjacent to existing water, wastewater, and road infrastructure, are proposed for **no development** by the 2025 Girdwood Comprehensive Plan



February 2024



December 2024



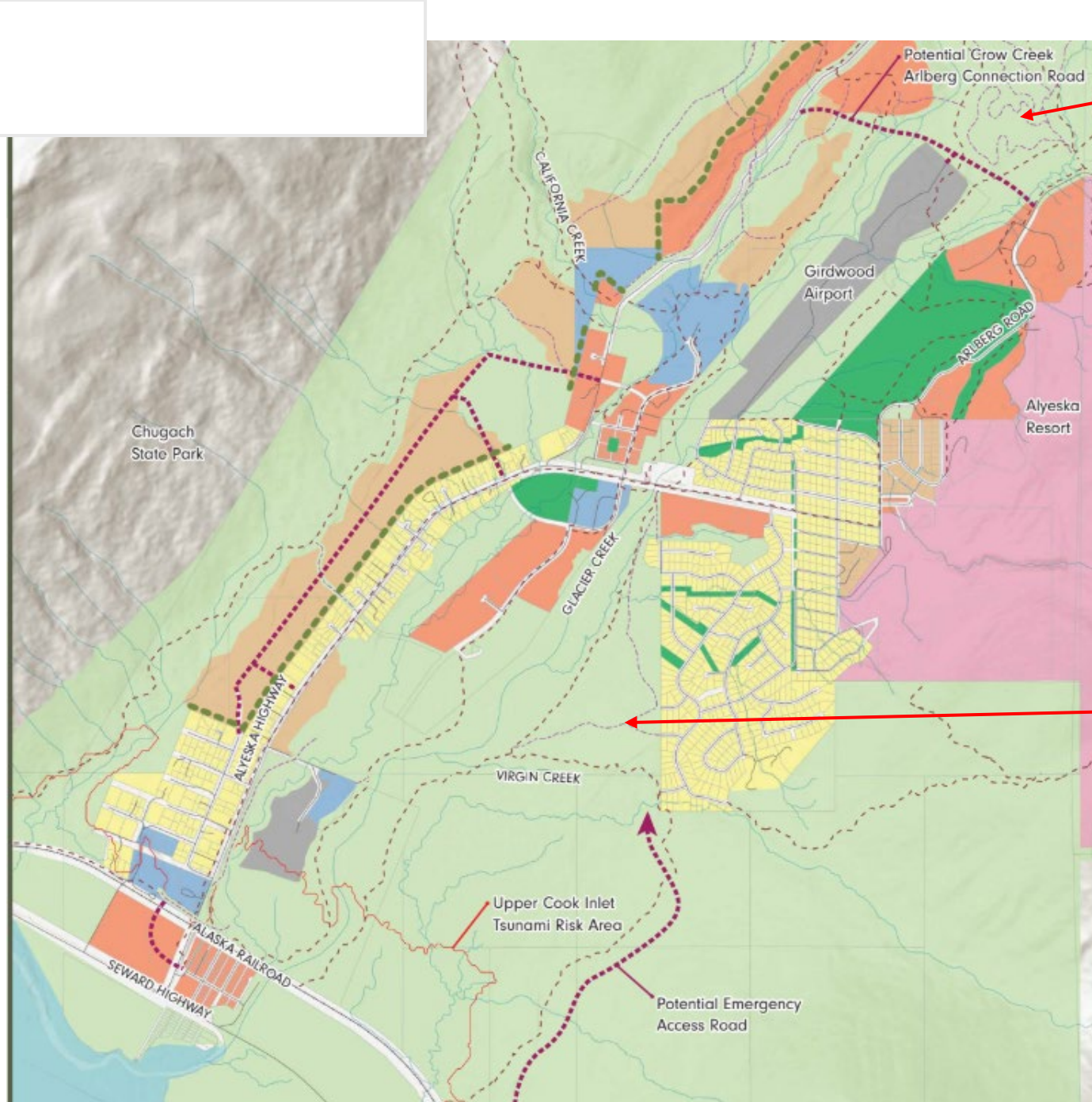
Comparison of areas proposed by the planning team versus most recent 2025 Girdwood Comprehensive Plan.

Planning for higher “intensity” development farther away from goods and services or in areas with more types of natural risks is not good planning practice.

By keeping the core areas “low Intensity”, the Girdwood Comprehensive Plan may encourage more dispersed development, higher transportation/infrastructure costs, and preserving exclusive areas.

This contradicts some of the plan’s stated goals to:

- Make the most of existing housing
- Promote sustainable practices
- Reduce energy use



This area has been zoned for commercial use for decades.

By removing this area, it changes 20 years of planning expectations.

This area is identified as “generally suitable for development” in the Plan’s analysis section (see page 2-40). Because roads are already stubbed to this area, it might be easier to make connections.

By precluding this area from development, the 2025 Girdwood Comprehensive Plan misses an opportunity to save on infrastructure costs.

These areas are both HLB property. What is in the HLB Work Plan?

Regarding the area containing the mitten:

Portion of HLB Parcel 6-011B – Disposal of approximately 72 acres, (27 of which is for mixed-use development, the remainder for recreation and access) to facilitate the development of Glacier Creek Village through a purchase and development agreement with Alyeska Holdings, LP, and Seth Andersen for the development of a mixed-use project consistent with the Request for Proposals (RFP) completed in 2021. A disposal recommendation will not be brought to HLBAC until after the Assembly adoption of the *Girdwood Comprehensive Plan* and will be consistent with that plan, the *Girdwood Trails Plan (2024)*, and any other applicable plans.

Regarding trail development in the area near the mitten:

Portion of HLB Parcel 6-011B – HLBAC unanimously approved Resolution 2017-09 to the Girdwood Nordic Ski Club for a 20-year public use easement for the development of trails. The HLBAC recommended several conditions that are still being resolved prior to this action going to the Anchorage Assembly.

No specific development information for the “Virgin Creek/west of Timberline Drive” area.

HLB is currently working on incorporating the amendments from the HLBAC and will be submitting the plan to the Assembly for their consideration in April 2025.

Boards and Commissions

Regarding the “mitten” area:

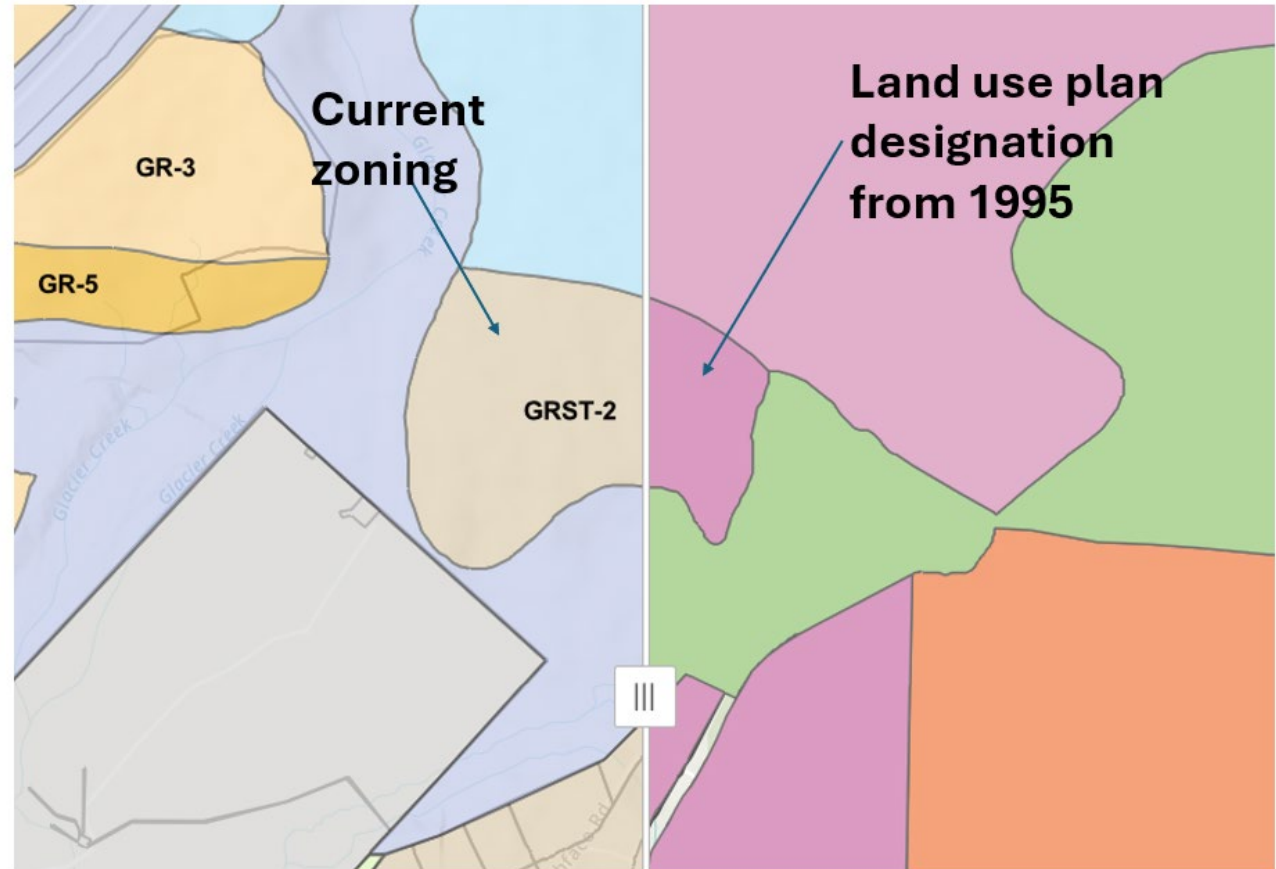
- Planning and Zoning Commission: Approved Area Master Plan
- Planning and Zoning Commission: Approved Phase 1 of Development Master Plan.
There are 4 phases as part of the development. Future phases must come back to the Planning and Zoning Commission for approval.

Regarding the “Virgin Creek/west of Timberline Drive” area:

- Platting Board: Would need to approve subdivision of the property into lots.

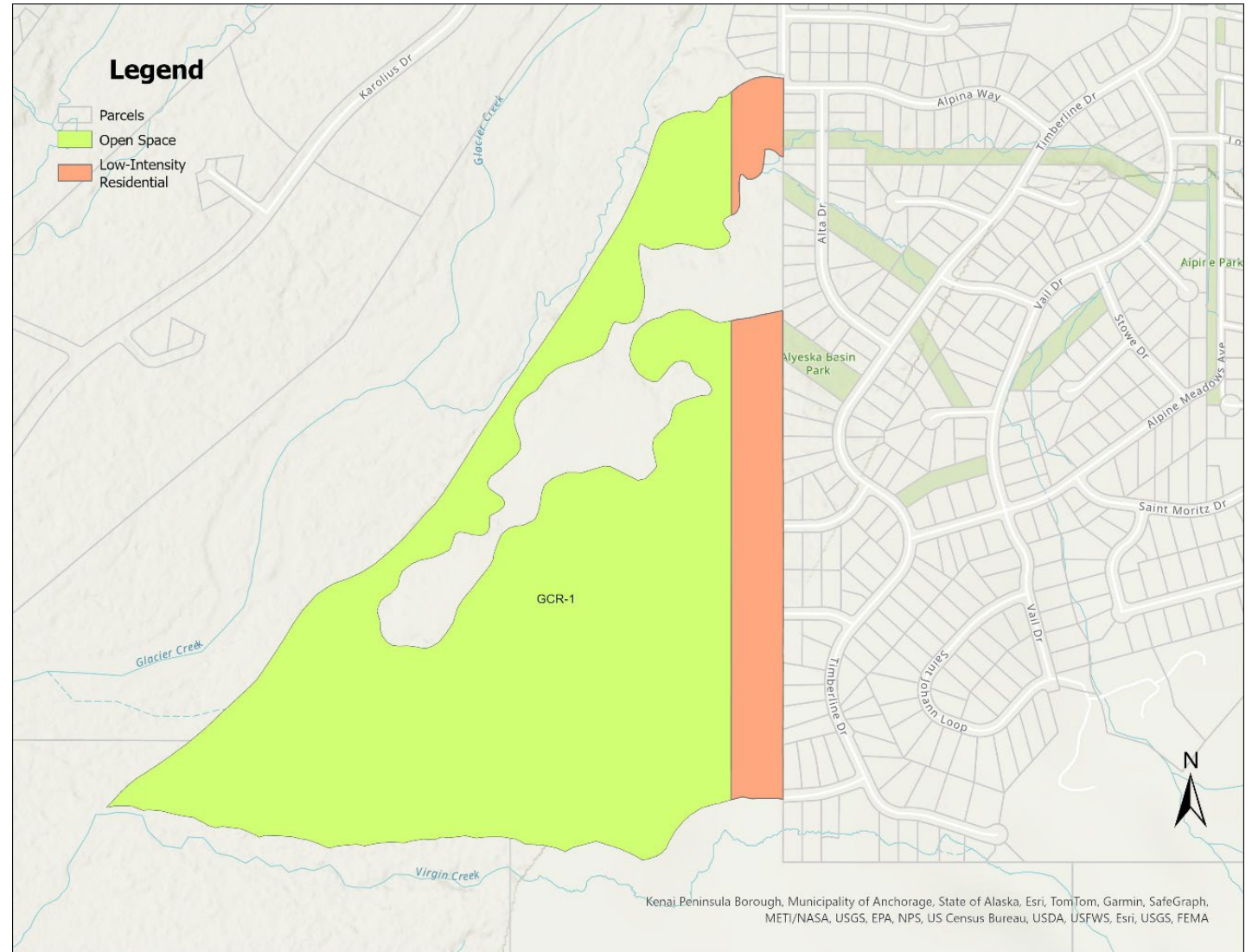
Summary for the “Mitten” area

- Having as open space land use designation does not help meet Plan’s goals.
- Near existing water, sewer, roads.
- Shown as generally suitable development area in Map 2-18 of Plan.
- This area has been zoned for commercial use for decades.
- Noted for disposal in HLB Work Plan.
- Approved Area Master Plan and Phase 1 Development Master Plan.
- Future phases of Development Master Plan must go back before Planning and Zoning Commission (with public hearings).



Summary for the “Virgin Creek/west of Timberline Drive” area

- Having an open space land use designation does not help meet Plan’s goals.
- Near existing water, sewer, roads.
- Shown as generally suitable development area in Map 2-18 of Plan.
- The width of 500 feet is about the length of several of the existing cul-de-sacs in the vicinity.
- Future subdivisions must go before the Platting Board (with public hearings).



Thank you!

Questions?