

**PLANNING DEPARTMENT
STAFF ANALYSIS
COMPREHENSIVE PLAN AMENDMENT**

DATE: July 15, 2024

CASE NUMBER: 2024-0074

APPLICANT: Imagine! Girdwood

REPRESENTATIVE: Huddle AK

REQUEST: Review and Recommendation by the Planning and Zoning Commission to the Anchorage Assembly for a Comprehensive Plan Amendment to Update the *Girdwood Area Plan* with the *Girdwood Comprehensive Plan*

COMMUNITY COUNCIL: Girdwood Board of Supervisors

ATTACHMENTS:

1. Application
2. Reviewing Agency and Public Comments

RECOMMENDATION SUMMARY: APPROVAL WITH AMENDMENTS

PROPOSAL AND BACKGROUND:

The *Girdwood Area Plan*, adopted in 1995, is an element of the Comprehensive Plan. This is a request to update the *Girdwood Area Plan* with the *Girdwood Comprehensive Plan*, drafted in 2024. Elements of the Comprehensive Plan are listed in Anchorage Municipal Code (AMC) 21.01.080B.1. Table 21.01-1: Comprehensive Plan Elements. If approved by the Assembly after receiving a recommendation from the Planning and Zoning Commission, the *Girdwood Comprehensive Plan* would be added under the “Turnagain Arm” Area/Topic as shown below:

Excerpt of Table 21.01-1: Comprehensive Plan Elements

TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS			
Area/Topic	Plan	Adoption Date ¹	Amendments
Turnagain Arm	[GIRDWOOD AREA PLAN]Girdwood Comprehensive Plan	AO 1994-238(S); 2-28-1995 AO 2024-####; #-##-2024	AO 1998-176; 11-24-1998 AO 2006-47; 4-11-2006 AO 2007-112; 9-11-2007 AO 2024-####; #-##-2024

COMMUNITY COMMENTS:

The Planning Department published notice of the application and notified all community councils in accordance with AMC 21.03.200H.3. The Girdwood Board of Supervisors submitted a resolution of support. Appendices to the draft *Girdwood Comprehensive Plan* include documentation of public comments and a community survey.

REVIEWING AGENCY COMMENTS:

Reviewing agency comments are included in Attachment 2. Traffic Engineering, Private Development, Heritage Land Bank (HLB), Girdwood Service Area, and the State of Alaska had substantive comments. Right of Way, Watershed Management, Anchorage Water and Wastewater Utility (AWWU), and Addressing had no comments or comments of non-objection.

FINDINGS:

21.03.070C.2. Comprehensive Plan Amendments - Approval Criteria

The planning and zoning commission may submit a recommendation for approval, and the assembly may approve an amendment if, in the judgment of the commission or the assembly, the amendment meets the following approval criteria:

- a. The proposed amendment is necessary in order to address one or more of the following:**

The criterion is met.

- i. A change in projections or assumptions from those on which the comprehensive plan is based;**

The *1995 Girdwood Area Plan* was adopted over 30 years ago and is based on outdated data. Girdwood was projected have a larger population growth than occurred or is expected to occur in the future. The projected population in the 1995 Plan was 3,300 residents by 2013, and the current population of Girdwood is estimated to be 2,371 residents.

- ii. Identification of new issues, needs, or opportunities that are not adequately addressed in the comprehensive plan.**

Along with changes in population projections, Girdwood is facing a housing crisis. There are also new plans for trails and non-motorized transportation options.

- iii. A change in the policies, objectives, principles, or standards governing the physical development of the municipality or any other geographic areas addressed by the comprehensive plan; or**

Several other plans, policies, and documents have been adopted since the *1995 Girdwood Area Plan*, including but not limited to the following:

- *2001 Girdwood Commercial Areas and Transportation Master Plan*
- *2006 Crow Creek Neighborhood Land Use Plan*
- *2014 Girdwood South Townsite Area Master Plan*
- *2014 Official Streets and Highways Plan*
- *2023 Anchorage Assembly Housing Action Plan*

- 2023 *HLB Inventory of Potentially Developable HLB Parcels in Girdwood*
- 2024 *Girdwood Trails Plan*
- 2024 *HLB Annual Work Program and 2025-2029 Five-Year Management Plan*
- 2024 *Alyeska Area Master Plan Modification and Development Master Plan*

iv. Identification of errors or omissions in the comprehensive plan.

This request is not a result of an error or omission in the comprehensive plan, but the proposed plan provided more updated goals and policies in Girdwood resulting from changing assumptions, issues, and needs over time.

- b. The proposed amendment maintains the internal consistency of the comprehensive plan, and is consistent with the other elements of the comprehensive plan without the need to change other components of the plan to maintain internal consistency.**

The criterion is met with recommended amendments.

Areas marked for planning considerations as “Potential Future Park Land” and as “Vegetative Buffers” in the Land Use Plan Map are not included in the *Girdwood Trails Plan* or any other element of the comprehensive plan. HLB submitted comments objecting to the “Potential Future Park Land” designation. These planning considerations should be removed from the document.

The “Commercial Recreation Reserve” land use category is redundant with “Commercial Recreation”, and these areas should be combined into “Commercial Recreation”. The reserve is described as still being intended for commercial recreation on page 3-13, but that would remain undeveloped until there is a land use plan amendment. The land use plan amendment for commercial recreation should be unnecessary for an area intended for commercial recreation in the future, and the area will still remain undeveloped at this time.

Some areas designated as “Open Space” are inconsistent with draft *Girdwood Comprehensive Plan* 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.” Some areas of open space are a shift from a land use designation in the 1995 *Girdwood Comprehensive Plan* for development and are inconsistent with the 2023 *Anchorage Assembly Housing Action Plan*, 2023 *HLB of Potentially Developable HLB Parcels in Girdwood*, 2024 *HLB Annual Work Program and 2025-2029 Five-Year Management Plan*, and the 2024 *Alyeska Area Master Plan Modification and Development Master Plan*.

Recommended amendments are described further under “Discussion”.

c. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the community.

The criterion is met with recommended amendments.

Reviewing agencies commented how Goal E3.1 specifically outlining unpaved roads and parking lots may be detrimental to the public interest, health, safety, convenience, or welfare of the community. A recommended amendment is to change the wording of Goal E3.1 to allow for flexibility on road and parking lot surfaces so that potential future Title 21 changes are not pre-determined before discussions with reviewing agencies.

The Municipality of Anchorage, including Girdwood¹, is experiencing a housing shortage and affordability crisis, which has been exacerbated by supply chain and workforce issues, inflationary cost increases, increasing home and rental prices, and rising interest rates for loans. Affordable, accessible, and stable housing is critical to the Municipality's future economic growth and quality of life.

The *Anchorage Assembly Housing Action Plan* was adopted with AR 2023-433, and contains a vision, guiding principles, goals, and strategies as general policy direction for current and future housing policy projects. It includes strategies to remove barriers to infill and new construction and to expand housing affordability, accessibility, and stability, including Strategies A.9 and E.10.:

- Strategy A.9. Identify publicly owned lands (HLB, MOA, Anchorage School District) that are suitable and make those lands available for residential development.
- Strategy E.10. Work on recommendations to address Girdwood's unique housing challenges in the updated *Girdwood Comprehensive Plan* and future housing plans.

Girdwood has a shortage of land for development¹. It would be detrimental to the public interest and welfare of the community and inconsistent with the *Anchorage Assembly Housing Action Plan* to provide a land use designation of "Open Space" to properties in Girdwood that are most suitable for development. Thus, the Planning Department has outlined recommended amendments to the draft *Girdwood Comprehensive Plan* to change some land use designations of properties that are most likely to be sites of new housing construction.

The recommended amendments to land use designations were informed by comments in Attachment 2 from HLB. "Girdwood has the most HLB lands in the Municipality" according to Page 2-11 of the draft *Girdwood Comprehensive Plan*. The 2024 HLB Work Plan was approved in May 2024 by the Anchorage Assembly with AR 2024-92, As Amended. Prior to developing the Work Plan, HLB identified potentially developable HLB parcels in Girdwood in April 2023 after being directed to do so by the Anchorage Assembly with AR 2023-40, As

¹ Treinen, Lex. "Girdwood housing market reaches 'crisis' level, forcing locals out." *Alaska Public Media*, June 22, 2021, <https://alaskapublic.org/2021/06/22/girdwood-housing-market-reaches-crisis-levels/>. Accessed June 27, 2024.

Amended. HLB found 11 parcels most suitable for development in Girdwood, and some of these 11 parcels have a land use designation of “Open Space” in the draft *Girdwood Comprehensive Plan*. It is not in the public interest and welfare of the community to have the most developable parcels in Girdwood designated as “Open Space”.

Recommended amendments are described further under “Discussion”.

- d. If the proposed amendment is to the comprehensive plan map, the requested land use designation is found to be equally or more supportive of the comprehensive plan goals, objectives, policies, and guidelines, than the old land use designation.**

The criterion is met with recommended amendments.

Some areas designated as “Open Space” were not equally or more supportive of the comprehensive plan goals, objectives, policies, and guidelines, than the old land use designation. Recommended amendments are described further under “Discussion”.

- e. If the proposed amendment is to the comprehensive plan map, the subject site is consistent with the adopted description and locational criteria for the requested land use designation, and is physically suitable to accommodate the proposed designation, including but not limited to access, physical constraints, provision of utilities, and compatibility with surrounding designations and development patterns.**

The criterion is met with recommended amendments.

Some areas designated as “Open Space” were not compatible with development patterns. Recommended amendments are described further under “Discussion”.

DISCUSSION:

This Discussion section outlines in detail specific recommended amendments to Planning Considerations and Land Use Designations in order to meet review criteria b, c, d, and e.

Planning Considerations

Areas marked for planning considerations as “Potential Future Park Land” and as “Vegetative Buffers” in the Land Use Plan Map are not consistent with review criterion b. Both the “Potential Future Park Land” and “Vegetative Buffers” are the only planning considerations on the Land Use Plan Map that are not already identified in other adopted plans. The Department recommends the deletion of “Potential Future Park Land” and “Vegetative Buffers” from the draft *Girdwood Comprehensive Plan*.

Pages 3-15 and 3-16 describe “Potential Future Park Land” as areas to be considered in a future Park and Open Space Plan. The implementation action for Policy R.1.1 is to, “develop a Park and Open Space Plan for the Girdwood service area”. These areas of “Potential Future Park Land” can be addressed in the Park and Open Space Plan and should not be shown on the Land Use Map. All properties designated as “Potential

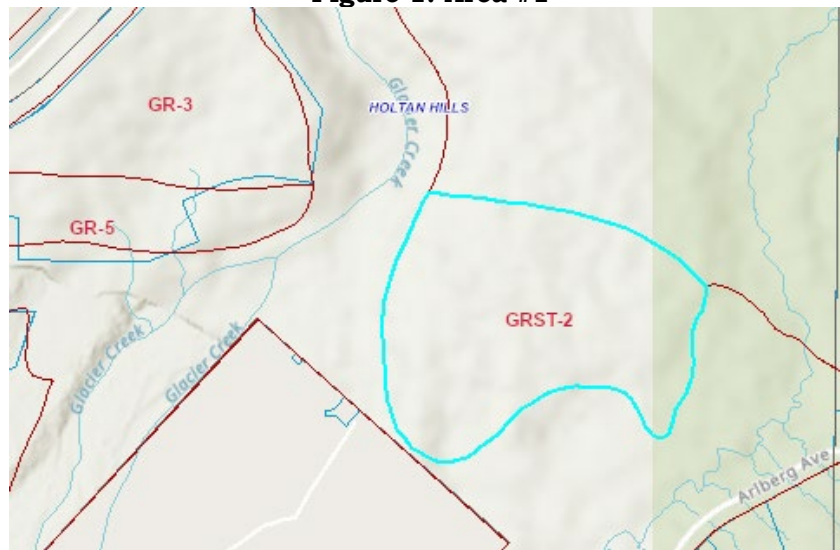
Future Park Land” should instead be “Open Space”, except for HLB Parcel 6-075 (parcel 075-041-28) should instead be “Park Land” as it is being withdrawn from HLB inventory and transferred to MOA Girdwood Parks and Recreation.

It is not clear the purpose and uses indicated by the “Vegetative Buffers” planning consideration. They are described on page 3-16 as having the potential to become park land and trail corridors, remain as open space, or to remain undeveloped except for trails or roads and utilities that need to cross them. It is not clear if the proposed vegetative buffers would become street right-of-way, trails, park land, or remain undeveloped. The vegetated buffers are proposed to be 100-feet-minimum in width, but it is unclear if the buffers would become much wider in some areas if there is no standard width or purpose to them. Even at 100-feet, the buffers could be a limitation on potential adjacent mixed-density residential development. The “Vegetative Buffers” are compared to the linear park system in the Alyeska Subdivision on page 3-16. However, that system is not a system of vegetative buffer easements on parcels and are instead separately platted parcels under ownership of MOA Girdwood Parks and Recreation. In addition, several of the Alyeska Subdivision buffers are less than 100 feet. The comparison is not accurate.

Land Use Designations

Area #1. 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 and formerly HLB Parcel 6-011)

Figure 1. Area #1



Change land use designation from “Open Space” to “Mixed-use”.

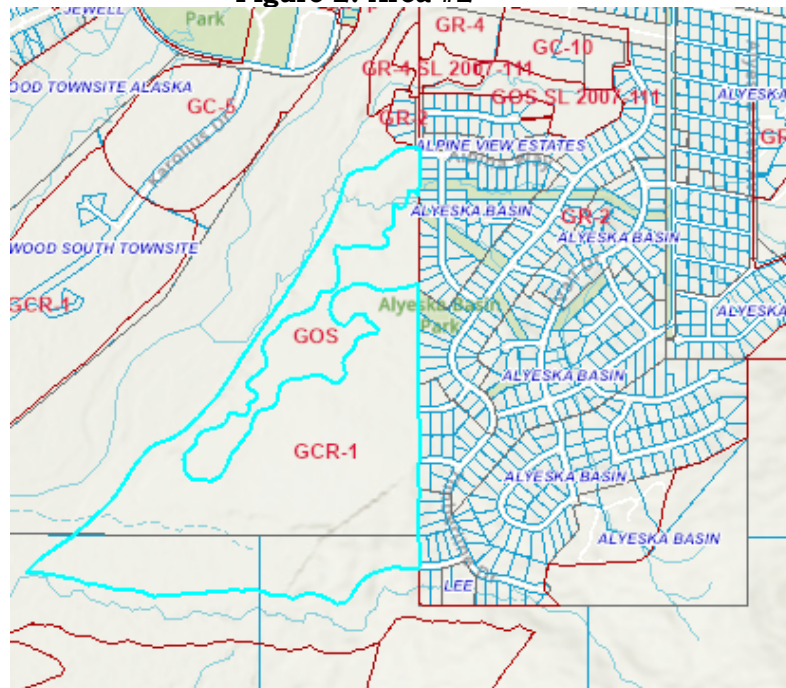
- Part of one of the 11 developable parcels in Girdwood identified by HLB.
- Page 16 of the 2024 HLB Work Plan describes this area for disposal, “to facilitate the development of Glacier Creek Village through a purchase and development agreement with Alyeska Holdings, LP...Defer disposal until adoption and approval of the Girdwood Trails Plan and the Girdwood

Comprehensive Plan (also known as the Girdwood Area Plan), and when those plans are approved any further discussion and disposal be consistent with those plans.”

- The *Alyeska Area Master Plan Modification and Development Master Plan* were approved by the Planning and Zoning Commission (PZC Case 2024-0061) to construct Glacier Creek Village, which will have a variety of new housing types that range from apartments to single-family homes as well as commercial space and community uses. A designation of “Open Space” is inconsistent with this approval.
- The 1995 *Girdwood Area Plan* has a land use designation of “Resort”. This land use category was eliminated and rolled into the “Mixed-use” land use designation in the draft *Girdwood Comprehensive Plan* (described on pages 3-2 and 3-4, but is unclear why this area was not included. Pages 3-14 and 3-15 describing the “Open Space” land use designation do not mention this area.
- A designation of “Open Space” instead of “Mixed-use” to this developable parcel with a property owner having approved development plans is detrimental to the public interest and community welfare of Girdwood.
- A designation of “Open Space” instead of “Mixed-use” is inconsistent with Goal G2 for housing of the draft *Girdwood Comprehensive Plan* and with several adopted plans and policies of the Municipality of Anchorage.

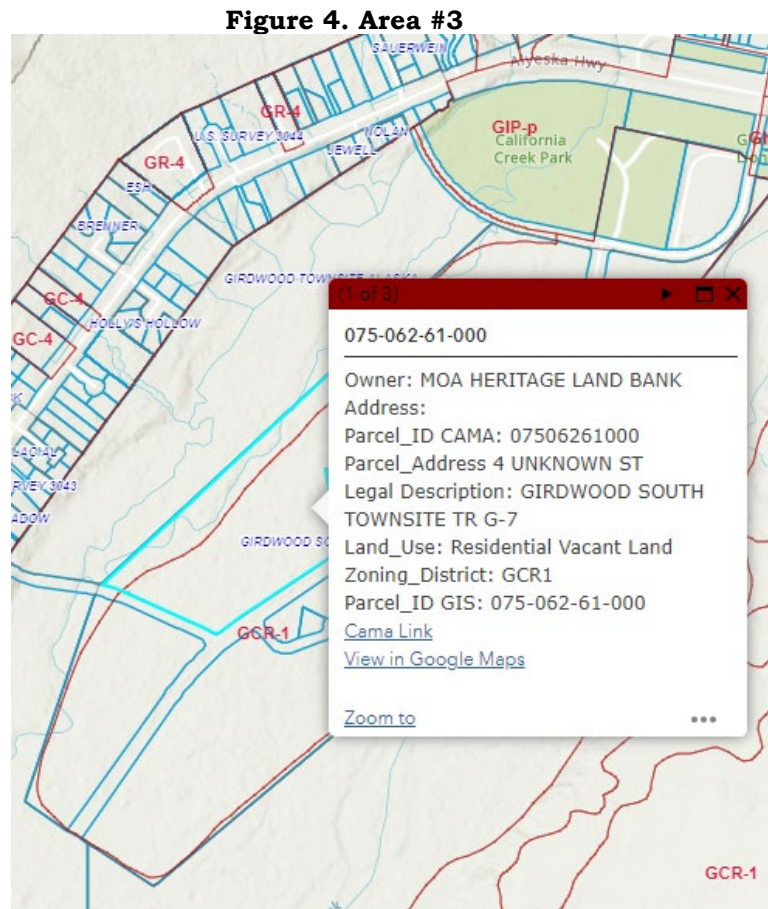
Area #2. Virgin Creek area that is zoned GCR-1 with a land use designation of “Commercial Recreation” in the 1995 *Girdwood Area Plan*, and is a portion of Tract 1, Glacier View Estates Subdivision, Tracts 20A and 20B, T10N R2E SEC 20 – Parcels 075-062-71, 075-201-01, 075-201-02 (HLB Parcel 6-036, 6-061, 6-062)

Figure 2. Area #2



- A designation of “Open Space” instead of “Low-density Residential” is inconsistent with Goal G2 for housing of the draft *Girdwood Comprehensive Plan* and with several adopted plans and policies of the Municipality of Anchorage.

Area #3. Girdwood South Townsite 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 G-7, Girdwood South Townsite Subdivision – Parcel 075-062-61 (HLB Parcel 6-149)



Change land use designation from “Open Space” to “Mixed-use”.

- Part of one of the 11 developable parcels in Girdwood identified by HLB.
- This parcel has areas that are outside of all flood plains and free of other hydrological constraints. The other two adjacent parcels left with an “Open Space” land use designation are mostly within the 100-year flood plain.
- Consistent with HLB comments.

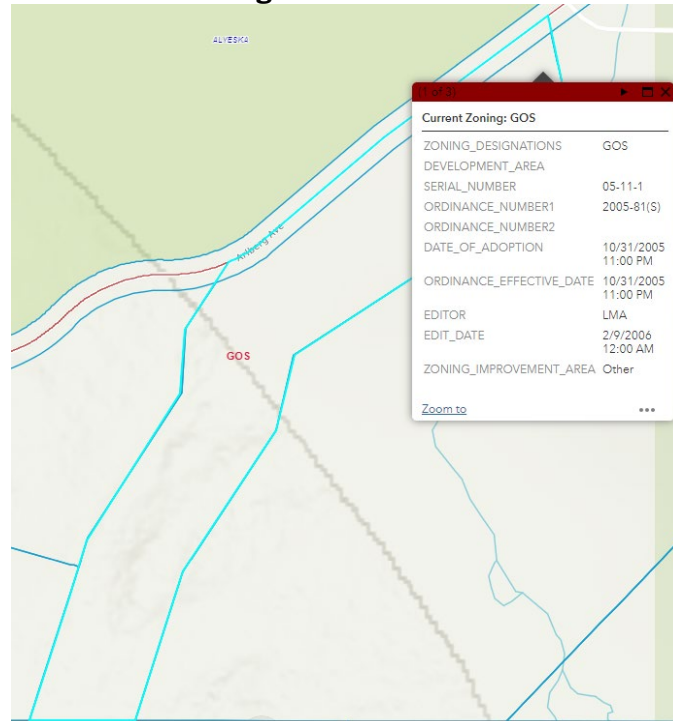
Area #4. Areas in the “Commercial Recreation Reserve” land use category.

Remove the land use category of “Commercial Recreation Reserve” and place these areas instead into the “Commercial Recreation” category.

- Page 3-13 describes this area as being intended for commercial recreation. Therefore, this is a redundant category with “Commercial Recreation”.

Area #5. Tract F, Alyeska- Prince Addition Subdivision - Parcel 075-041-28 (HLB Parcel 6-075)

Figure 5. Area #5



Change land use designation from “Open Space” with “Potential Future Park Land” planning consideration to “Park Land”.

- 2024 HLB Work Plan page 23: “Withdraw from HLB inventory and transfer to Girdwood Parks and Recreation.”
- Change the description of the “Park Land” land use category and Land Use Map to remove “(Currently Dedicated)” or note in the plan this property will be dedicated in the near future.

DEPARTMENT RECOMMENDATION:

The Department recommends the Planning and Zoning Commission provide an APPROVAL recommendation of the *Girdwood Comprehensive Plan* to the Anchorage Assembly, subject to the following amendments:

1. Update planning considerations throughout the document:
 - a. Remove the planning consideration of “Vegetative Buffers” from the document.

- b. Remove the planning consideration of “Potential Future Park Land” from the document. These areas will be shown as “Open Space”, except for parcel 075-041-28.
 2. Update land use designations throughout the document:
 - a. Area #1. 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 I, and is a portion of Tract 4, Holtan Hills Subdivision - Parcel 075-311-09 (HLB Parcel 6-011B and formerly HLB Parcel 6-011).
 - b. Area #2. Change land use designation from “Open Space” to “Low-density Residential” for 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 075-062-71, 075-201-01, 075-201-02 (HLB Parcel 6-036, 6-061, 6-062).
 - c. Area #3. Change land use designation from “Open Space” to “Mixed-use” for the 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 G-7, Girdwood South Townsite Subdivision – Parcel 075-062-61 (HLB Parcel 6-149).
 - d. Area #4. Remove the land use category of “Commercial Recreation Reserve” from the document and place these areas instead into the “Commercial Recreation” category.
 - e. Area #5. Change land use designation of “Open Space” with “Potential Future Park Land” planning consideration to “Park Land” for Tract F, Alyeska- Prince Addition Subdivision - Parcel 075-041-28 (HLB Parcel 6-075). Change the description of the “Park Land” land use category and Land Use Map to remove “(Currently Dedicated)” or note in the plan this property will be dedicated in the near future.
 3. Add a new sentence under the “Mixed-Use” section: “Areas near the Seward Highway, including the Old Girdwood Townsite, are subject to tsunami and flood hazards and any new development should mitigate potential tsunami risk through engineering and design techniques.” (Page 3-13)
 4. Update Goal E3.1: [E3.1 ALL ROADS AND PARKING LOTS DON’T HAVE TO BE PAVED] E3.1 Review standards to allow flexibility on road and parking lot surfaces. (Page 4-3)
 5. Update Implementation Action for Goal T5.1 to swap the word “runway” for “property” in the first sentence of the second paragraph to read, “Revise current use standards in the airport district, remove use restrictions that limit opportunities for appropriate development adjacent to the airport [RUNWAY] property. (Page 4-16)

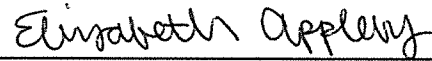
6. Make all technical edits in the document identified in Table 1 (forthcoming as an additional item after the staff report is finalized). These edits address spelling, grammar, formatting, photo credits, and acknowledgements.

Reviewed by:

Prepared by:



Craig H. Lyon
Director



Elizabeth Appleby, AICP
Senior Planner

(Case 2024-0074)

**REVIEWING
AGENCY AND
PUBLIC
COMMENTS**

Appleby, Elizabeth I.

From: Kelley, Kyle T.
Sent: Thursday, June 27, 2024 9:27 AM
To: Appleby, Elizabeth I.
Subject: Girdwood Area Plan comments

RECEIVED

JUN 27 2024

Hi Elizabeth,

Below are some comments related to the draft Girdwood Area plan.

Goal E3.1 All Roads and parking lots don't have to be paved.

Comment: I generally support this Goal, but Girdwood should give strong consideration to paving many of its residential "collector" roads (e.g., Timberline, Vail, Alyeska View, Sproat, route to Airport, Crystal Mountain) and commercial/civic parking lots to reduce gravel road maintenance costs, dust pollution and potholing from the constant rain of the Girdwood rainforest. It will provide a significantly better driving surface for residents' vehicles, reduce dust/noise, and a more efficient operating surface to remove ice and snow, lessen erosion, and keep the adjacent drainage ditches free of gravel buildup from erosion. Pedestrian safety improvements should be included as roads are paved to narrow the drive lanes to no more than 12' widths and provide large shoulders or dedicated pathways for pedestrians. If warranted, traffic calming measures (e.g. speed humps, radar speed signs, etc) should be included on paved roads to help reduce speeds in residential areas with a design that works well for snow/ice removal.

Girdwood Comprehensive Plan Land Use Plan Map, Lower Valley Draft Map

Comment: The extension of Sproat Road north in the HLB parcel should be shown and designed with limited curves and turns. The straighter the road, the more efficient it is for maintaining snow removal in the winter.

Thanks.

Kyle

Kyle T. Kelley
Girdwood Service Area Manager
Municipality of Anchorage
907-343-8374

MUNICIPALITY OF ANCHORAGE



Development Services Department

Private Development Section

Mayor Dave Bronson

MEMORANDUM

Comments to Planning and Zoning Commission Applications/Petitions

DATE: June 26, 2024
TO: Elizabeth Appleby, Senior Planner
FROM: Judy Anunciacion, Private Development Engineer
SUBJECT: PZC Case 2024-0074

RECEIVED

JUN 26 2024

Case 2024-0074 – Review and Recommendation by Planning and Zoning Commission of an Amendment to the Girdwood Area Plan (AO 1994-238(S)), an element of the Comprehensive Plan.

Department Recommendations: Private Development recommends approval of the proposed amendment to the Girdwood Area Plan with the following comments:

Revise Goal E3.1 “All roads and parking lots don’t have to be paved” to read “Allow the use of alternative surfacing for roads and parking lots.” Private Development does not support the complete elimination of paved roads and parking lots. In addition to Watershed Management Services and Street Maintenance, include Private Development and Traffic Departments as part of the rewrite to allow for surfacing alternatives.



MUNICIPALITY OF ANCHORAGE

Traffic Engineering Department



MEMORANDUM

RECEIVED

DATE: June 14, 2024

JUN 21 2024

TO: Current Planning Division Supervisor,
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Engineering Department

FROM: Randy Ribble PE, Assistant Traffic Engineer

SUBJECT: 2024-0074 Review and Recommendation by Planning and Zonin Commission of an Amendment to the Girdwood Area Plan (AO (1994-238 (S), an element of the Comprehensive Plan

Traffic Engineering recommends approval of the proposed amendment to the Girdwood Area Plan with the following comments.

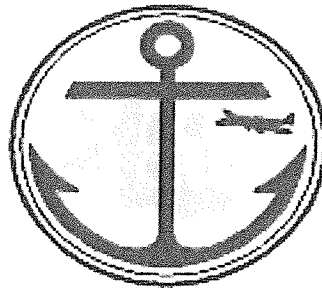
Adoption of a standard map for identification of road network for the Girdwood Community. Traffic Engineering concurs with utilizing the most current Official Streets and Highway Plan as a basis for identifying proper classifications for current and future collector or arterial road needs of the community.

Traffic Engineering also concurs goal E3.1 that flexibility be built into land use and design standards for road construction standards. Traffic Engineering is not supportive of completely eliminating paved or unpaved dust producing surface but allowing other acceptable alternatives to strictly paving all roadways. This would also be applicable to developments that choose to provide parking area.

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
Briana Sullivan & Mike Edgington, Co-Chairs
Jennifer Wingard, Brian Burnett, Guy Wade

RECEIVED

JUN 18 2024

Resolution 2024-07
Of the Girdwood Board of Supervisors
RESOLUTION OF SUPPORT FOR THE GIRDWOOD COMPREHENSIVE PLAN

WHEREAS, the current Municipality of Anchorage Comprehensive Plan has four top level elements covering distinct localities across the Municipality:

- Anchorage Bowl 2020 Comprehensive Plan (2001), partially updated by the Anchorage 2040 Land Use Plan (2017)
- Chugiak-Eagle River Comprehensive Plan (2006)
- Turnagain Arm Comprehensive Plan (2009)
- Girdwood Area Plan (1995); and

WHEREAS, the Girdwood Area Plan is the oldest of these documents, several prior attempts to update the plan having been unsuccessful; and

WHEREAS, in 2017, the Girdwood Board of Supervisors (GBOS) formed the Girdwood Area Plan Update Committee to develop an updated Girdwood Area Plan, as authorized by Anchorage Assembly Resolution AR 2018-176; and

WHEREAS, due to the identification of a lack of planning powers in Girdwood Valley Service Area (GVSA) and the related inability for GVSA to hold funds for the plan revision project, the non-profit Imagine!Girdwood was formed to direct and manage development a new Girdwood Comprehensive Plan, with formal authorization under Anchorage Assembly Resolution AR 2021-140; and

WHEREAS, Imagine!Girdwood has undertaken extensive community engagement, including four community-wide Town Halls to seek feedback and inform the public, regularly presenting updates at local community meetings and holding over 50 publicly-noticed regular monthly meetings; and

WHEREAS, Imagine!Girdwood presented and published the initial community survey results, the distillation of community survey and focus groups into a Vision Policy and Goals document, initial and updated reports on existing conditions and housing & economic analyses, preliminary Land Use Map alternates, and a Public Review Draft of the Girdwood Comprehensive Plan with a subsequent local Public Comment process; and

WHEREAS, in response to over 400 Public Comments on the Review Draft, Imagine!Girdwood published a Revised Draft on April 24, 2024, and GBOS passed Resolution 2024-03 supporting the formal submission of that Plan to the Municipality; and

WHEREAS, Imagine! Girdwood formally submitted the Girdwood Comprehensive Plan to the Planning Department on May 5, 2024 and it is before the Planning and Zoning Commission as item 2024-0074 for a Public Hearing on July 15 2024; and

WHEREAS, Girdwood Land Use Committee at their June 10 2024 meeting by a vote of 11 in favor and 0 opposed, recommended GBOS to pass a Resolution of Support for adoption of the Girdwood Comprehensive Plan

THEREFORE, the Girdwood Board of Supervisors supports the adoption of the Girdwood Comprehensive Plan as an amendment to the Municipality of Anchorage Comprehensive Plan, by a vote of 3 in favor, 0 opposed on this 17th day of June, 2024.

Jennifer Wingard

Jennifer Wingard
GBOS Land Use Chair

Margaret Tyler

Attest

MUNICIPALITY OF ANCHORAGE



Real Estate Department

Heritage Land Bank

RECEIVED

June 11, 2024

JUN 17 2024

Municipality of Anchorage
Planning Department
4700 Elmore Road
Anchorage, AK 99507

Sent electronically

Subject: Girdwood Area Plan Public Review Draft Comments

Dear Mr. Lyon,

Heritage Land Bank has been an engaged stakeholder for the Girdwood Comprehensive Planning effort as a land manager due to the significant amount of municipally-owned property in the Girdwood Valley.

The 2024 HLB Work Plan was approved unanimously by the Anchorage Assembly on May 7, 2024 (AR 2024-92, as amended). The 2024 HLB Work Plan identifies projects, disposals, transfers, and other land management activities for both the upcoming year and action items projected for the 5-year horizon. The HLB Work Plan is drafted in consideration of input obtained at community meetings, agency feedback, and review of adopted planning documents.

Several projects are identified in the 2024 HLB Work Plan that are located in the Girdwood Valley. HLB Staff has reviewed the Girdwood Comprehensive Plan Draft (Case No. 2024-0074) and has the following comments:

HLB Parcel 6-011B (Tract 4 Holtan Hills Subdivision; formerly HLB Parcel 6-011 Tract I Prince Addition Alyeska Subdivision)

In 2021, Heritage Land Bank issued a Request for Proposals (RFP) for development on portions of HLB Parcel 6-011. The RFP had a successful proposer and effort to move forward with a development project at the end of the Girdwood airport is in progress. The proposed land use plan map contained in the Draft Girdwood Comprehensive Plan (Map 3.1 and 3.2) identifies this area as open space which is NOT consistent with the development plans submitted during the RFP process.



In 2023, the Anchorage Assembly directed HLB staff, through AR 2023-40 to do land analysis of uncommitted HLB property in Girdwood for potential residential housing. This report evaluated several factors including proximity to public infrastructure, zoning, environmental considerations, and estimated cost to develop. The conclusion of the report was that there are eleven (11) “developable” parcels in Girdwood, and 6-011 is one of those parcels (See Appendix A; *An Inventory of Potentially Developable HLB Parcels in Girdwood*)

On June 3, 2024 the Planning and Zoning Commission unanimously approved the LP-Alyeska Area Master Plan Modification & Development Master Plan (Case No. 2024-0061), which is reflective of the response to the HLB RFP process as well as consistent with the 1995 Girdwood Comprehensive Plan.

Due to the RFP process and Assembly direction from AR 2023-40, HLB is supportive of this area remaining as a Mixed-Use land use designation.

HLB Parcels 6-134, 6-076, 6-149, 6-166, and 6-205 (South Townsite Tracts D-5, E-4, F-3, G-6, G-7)

These parcels are located in the Girdwood South Townsite Master Plan, adopted 2014. These parcels are identified for housing and commercial retail development.

HLB is supportive of this area remaining as Mixed Use for Parcels 6-134 and 6-076 and a portion of 6-149 with the remainder as Open Space, not future dedicated park.

HLB Parcel 6-036 Tract 1 Glacier View Estates Subdivision

This parcel ranked in the top eleven (11) parcels as part of the *Inventory of Potentially Developable HLB Parcels in Girdwood*. A portion of this parcel was subdivided and created five single-family lots as part of Glacier View Estates Subdivision.

There is a yellow dashed line located on the northwest portion of this parcel. The symbology does not match any listed in the legend. Please provide more information in the text or the map to describe this feature.

It is recommended that Tract 1 Glacier View Estates Subdivision be considered for a residential land use designation and the future dedicated park proposed portion be changed to open space.

**General Comments**

- References to “Draft 2024 HLB Annual Work Plan” need updating to “2024 HLB Work Plan” or “2024 HLB Annual Work Program & 2025-2029 Five-Year Management Plan”. This plan was approved by the Assembly May 7, 2024 (AR 2024-92, As Amended). For example, on page 2-IV and 2-35, referencing Map 2-17.
- Areas identified as Potential Future Dedicated Parkland on HLB properties would require a replat to formally dedicate the land as park.
- In Policy E2.2 there appears to be a paragraph break mid-sentence between “Creation of a wetland mitigation bank is supported in the Girdwood Valley and” and “HLB’s continued efforts...”.
- In the Acknowledgments there are three typos: “respondeing”, “shred” and “Pior”

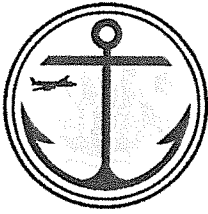
Thank you for the opportunity to review the Draft Girdwood Comprehensive Plan.

Sincerely,

Tiffany Briggs

Tiffany Briggs, Director
Real Estate Department and Heritage Land Bank

CC: Ryan Yelle, Long-Range Planning Manager, Municipality of Anchorage



MUNICIPALITY OF ANCHORAGE
Real Estate Department
MEMO

DATE: April 20, 2023
TO: Assembly Enterprise and Utilities Oversight Committee-of-the-Whole
THROUGH: Lance Wilber, Director
Office of Economic and Community Development
FROM: Emma Giboney, Land Management Officer
Heritage Land Bank
SUBJECT: An Inventory of Potentially Developable HLB Parcels in Girdwood

EXECUTIVE SUMMARY

On February 7, 2023, the Anchorage Assembly directed the Heritage Land Bank (HLB) and the Real Estate Department through Resolution 2023-40, As Amended, to compile a list of uncommitted parcels that are suitable for residential and commercial development in Girdwood. Through a spatial analysis and subsequent calculations using seven criteria for determining feasibility of development, HLB identified eleven (11) parcels that are suitable for potential development. The following report outlines that analysis.

INTRODUCTION

On February 7, 2023 the Anchorage Assembly passed Resolution 2023-40, As Amended (Appendix A). Section 3 of this resolution reads as follows:

“For the purpose of increasing attainable residential housing in Girdwood, the Administration is requested to direct Heritage Land Bank (HLB) and the Real Estate Department to compile a list from the HLB inventory of uncommitted parcels that are suitable for residential or commercial development, to include information about existing utilities, plats, studies, known or estimated development costs to prepare the land for constructing dwellings, and any other considerations required to determine the feasibility for development. Additionally, direct HLB, in conjunction with appropriate municipal

departments, to explore financial mechanisms, such as tax improvement districts and tax abatement, to support the development of attainable housing. This task shall be a first step towards the objective to dispose HLB land under AMC section 25.40.025 to a qualified Girdwood nonprofit organization, either alone or in partnership with another entity, with due consideration to and coordination with the Girdwood Board of Supervisors. A report of this compilation is to be transmitted to the Assembly via an Assembly Information memorandum and presented at an Assembly Enterprise and Utilities Oversight Committee no later than April 20, 2023.”

In response to the first component of this resolution, HLB is presenting the compilation of a list of uncommitted HLB parcels that are most suitable for development in Girdwood. This report is a broad overview of the feasibility of development of HLB Parcels in Girdwood.

METHODS

Heritage Land Bank owns and manages over 250 parcels within the Municipality, totaling around 12,800 acres. Within Girdwood, HLB owns 58 parcels, totaling around 6,300 acres, just under 50% of all HLB acreage. The goal of this report is to compile a list from the HLB inventory of uncommitted parcels that are the most feasible for residential or commercial development in Girdwood. To complete this objective, HLB worked with the municipal Geographic Data and Information Center (GDIC) to perform a spatial analysis to generate a wide range of information about the 58 HLB-owned parcels in Girdwood. The list was then narrowed through a series of determinations and calculations by HLB Staff. In this section a more detailed look at how the data was generated and analyzed will be described.

The Assembly Resolution directed the analysis to use “information about existing utilities, plats, studies, known or estimated development costs to prepare the land for constructing dwellings, and any other considerations required to determine the feasibility for development”. In addition, the analysis took into consideration zoning designations, slope, wetlands, flood hazard areas and avalanche hazard zones. In total about twenty attributes were considered to help narrow down the list of parcels to the ones most feasible for development.

GDIC Staff performed a spatial analysis to generate information for each HLB parcel in Girdwood. The data sources compiled for the spatial analysis included GDIC property, street, and environmental information, as well as spatial data obtained from Chugach Electric Association (CEA) and Anchorage Water and Wastewater Utility (AWWU). While some information was more straight forward, such as size, wetland, and zoning information, the infrastructure proximity was more complex to generate. GDIC Staff measured the Euclidian distance (straight-line or “as-the-crow-flies”) from the geometric center point of each Girdwood HLB parcel to the nearest AWWU water main, AWWU sewer main, CEA electrical line, and street. The result of the spatial analysis was a spreadsheet that had over 20 attributes for each of the 58 parcels.

From this initial inventory HLB Staff developed a set of criteria to narrow down the list to the parcels most feasible for development. A list of the criteria are as follows:

1. Parcels are uncommitted: not leased or having a designated purpose
2. Infrastructure is located within one-half mile: water mains, sewer mains, electrical lines and streets
3. Parcels are mostly uplands: not in intertidal areas or majority Class A wetlands
4. Parcels are relatively flat or have minimal slope
5. Zoning is appropriate for residential or commercial development
6. Other environmental considerations including special flood hazard areas that are not prohibitive
7. Plat notes that do not restrict development: setbacks, easements, restrictions, development or other requirements

Using these criteria, the list was narrowed down to the HLB parcels most feasible for development. At this point, the directive to estimate costs to prepare the land for constructing dwellings was further explored. HLB Staff consulted with CEA, AWWU, the Planning Department, and the Development Services Department to create a formula to calculate a rough estimate for constructing off-site infrastructure for each of the remaining parcels. These estimates represent the minimum cost to bring water, sewer, electricity, and roads from existing infrastructure to a parcel and are meant as a guide.

RESULTS

Out of the 58 HLB-owned parcels in Girdwood, 11 are reasonably feasible for development under the current conditions. The largest limiting factor was infrastructure proximity. Twenty-four parcels are at least half a mile away from one of the four infrastructure types, however two of these parcels (6-010 and 6-011) remain included due to their size and how the methodology may have skewed the results for large parcels. Zoning was the second largest category eliminating parcels for potential development, with 19 parcels zoned Open Space (GOS), Recreation (GRR), Watershed (GW), and Parks (GIP). While rezoning may be an option, it is a current barrier for development. Many other parcels were eliminated due to a variety of other reasons, summarized in Appendix B. Many parcels had more than one factor that made development potentially difficult.

The eleven parcels most feasible for development can be found in the table below, with more details and maps in Appendices C and D. While these parcels may be more developable than the other 47, many challenges are still present. A majority of parcels have factors that would make only a portion feasible for development. Some parcels have steep areas, or areas of wetlands. Others have multiple zoning districts or plat notes, easements, or setbacks that make portions of the parcel undevelopable.

HLB Number	Parcel ID	Legal Description	Plat	Area (Acres)
6-010	075-021-03-000	ALASKA STATE LAND SURVEY 81-149 TR A	84-446	1178
6-011	075-311-04-000	ALYESKA - PRINCE ADDITION TR I	87-131	426
6-015	075-031-33-000	GIRDWOOD ELEMENTARY SCHOOL TR C	85-38	14
6-016	075-031-32-000	GIRDWOOD ELEMENTARY SCHOOL TR B	85-38	23
6-017	075-041-31-000	T10N R2E SEC 9 TR 9A	73-220	12
6-036	075-104-71-000	GLACIER VIEW ESTATES TR 1	2008-18	205
6-039	075-091-01-000	T10N R2E SEC 18 TR 18B	73-220	68
6-040	075-093-44-000	T10N R2E SEC 18 TR 18A	73-220	43
6-057F	075-131-07-000	GIRDWOOD INDUSTRIAL PARK PH 1 TR B	2016-67	155
6-076	075-062-60-000	GIRDWOOD SOUTH TOWNSITE TR G-6	2014-25	15
6-134	075-063-90-000	GIRDWOOD SOUTH TOWNSITE TR D-5	2014-25	15

(Additional information on each parcel is available in Appendix C and D)

CONCLUSION

Fifty-eight (58) HLB parcels in Girdwood were narrowed down to the eleven (11) most feasible for development through a series of spatial analyses, calculations, and site-specific implications. Many of these parcels have been considered for development in the past and are designated for development in the applicable area and master plans. While they are the most feasible parcels for development, that does not imply that they are easily developable. Pre-development surveying and engineering, wetland delineation and permitting, possible rezoning and replatting are all cost barriers when considering a development project. And although this analysis gives a basic idea of infrastructure access and cost, the methods are limited and most likely give a much lower estimate than what would actually be necessary.

This report's intention is to establish a preliminary baseline of development capability for HLB parcels within Girdwood. This report is not intended to provide preferred properties for development or suggest that development is likely to occur within a given time frame. HLB will work with all stakeholders, public and private, to continue to meet the needs of the area and maintain the mission of HLB.

APPENDICES

Appendix A: Resolution 2023-40, As Amended

Appendix B: Parcel elimination table

Appendix C: Table with details on the 11 parcels determined to be feasible for development

Appendix D: Maps and fact sheets

CC: Heritage Land Bank Advisory Commission

Municipal Clerk's Office
Amended and Approved
Date: February 7, 2023

Submitted by: Assembly Chair LaFrance and
Assembly Member Zaletel
Reviewed by: Assembly Counsel
For reading: February 7, 2023

ANCHORAGE, ALASKA
AR No. 2023-40, As Amended

1 | **A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY REQUESTING THE**
2 | **ADMINISTRATION DIRECT HERITAGE LAND BANK (HLB) TO INCLUDE SPECIFIC**
3 | **OBJECTIVES IN THE HLB FIVE-YEAR MANAGEMENT PLAN AND THE HLB ANNUAL**
4 | **WORK PROGRAM AND TAKE CERTAIN ACTIONS TOWARDS INCREASING**
5 | **ATTAINABLE RESIDENTIAL HOUSING IN GIRDWOOD.**

6 |
7 | **WHEREAS**, the Assembly seeks to alleviate the ongoing housing shortage and
8 | affordability crisis in the Municipality of Anchorage; and
9 |

10 | **WHEREAS**, as a resort community within the Municipality, Girdwood faces high external
11 | housing demand and has seen a drastic increase in short term rentals in the last 10 years,
12 | making it challenging for year-round residents of Girdwood to obtain housing, with the
13 | immediate need for housing estimated to be at least 150 to 300 units of year-round
14 | permanent housing; and
15 |

16 | **WHEREAS**, Girdwood community meetings and Assembly worksessions on the proposed
17 | Holtan Hills development have generated high public interest among Girdwood residents,
18 | resulting in robust conversations about the need for a broader effort to develop housing in
19 | Girdwood that is attainable not only to people working and living in Girdwood year-round,
20 | whose household incomes are 80 to 120 percent of the annualized Area Median Income
21 | (AMI) for Girdwood, but also for those persons whose household incomes are below 80
22 | percent of the AMI;
23 |

24 | **WHEREAS**, most of the land in Girdwood that is suitable for residential and commercial
25 | development is primarily owned by Heritage Land Bank (HLB); and
26 |

27 | **WHEREAS**, the Girdwood Board of Supervisors unanimously approved Resolution 2021-
28 | 18 on August 16, 2021 and Resolution 2023-01 on January 16, 2023, urging "HLB to
29 | prioritize the need for community housing in Girdwood that was attainable and affordable
30 | to the working population of the community"; and
31 |

32 | **WHEREAS**, on December 20, 2022 the Assembly unanimously approved AR 2022-416,
33 | which stated the Assembly's intent to "prioritize the use of uncommitted municipal land to
34 | address the housing shortage, either through disposal or land exchanges or development
35 | through public-private partnerships (P3s), which can result in greater public benefit by
36 | advancing housing goals in ways not typically feasible through private development alone";
37 | and
38 |

39 | **WHEREAS**, Anchorage Municipal Code (AMC) section 25.40.020A. directs HLB to submit
40 | a five-year management plan for Assembly approval at least every five years to "identify
41 | those land acquisition, inventory, management, transfer, and disposal objectives
42 | anticipated during this time frame" and AMC section 25.40.020B. further states that each
43 | year HLB shall submit to the Assembly for approval "a work program which conforms to

1 the current or proposed five-year management plan and which includes detailed
2 descriptions of the proposed land acquisition, inventory, management, transfer and
3 disposal activities of the Heritage Land Bank for the coming year”; and
4

5 **WHEREAS**, while HLB did not submit a five-year management plan or annual work
6 program to the Assembly in 2022, HLB typically submits the plan and program to the
7 Assembly in the first quarter, and it is anticipated the plan and program will be submitted
8 by early second quarter this year; and
9

10 **WHEREAS**, the Assembly seeks to facilitate disposal of uncommitted developable HLB
11 land in Girdwood to a qualified Girdwood non-profit entity, **either alone or in partnership**
12 **with another entity**, for the purpose of increasing attainable residential housing stock in
13 Girdwood; and
14

15 **WHEREAS**, the Assembly seeks to include such conveyance as an objective in both the
16 HLB 2024-2027 five-year management plan and the HLB 2023 work program; and
17

18 **WHEREAS**, the Girdwood Area Plan is being updated and is expected to address the lack
19 of attainable residential housing in Girdwood, with the process for adoption of the Plan by
20 the Municipality projected to start in the fall of 2023; and
21

22 **WHEREAS**, the Assembly desires that upon approval of the updated Girdwood Area Plan
23 by the Assembly, the HLB amends the forthcoming five-year management plan and work
24 program to reflect the housing objectives contained in the Girdwood Area Plan; and
25

26 **NOW, THEREFORE, THE ANCHORAGE ASSEMBLY RESOLVES:**
27

28 **Section 1.** To request the Administration direct HLB to add as an objective to both the
29 HLB 2024-2027 five-year management plan and the HLB 2023 annual work program, in
30 coordination with the Girdwood Board of Supervisors, the disposal of HLB parcels to a
31 qualified **Girdwood** non-profit recipient, **either alone or in partnership with another**
32 **entity**, for the purpose of increasing attainable housing for year-round residents in
33 Girdwood.
34

35 **Section 2.** Upon adoption of the updated Girdwood Area Plan by the Municipality, to
36 request the Administration direct HLB to integrate the housing objectives of the updated
37 Girdwood Area Plan into forthcoming HLB five-year management plans and HLB annual
38 work programs to specifically address housing needs for the Girdwood community.
39

40 **Section 3.** For the purpose of increasing attainable residential housing in Girdwood, the
41 Administration is requested to direct HLB and the Real Estate Department to compile a list
42 from the HLB inventory of uncommitted parcels that are suitable for residential or
43 commercial development, to include information about existing utilities, plats, studies,
44 known or estimated development costs to prepare the land for constructing dwellings, and
45 any other considerations required to determine the feasibility for development.
46 **Additionally, direct HLB, in conjunction with appropriate municipal departments, to**
47 **explore financial mechanisms, such as tax improvement districts and tax**
48 **abatement, to support the development of attainable housing.** This task shall be a
49 first step towards the objective to dispose HLB land under AMC section 25.40.025 to a
50 qualified Girdwood nonprofit organization, **either alone or in partnership with another**

1 **entity**, with due consideration to and coordination with the Girdwood Board of
2 Supervisors. A report of this compilation is to be transmitted to the Assembly via an
3 Assembly Information Memorandum and presented at an Assembly Enterprise and
4 Utilities Oversight Committee no later than April 20, 2023.

5
6 **Section 4.** This resolution shall be effective immediately upon passage and approval by
7 the Assembly.

8
9 PASSED AND APPROVED by the Anchorage Assembly this 7th day of February,
10 2023.

11
12
13
14 *Suzanne LaFrance*

15 _____
Chair

16 ATTEST:

17
18 *Barbara A. Jones*

19 _____
20 Municipal Clerk
21

APPENDIX B: Parcel Elimination Table

This table lists the criteria that was used to determine if HLB parcels in Girdwood are feasible for development. In the left column is the reason for elimination, and the right column is the number of parcels that had that reason as a factor for not being feasible for development. The right column totals to greater than 58 because many parcels had more than one attribute making them challenging to develop.

Reason for Exclusion	# of Parcels
Infrastructure Proximity greater than 1/2 mile	22
Incompatible Zoning Designation	19
Steep Slope	15
Leased or Committed	11
Intertidal Zone	4
Wetlands	4
Other Environmental Factors	3
Plat Notes	1
Avalanche Hazard	0

APPENDIX C: Tables with details on the 11 parcels determined to be feasible for development

Parcel Description						
HLB Number	Parcel ID	Legal Description	Plat	Relevant Plat Notes	Area (acres)	Mean Slope (%)
6-010	075-021-03-000	ALASKA ST LAND SURVEY 81-149 TR A	84-446	section line easements; stream easements; Open space requirements; trail easements	1178	30
6-011	075-311-04-000	ALYESKA - PRINCE ADDITION TR I	87-131	50 ft wide stream protection and maintenance easement	426	15
6-015	075-031-33-000	GIRDWOOD ELEMENTARY SCHOOL TR C	85-38		14	18
6-016	075-031-32-000	GIRDWOOD ELEMENTARY SCHOOL TR B	85-38	25 ft wide stream maintenance easement	23	19
6-017	075-041-31-000	T10N R2E SEC 9 TR 9A	73-220		12	13
6-036	075-104-71-000	GLACIER VIEW ESTATES TR 1	2008-18	creek setback; required flood study to determine base flood elevations	205	8
6-039	075-091-01-000	T10N R2E SEC 18 TR 18B	73-220		68	6
6-040	075-093-44-000	T10N R2E SEC 18 TR 18A	73-220		43	13
6-057F	075-131-07-000	GIRDWOOD INDUSTRIAL PARK PH 1 TR B	2016-67	Stream setback, easements	155	5
6-076	075-062-60-000	GIRDWOOD SOUTH TOWNSITE TR G-6	2014-25	street access improvements along the full tract frontage; stream setback	15	3
6-134	075-063-90-000	GIRDWOOD SOUTH TOWNSITE TR D-5	2014-25	street access improvements along the full tract frontage; stream setback	15	4

Planning and Zoning

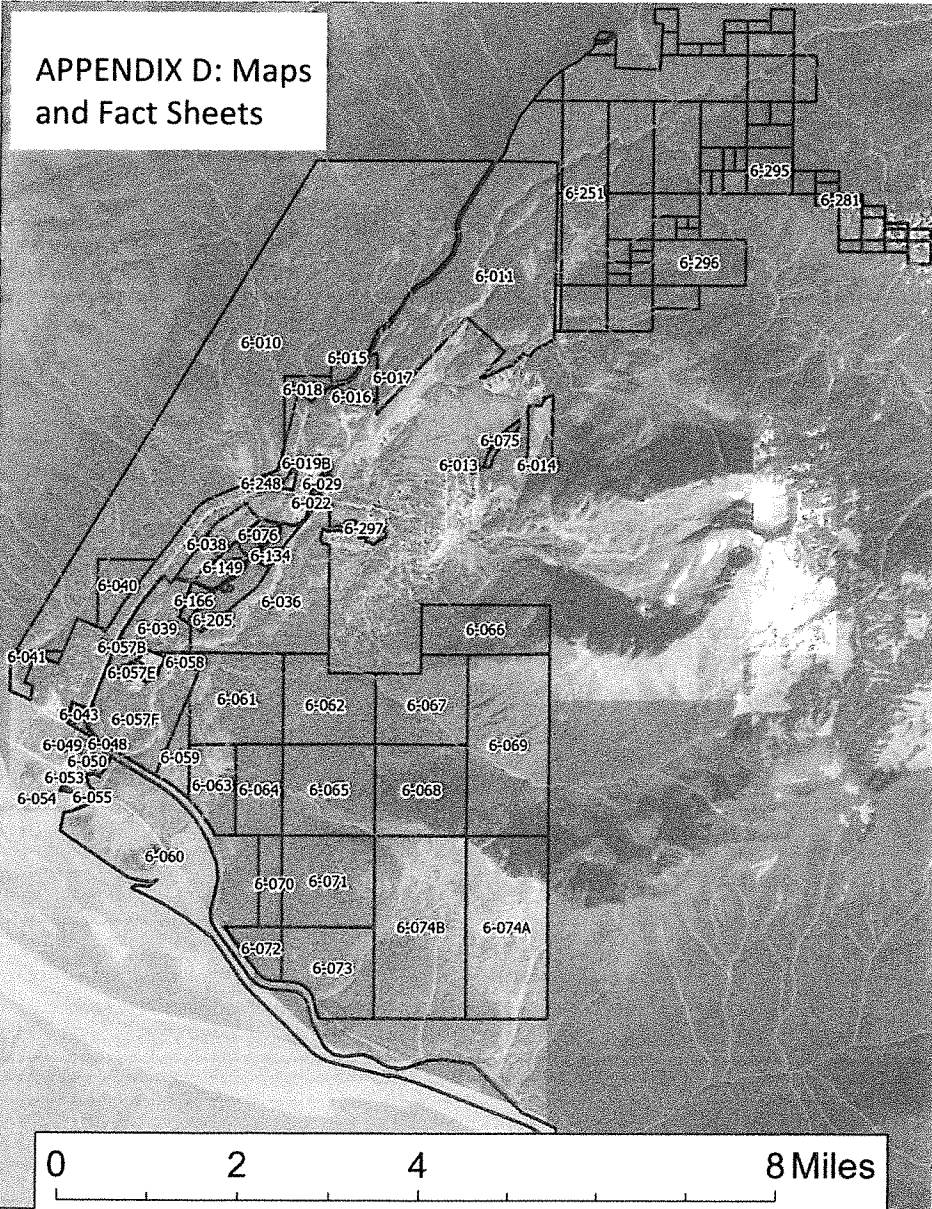
HLB Number	Plans	Zoning District	Zoning Designations	Zoning Designation Area (acres)
6-010	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other	GR-3 GOS	229 944
6-011	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other Resort Use	GR-3, GR-5 GOS, GDR, GRR GRST-2	50, 14 169, 43, 120 27
6-015	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other	GR-3 GOS	11 3
6-016	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other	GR-3 GOS, GIP	7 9, 7
6-017	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)	Residential Other	GR-3 GOS	3 9
6-036	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Girdwood South Townsite Area Master Plan (2014)	Other	GCR-1 GOS	84 120
6-039	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Girdwood South Townsite Area Master Plan (2014)	Residential Other	GR-1 GOS	14 53
6-040	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002)	Residential Other	GR-3 GOS	39 4
6-057F	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002)	Industrial Other	GI-1 GOS	18 136
6-076	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Girdwood South Townsite Area Master Plan (2014)	Commercial Other	GC-5 GOS	14 1
6-134	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Girdwood South Townsite Area Master Plan (2014)	Commercial Other	GC-5 GOS	13 2

	Infrastructure				
HLB Number	Distance to CEA Electric (feet)	Distance to AWWU Sewer Main (feet)	Distance to AWWU Water Main (feet)	Distance to Street (feet)	Estimated Cost of Off-Site Infrastructure
6-010	1470	2850	2590	1780	\$10.47M
6-011	1770	2660	1520	1200	\$8.35M
6-015	1250	1380	1160	390	\$4.57M
6-016	570	890	480	290	\$2.52M
6-017	600	760	240	750	\$3.10M
6-036	1370	1430	1470	1440	\$7.15M
6-039	640	650	970	790	\$3.84M
6-040	520	790	2110	810	\$5.04M
6-057F	390	860	1480	710	\$4.15M
6-076	330	300	820	310	\$2.07M
6-134	180	240	690	220	\$1.55M

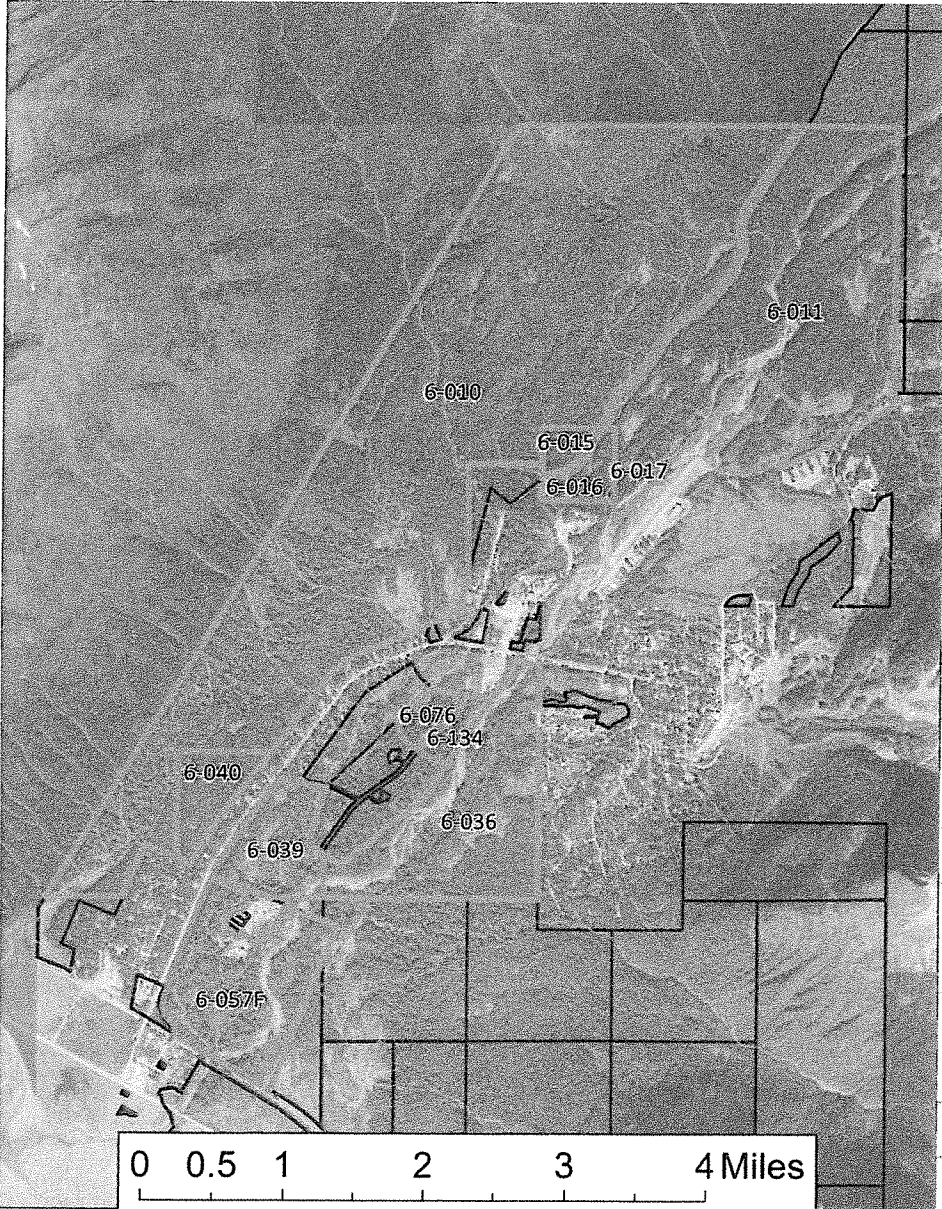
HLB Number	Wetlands			Special Flood Hazard Zones			
	Wetlands Designation	Wetland Areas (acres)	Wetland Area (%)	100 Year Flood Zone (acres)	500 Year Flood Zone (acres)	100 Year Flood Zone (%)	500 Year Flood Zone (%)
6-010	A, B, C	53	5	0	0	0	0
6-011	A, B, D	64	15	0	0	0	0
6-015	None	0	0	0	0	0	0
6-016	A, D	3	14	0	0	0	0
6-017	D	2	18	2	2	16	18
6-036	A, C	25	12	25	28	12	14
6-039	A	32	47	29	32	43	48
6-040	C	0	1	0	0	0	0
6-057F	A	52	34	92	102	59	66
6-076	A	2	15	3	5	20	36
6-134	None	0	0	8	14	57	95

	Avalanche Hazard Areas			
HLB Number	High Avalanche Hazard (acres)	Moderate Avalanche Hazard (acres)	High Avalanche Hazard (%)	Moderate Avalanche Hazard (%)
6-010	129	97	11	8
6-011	0	0	0	0
6-015	0	0	0	0
6-016	0	0	0	0
6-017	0	0	0	0
6-036	0	0	0	0
6-039	0	0	0	0
6-040	0	0	0	0
6-057F	0	0	0	0
6-076	0	0	0	0
6-134	0	0	0	0

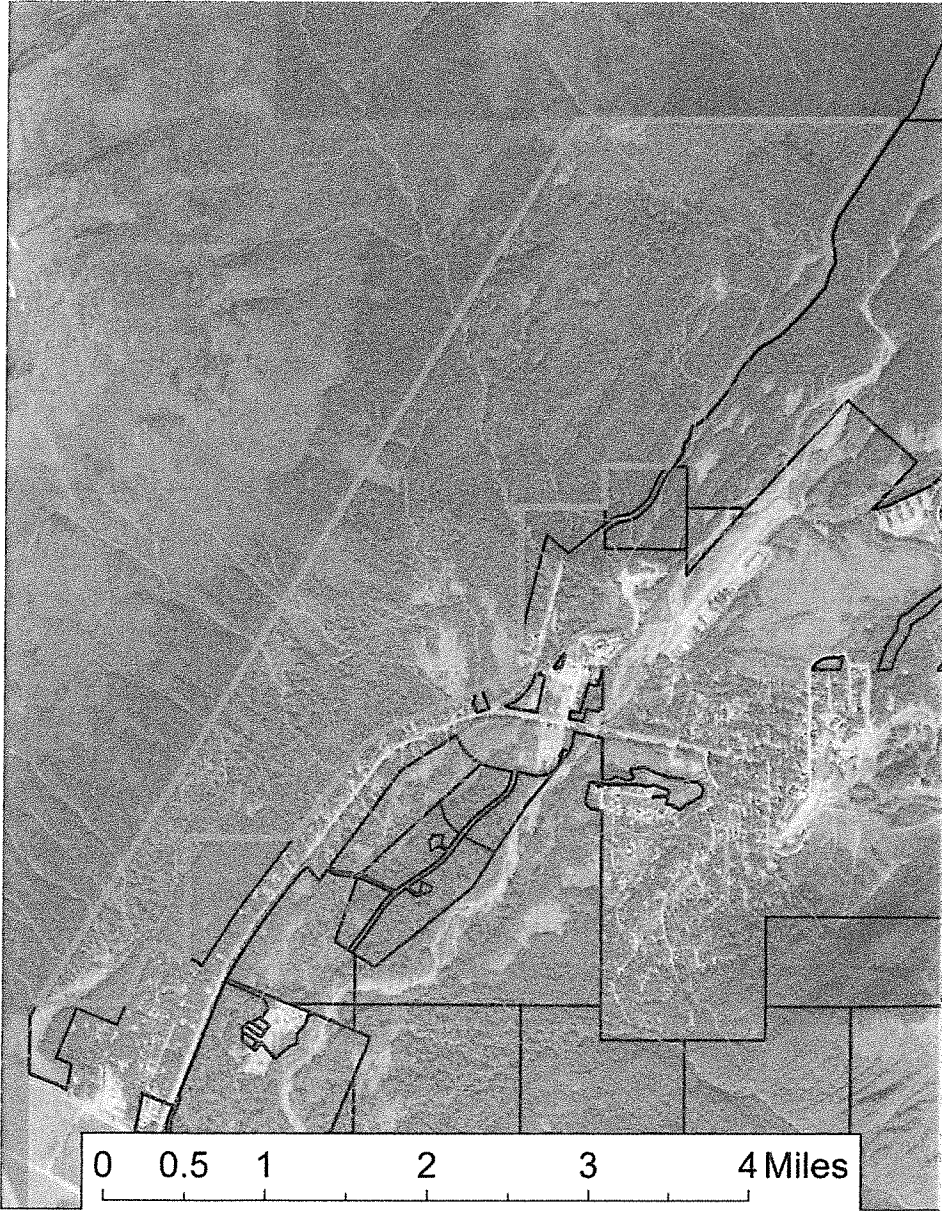
APPENDIX D: Maps and Fact Sheets



HLB Parcels	58	
Area	6,350 acres (approximately)	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
	Girdwood South Townsite Area Master Plan (2014)	
Commercial Zoning District	27 acres	
Industrial Zoning District	20 acres	
Other Zoning District	5792 acres	
Residential Zoning District	385 acres	
Resort Use Zoning District	84 acres	
Median Distance to CEA Electric	580 feet	
Median Distance to AWWU Sewer Main	870 feet	
Median Distance to AWWU Water Main	2330 feet	
Median Distance to Street	670 feet	
Mean Estimated Cost of Infrastructure	\$5.25M	
Wetland Area	594 acres	9%
100 Year Flood Zone	646 acres	10%
500 Year Flood Zone	698 acres	1%
Median Slope	8%	
High Avalanche Hazard	268 acres	4%
Moderate Avalanche Hazard	142 acres	2%



HLB Parcels	11	
Area	2,150 acres (approximately)	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
	Girdwood South Townsite Area Master Plan (2014)	
Commercial Zoning District	26 acres	
Industrial Zoning District	18 acres	
Other Zoning District	1705 acres	
Residential Zoning District	367 acres	
Resort Use Zoning District	27 acres	
Median Distance to CEA Electric	600 feet	
Median Distance to AWWU Sewer Main	860 feet	
Median Distance to AWWU Water Main	1160 feet	
Median Distance to Street	750 feet	
Mean Estimated Cost of Infrastructure	\$4.16M	
Wetland Area	235 acres	11%
100 Year Flood Zone	159 acres	7%
500 Year Flood Zone	184 acres	1%
Median Slope	13%	
High Avalanche Hazard	129 acres	6%
Moderate Avalanche Hazard	97 acres	5%



HLB Number	6-010	
Tax ID	075-021-03-000	
Legal Description	ALASKA ST LAND SURVEY 81-149 TR A	
Plat	84-446	
Relevant Plat Notes	Section line easements; stream easements; open space requirements; trail easements	
Area	1178 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
Zoning District Type	Residential	Other
Zoning Designations	GR-3	GOS
Zoning Designation Area	229 acres	944 acres
Distance to CEA Electric	1470 feet	
Distance to AWWU Sewer Main	2850 feet	
Distance to AWWU Water Main	2590 feet	
Distance to Street	1780 feet	
Estimated Cost of Infrastructure	\$10.48M	
Wetlands Designation	A, B, C	
Wetland Area	53 acres	5%
100/500 Year Flood Zone	0 acres	
Average Slope	30%	
High Avalanche Hazard	129 acres	11%
Moderate Avalanche Hazard	97 acres	8%



HLB Number	6-011		
Tax ID	075-311-04-000		
Legal Description	ALYESKA - PRINCE ADDITION TR I		
Plat	87-131		
Relevant Plat Notes	50 ft wide stream protection and maintenance easement.		
Area	426 acres		
Plans	Girdwood Area Plan (1995)		
	Girdwood Commercial Areas and Transportation Master Plan (2002)		
	Crow Creek Neighborhood Land Use Plan (2006)		
Zoning District Type	Residential	Other	Resort Use
Zoning Designations	GR-3 GR-5	GOS GDR GRR	GRST-2
Zoning Designation Area	50 acres 14 acres	169 ac 43 ac 120 ac	27 acres
Distance to CEA Electric	1770 feet		
Distance to AWWU Sewer Main	2660 feet		
Distance to AWWU Water Main	1520 feet		
Distance to Street	1200 feet		
Estimated Cost of Infrastructure	\$8.36M		
Wetlands Designation	A, B, D		
Wetland Areas	64 acres	15%	
100/500 Year Flood Zone	0 acres		
Average Slope	15%		
High/Moderate Avalanche Hazard	0		

0 0.25 0.5 1 1.5 2 Miles



HLB Number	6-015	
Tax ID	075-031-33-000	
Legal Description	GIRDWOOD ELEMENTARY SCHOOL TR C	
Plat	85-38	
Relevant Plat Notes	None	
Area	14 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
Zoning District Type	Residential	Other
Zoning Designations	GR-3	GOS
Zoning Designation Area	11 acres	3 acres
Distance to CEA Electric	1250 feet	
Distance to AWWU Sewer Main	1380 feet	
Distance to AWWU Water Main	1160 feet	
Distance to Street	390 feet	
Estimated Cost of Infrastructure	\$4.57M	
Wetlands Designation	None	
Wetland Areas	0	
100/500 Year Flood Zone	0	
Average Slope	18%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-016		
Tax ID	075-031-32-000		
Legal Description	GIRDWOOD ELEMENTARY SCHOOL TR B		
Plat	85-38		
Relevant Plat Notes	25 ft wide stream maintenance easement		
Area	23 acres		
Plans	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Crow Creek Neighborhood Land Use Plan (2006)		
Zoning District Type	Residential	Other	
Zoning Designations	GR-3	GOS	GIP
Zoning Designation Area	7 acres	9 acres	7 acres
Distance to CEA Electric	570 feet		
Distance to AWWU Sewer Main	890 feet		
Distance to AWWU Water Main	480 feet		
Distance to Street	290 feet		
Estimated Cost of Infrastructure	\$2.52M		
Wetlands Designation	A, D		
Wetland Areas	3 acres	14%	
100/500 Year Flood Zone	0		
Average Slope	19%		
High/Moderate Avalanche Hazard	0		



HLB Number	6-017	
Tax ID	075-041-31-000	
Legal Description	T10N R2E SEC 9 TR 9A	
Plat	73-220	
Relevant Plat Notes	None	
Area	12 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Crow Creek Neighborhood Land Use Plan (2006)	
Zoning District Type	Residential	Other
Zoning Designations	GR-3	GOS
Zoning Designation Area	3 acres	9 acres
Distance to CEA Electric	600 feet	
Distance to AWWU Sewer Main	760 feet	
Distance to AWWU Water Main	240 feet	
Distance to Street	750 feet	
Estimated Cost of Infrastructure	\$3.09M	
Wetlands Designation	D	
Wetland Areas	2 acres	18%
100 Year Flood Zone	2 acres	16%
500 Year Flood Zone	2 acres	18%
Average Slope	13%	
High/Moderate Avalanche Hazard	0	



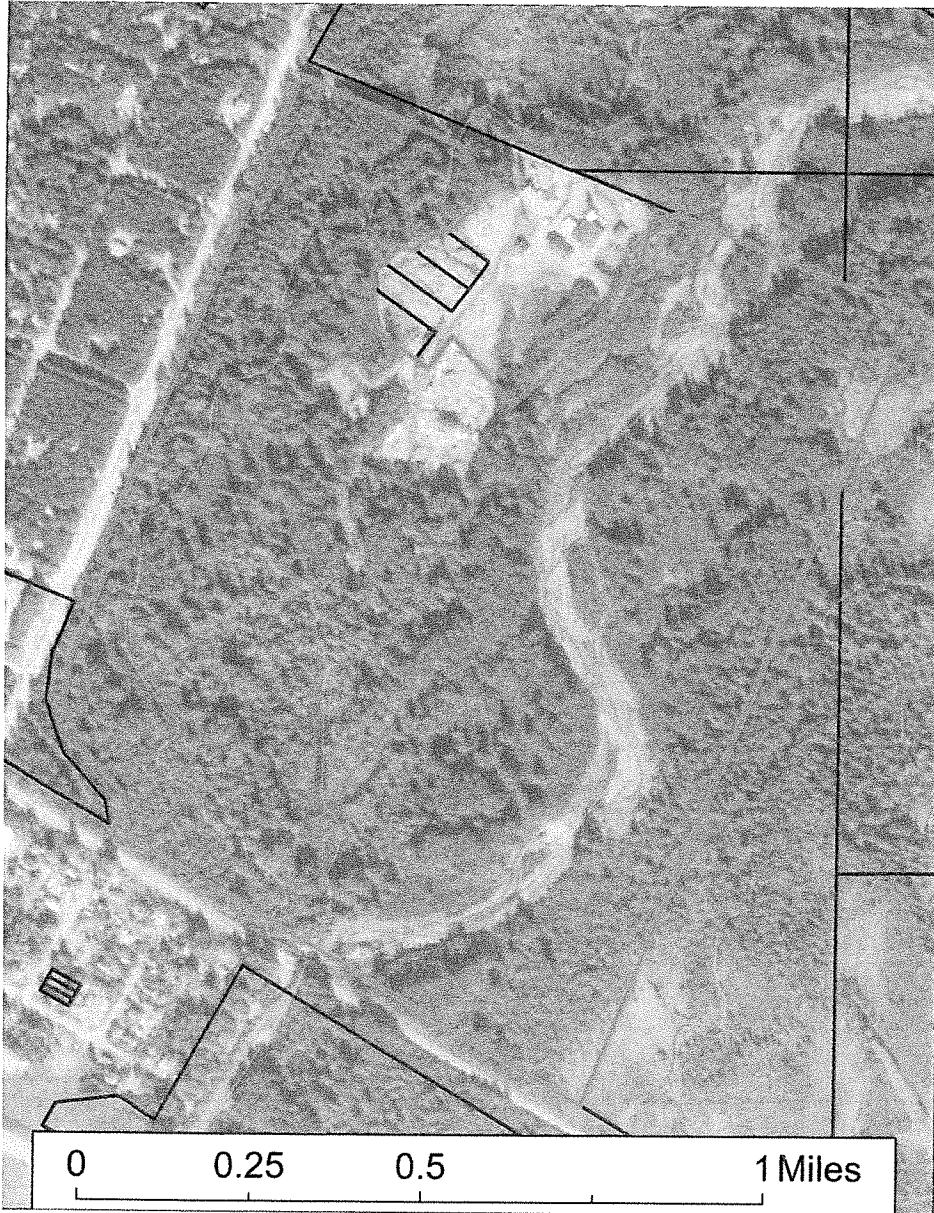
HLB Number	6-036	
Tax ID	075-104-71-000	
Legal Description	GLACIER VIEW ESTATES TR 1	
Plat	2008-18	
Relevant Plat Notes	creek setback; requires a flood study	
Area	205 acres	
Plans	Girdwood Area Plan (1995) Girdwood Commercial Areas and Transportation Master Plan (2002) Girdwood South Townsite Area Master Plan (2014)	
Zoning District Type	Other	
Zoning Designations	GCR-1	GOS
Zoning Designation Area	84 acres	120 acres
Distance to CEA Electric	1370 feet	
Distance to AWWU Sewer Main	1440 feet	
Distance to AWWU Water Main	1470 feet	
Distance to Street	1440 feet	
Estimated Cost of Infrastructure	\$7.15M	
Wetlands Designation	A, C	
Wetland Areas	25 acres	12%
100 Year Flood Zone	25 acres	12%
500 Year Flood Zone	28 acres	14%
Average Slope	8%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-039	
Tax ID	075-091-01-000	
Legal Description	T10N R2E SEC 18 TR 18B	
Plat	73-220	
Relevant Plat Notes	None	
Area	68 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Girdwood South Townsite Area Master Plan (2014)	
Zoning District Type	Residential	Other
Zoning Designations	GR-1	GOS
Zoning Designation Area	14 acres	54 acres
Distance to CEA Electric	640 feet	
Distance to AWWU Sewer Main	650 feet	
Distance to AWWU Water Main	970 feet	
Distance to Street	790 feet	
Estimated Cost of Infrastructure	\$3.84M	
Wetlands Designation	A	
Wetland Areas	32 acres	47%
100 Year Flood Zone	29 acres	43%
500 Year Flood Zone	32 acres	48%
Average Slope	6%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-040	
Tax ID	075-093-44-000	
Legal Description	T10N R2E SEC 18 TR 18A	
Plat	73-220	
Relevant Plat Notes	None	
Area	43 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
Zoning District Type	Residential	Other
Zoning Designations	GR-3	GOS
Zoning Designation Area	39 acres	4 acres
Distance to CEA Electric	520 feet	
Distance to AWWU Sewer Main	790 feet	
Distance to AWWU Water Main	2110 feet	
Distance to Street	810 feet	
Estimated Cost of Infrastructure	\$5.04M	
Wetlands Designation	C	
Wetland Areas	0.2 acres	0.5%
100/500 Year Flood Zone	0 acres	
Average Slope	13%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-057F	
Tax ID	075-131-07-000	
Legal Description	GIRDWOOD INDUSTRIAL PARK PH 1 TR B	
Plat	2016-67	
Relevant Plat Notes	Stream setback, easements	
Area	155 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
Zoning District Type	Industrial	Other
Zoning Designations	GI-1	GOS
Zoning Designation Area	18 acres	136 acres
Distance to CEA Electric	390 feet	
Distance to AWWU Sewer Main	860 feet	
Distance to AWWU Water Main	1490 feet	
Distance to Street	710 feet	
Estimated Cost of Infrastructure	\$4.15M	
Wetlands Designation	A	
Wetland Areas	52 acres	34%
100 Year Flood Zone	92 acres	59%
500 Year Flood Zone	102 acres	66%
Average Slope	5%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-076	
Tax ID	075-062-60-000	
Legal Description	GIRDWOOD SOUTH TOWNSITE TR G-6	
Plat	2014-25	
Relevant Plat Notes	street access improvements along the full tract frontage; stream setback	
Area	15 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Girdwood South Townsite Area Master Plan (2014)	
Zoning District Type	Commercial	Other
Zoning Designations	GC-5	GOS
Zoning Designation Area	14 acres	1 acres
Distance to CEA Electric	330 feet	
Distance to AWWU Sewer Main	300 feet	
Distance to AWWU Water Main	820 feet	
Distance to Street	310 feet	
Estimated Cost of Infrastructure	\$2.07M	
Wetlands Designation	A	
Wetland Areas	2 acres	15%
100 Year Flood Zone	3 acres	20%
500 Year Flood Zone	5 acres	13%
Average Slope	3%	
High/Moderate Avalanche Hazard	0	



HLB Number	6-134	
Tax ID	075-063-90-000	
Legal Description	GIRDWOOD SOUTH TOWNSITE TR D-5	
Plat	2014-25	
Relevant Plat Notes	street access improvements along the full tract frontage; stream setback	
Area	15 acres	
Plans	Girdwood Area Plan (1995)	
	Girdwood Commercial Areas and Transportation Master Plan (2002)	
	Girdwood South Townsite Area Master Plan (2014)	
Zoning District Type	Commercial	Other
Zoning Designations	GC-5	GOS
Zoning Designation Area	13 acres	2 acres
Distance to CEA Electric	180 feet	
Distance to AWWU Sewer Main	240 feet	
Distance to AWWU Water Main	690 feet	
Distance to Street	220 feet	
Estimated Cost of Infrastructure	\$1.55M	
Wetlands Designation	None	
Wetland Areas	0 acres	
100 Year Flood Zone	8 acres	57%
500 Year Flood Zone	14 acres	95%
Average Slope	4%	
High/Moderate Avalanche Hazard	0	

Current Financial Mechanisms to Support Potential Residential Development in Girdwood.

Exemption	State Statute	Code	Simplified Summary	Comments	Pro	Con	Action Item
Nonprofit	29.45.030 (a)(3)	12.15.015	Property used exclusively for nonprofit religious, charitable, cemetery, hospital or educational purposes is exempt	You could always set up a non-profit entity that provides affordable housing or something that is charitable.	The courts have determined that providing affordable housing is a charitable act.	Limited to nonprofit entities.	No action item from the Municipality
Downtown Housing	29.45.050(m)	12.60	When four or more are created, the newly created residential units are exempt	The State Statute was recently changed to allow property in special service areas, like Girdwood, be exempt. So, 12.60 could be expanded to Girdwood.	Relatively straight forward.	The current code would need to be cleaned up for a more streamlined process and made applicable to Girdwood. And you have to pay the school levy.	Expand the code to also include the Girdwood District; change the sunset clause; and streamline the exemption.
Tax Incentives for Affordable and Workforce Housing	29.45.050(m)	12.70	When 20 or more residential units are created near a transit corridor and at least 40% of the units are affordable/workforce units, the qualifying units are exempt.	The State Statute was recently changed to allow property in special service areas, like Girdwood, be exempt. So, 12.70 could also be implemented in Girdwood.	Good option for large developers	Currently limited to housing near a transit corridor. But that could be changed. And you have to pay the school levy.	Amend the code to require the property be located within ¼ mile of a transit-supportive development or located in the Girdwood Special Assessment District.
Property Tax Exemption for Certain Subdivided Property	29.45.050(w)	12.15.015 E.6.	If you subdivide a lot into three or more lots, you can get an exemption on the increase in value for up to five years.	This is probably the less applicable exemption we currently have, but it could be helpful during the construction phase.	Relatively straight forward exemption.	If you sell or build a house, the exemption terminates. Good for 5 years.	No action item from the Municipality

Kimmel, Corliss A.

From: Walters, Michael S.
Sent: Monday, June 17, 2024 6:40 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: 2024-0074 Request for Reviewing Agency Comments

RECEIVED

ROW has the following comments for case number 2024-0074:

JUN 17 2024

ROW has no comment or objections on the proposed action.

Regards,

Michael S Walters
Senior Plan Reviewer
Right of Way Section
michael.walters@anchorageak.gov
Office: 907-343-8226
Cell: 907-727-7637
Fax: 907-249-7910

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THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and
Public Facilities

Program Development and Statewide Planning
Anchorage Field Office

RECEIVED

JUN 14 2024

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

June 14, 2024

David Whitfield, Current Planning Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Zoning Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has the following comments:

- **2024-0074 – Girdwood Comprehensive Plan Update**
 - Page 3-18 Girdwood Airport Section:
 - First paragraph, 4th sentence: “The airport is unattended and runway conditions are not monitored.” While the Girdwood Airport does not have an airport manager on-site the Airport is managed, monitored, and maintained regularly from the Girdwood M&O station as required.
 - Page 4-16 Goal T5, Maintain the Girdwood Airport as a valuable community asset.
 - “Revise current use standards in the airport district, remove use restrictions that limit opportunities for appropriate development adjacent to the airport runway.” Recommend that “runway” at the end of the sentence is removed or replaced with “property”. DOT&PF and the FAA have very strict standards on what activities and construction can be permitted on airport property specifically adjacent to the runway. If the intent of T5.1 is to recommend updated use standards adjacent to airport property, not on airport property, the goal should be rewritten to reflect that.
 - Economic Development, Housing, and Transportation Vision, Goals and Implementation
 - DOT&PF requests that as this plan is used to start implementing the plan’s Vision and Goals regarding Economic Development, Housing, and Transportation that the future development, redevelopment, and lot subdivisions are developed in such a way as to reduce the number of accesses

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needed onto DOT&PF roads. Reducing, consolidating, and sharing existing accesses is one of the easiest ways to help improve roadway safety for not only drivers, but also non-motorized users.

- DOT&PF requests that future development consider designing for consolidated access for utilities from DOT&PF right of way.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

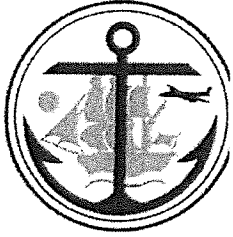
If there are any questions regarding these comments, please feel free to contact me at (907) 269-0522 or mark.eisenman@alaska.gov.

Sincerely,

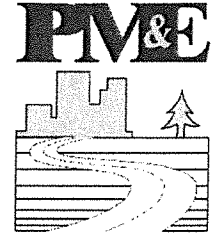


Mark Eisenman
Anchorage Area Planner, DOT&PF

cc: Sean Baski, P.E., Highway Design Group Chief, DOT&PF
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF
Corliss Kimmel, Office Associate, Current Planning, MOA
Lori Black, Office Associate, Current Planning, MOA
Devki Rearden, Engineering Associate, DOT&PF
Anna Bosin, P.E., Highway Safety Engineer, DOT&PF



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: June 13, 2024

RECEIVED

To: Dave Whitfield

JUN 13 2024

FROM: Kyle Cunningham

SUBJECT: Cases 2024-0074: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the July 15, 2024 Planning and Zoning Commission hearing:

- 2024-0074 – Review and Recommendation by Planning and Zoning Commission of an Amendment to the Girdwood Area Plan (AO 1994-238(S), an element of the Comprehensive Plan;
 - WMS has no objections to or comments on the request.

Kimmel, Corliss A.

From: Wise, Seth A. <Seth.Wise@awwu.biz>
Sent: Wednesday, June 12, 2024 1:54 PM
To: Kimmel, Corliss A.; Blake, Lori A.
Subject: RE: 2024-0074 Request for Reviewing Agency Comments
Attachments: 2024-0074.pdf

RECEIVED

JUN 12 2024

Good Afternoon Lori and Corliss,

AWWU has no comments or objections to MOA zoning case 2024-0074.

Thank you,



Seth Wise
Engineering Technician III
Anchorage Water & Wastewater Utility
Direct: 907-564-2757
seth.wise@awwu.biz

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Friday, May 31, 2024 4:25 PM
Cc: Stewart, Gloria I. <stewartgi@muni.org>
Subject: 2024-0074 Request for Reviewing Agency Comments

This is an email from an external entity. DO NOT click links or open attachments unless you recognize the sender and know the content

Good Afternoon. Attached please find our Routing Coversheet for the above referenced Case No. 2024-0074 (Comprehensive Plan Amendment-Girdwood Area Plan), which is scheduled for review and recommendation by the Planning and Zoning Commission at a Public Hearing on 07/15/24. Routing materials can be viewed by clicking on the link below, scrolling to bottom of page and selecting 2024-0074 Reviewing Agency Routing. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

<https://www.muni.org/CityViewPortal/Planning/Status?planningid=18018>.

Kimmel, Corliss A.

From: Wilson, Karleen K.
Sent: Monday, June 10, 2024 3:38 PM
To: Kimmel, Corliss A.; Blake, Lori A.
Subject: 2024-0074 Address Reviewing Agency Comments
Attachments: 2024-0074 Routing Coversheet.pdf

No comments.

RECEIVED

JUN 10 2024

Regards,

Karleen Wilson
Addressing Official
907.343.8168 (desk)
907.343.8466 (shared Addressing)
Official Address Map

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Friday, May 31, 2024 4:25 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: 2024-0074 Request for Reviewing Agency Comments

Good Afternoon. Attached please find our Routing Coversheet for the above referenced Case No. 2024-0074 (Comprehensive Plan Amendment-Girdwood Area Plan), which is scheduled for review and recommendation by the Planning and Zoning Commission at a Public Hearing on 07/15/24. Routing materials can be viewed by clicking on the link below, scrolling to bottom of page and selecting 2024-0074 Reviewing Agency Routing. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

[https://www.muni.org/CityViewPortal/Planning/Status?planningId=18018.](https://www.muni.org/CityViewPortal/Planning/Status?planningId=18018)



Planning Department
MUNICIPALITY OF ANCHORAGE

Gloria I. Stewart
Senior Planning Technician ◀
Planning Department
Current Planning Division - Zoning & Platting
Email: gloria.stewart@anchorageak.gov
Phone: (907) 343-7934
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning

Appleby, Elizabeth I.

From: Giboney, Emma
Sent: Thursday, July 11, 2024 4:02 PM
To: Appleby, Elizabeth I.
Subject: RE: Staff Report for Case 2024-0074: Girdwood Comprehensive Plan

Hi Elizabeth,

We would like to make one additional comment on the Girdwood Comprehensive Plan. HLB recently replatted the area between Crow Creek Road and Glacier Creek, to the north of the Girdwood Elementary School, recorded as the Holtan Hills Subdivision (plat 2024-18). While we are amenable to the suggested Zoning Designations on the Land Use Plan Map (Page 3-9), we are hoping to have the Map amended so that the margins of the areas are shifted to align with the newly platted tracts. More precisely, this would mean that Tracts 1 (PID 075-311-06) and 2 (PID 075-311-07) would be shown as “Mixed-density Residential” and Tract 3 as “Mixed-use”.

Thank you,

Emma



Emma Giboney

Land Management Officer
Heritage Land Bank | Real Estate Department
4700 Elmore Road, Anchorage, AK 99507
(907) 343-7536 | www.muni.org/HLB
Emma.Giboney@AnchorageAK.gov

From: Appleby, Elizabeth I. <elizabeth.appleby@anchorageak.gov>
Sent: Monday, July 8, 2024 4:21 PM
To: Briggs, Tiffany E <tiffany.briggs@anchorageak.gov>; Giboney, Emma <Emma.Giboney@anchorageak.gov>
Subject: RE: Staff Report for Case 2024-0074: Girdwood Comprehensive Plan

Comments are now posted! See attached.

This is the web version of the agenda and materials:

<https://meetings.muni.org/AgendaOnline/Meetings/ViewMeeting?id=5739&doctype=1>

--Elizabeth

From: Appleby, Elizabeth I.
Sent: Monday, July 8, 2024 3:53 PM