

# HLBAC – Work Session

## Girdwood Industrial Park Feasibility Study

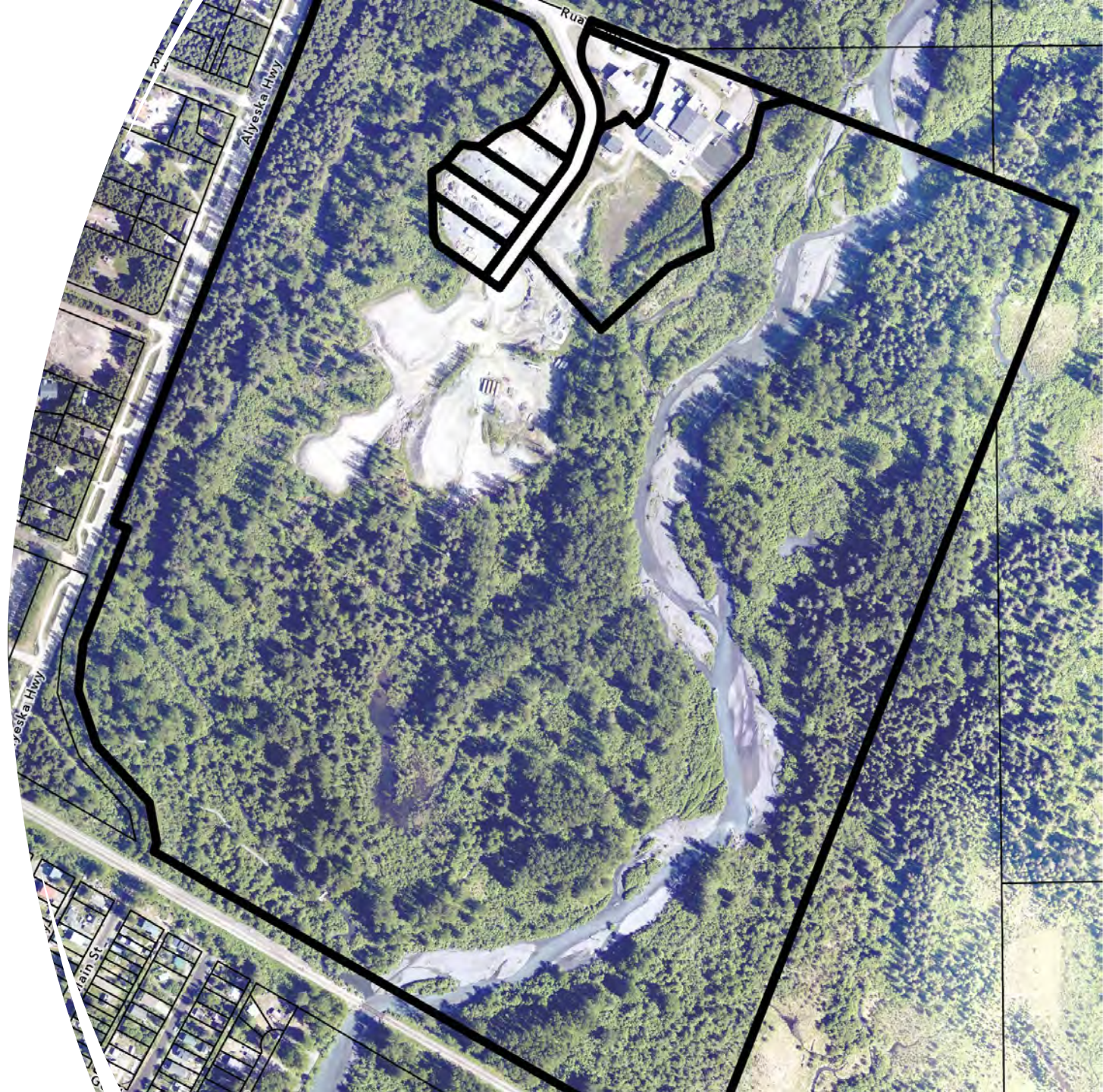
October 24, 2024

# Overview

---

- Work over the last year
- Received Appraisal
- Updated Presentation
  - Staff Recommendation
- Next Steps

Work Session Goal: Feedback from Commissioners to inform the Draft 2025 Work Plan



Total sqft of usable land  
(permit/lease/disposal)

Infrastructure costs  
(road/sewer/lighting/trail/etc.)

Wetland impacts

Floodplain impacts

Rezoning

Overall process requirements  
and associated timelines

Grant opportunities

Implications with material in  
Phase II/III road base

Other miscellaneous items  
(existing conditions/arctic pipe  
needs)

# Analysis - Criteria

# 2024 HLB Work Plan

HLB Parcel 6-057F – Staff to evaluate options and present feasibility of the following options to the HLBAC and GBOS for guidance:

1. Disposal of this property as-is; or
2. Disposal with platting of reconfigured lots (not requiring improvements or limited improvements); or
- ~~3. Disposal with platting of Phase II only and improvements completed by the MOA; or~~
4. Disposal with platting of Phases II and III with improvements completed by the MOA.



## MUNICIPALITY OF ANCHORAGE REAL ESTATE DEPARTMENT



### HERITAGE LAND BANK

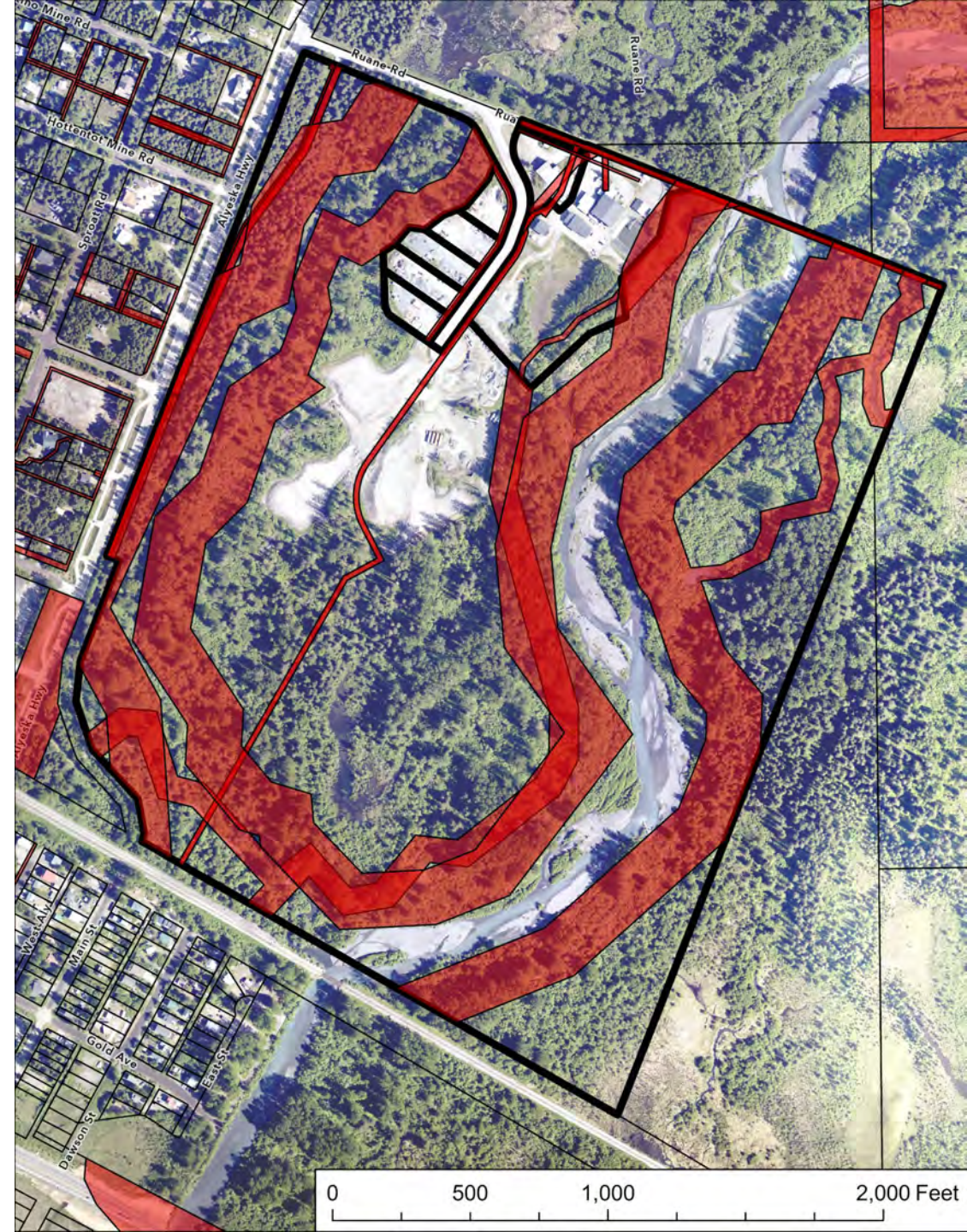
2024 ANNUAL WORK PROGRAM &  
2025-2029 FIVE-YEAR MANAGEMENT PLAN

Approved by the Anchorage Assembly on May 7, 2024 (AR 2024-92, As Amended)

## *Option 1 – Disposal of the property as-is.*

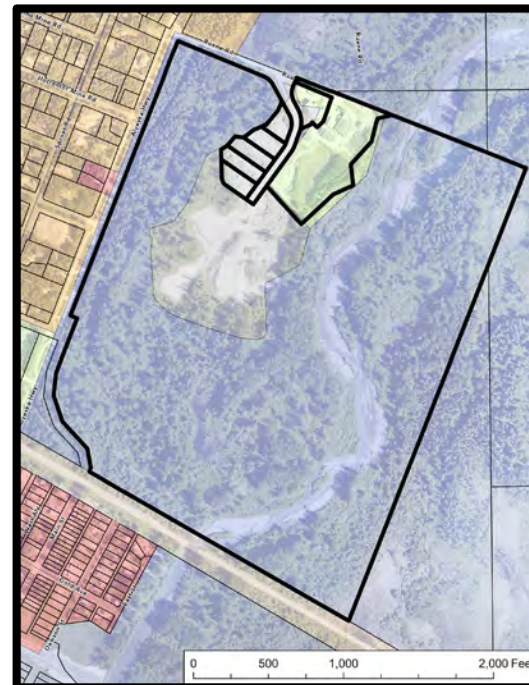
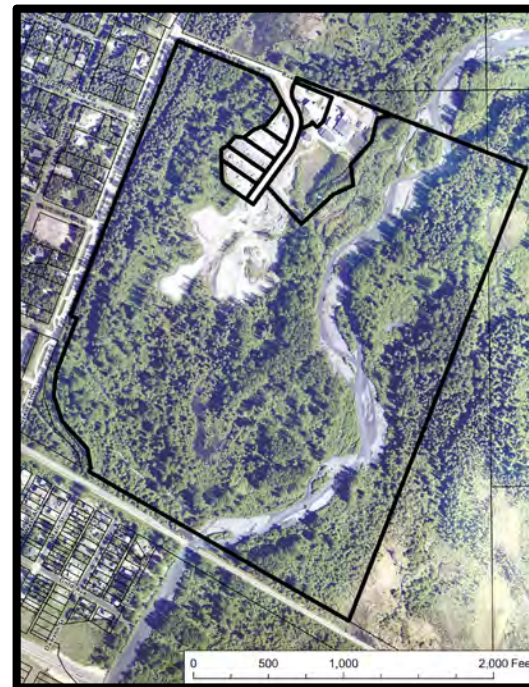
Option 1 would dispose of HLB Parcel 6-057F as-is. This option would put the future of the development of the Girdwood Industrial Park into the private sector. If and how future lots were platted in the remaining GI-1-zoned areas would not be guided by HLB.

Option 1 would be the least lift for HLB and would require a competitive bid for disposal. It is possible that HLB would have requirements as part of the transaction that the areas zoned Girdwood Open Space be tracted out and remain in the HLB Inventory.



# Option 1 – Disposal of the property as-is.

Anticipated Construction Costs	\$0
Acres of Usable Land	15 acres
Lots Created	1
Anticipated Income to HLB Fund	\$2,256,000 <i>*the value of the low utility lands is \$252,000.</i>
Process Considerations	<ul style="list-style-type: none"> <li>• Project wholly becomes privately owned with minimal municipal and community input on eventual outcome.</li> <li>• Next steps would be competitive bid and disposal approval process.</li> </ul>



*Option 2 - Disposal with platting  
of reconfigured lots  
(not requiring improvements or  
limited improvements)*

Option 2 is geared towards creating newly platted lots with minimal infrastructure improvements. Utilizing this approach, the goal would be to subdivide larger lots with access from the existing temporary cul-de-sac. During the subdivision process, the temporary cul-de-sac would become a dedicated right-of-way which may trigger some additional improvements such as extending the sewer line and the addition of street lighting.

The design of the tracts is to allow larger areas, each with separate access driveways off of the cul-de-sac.



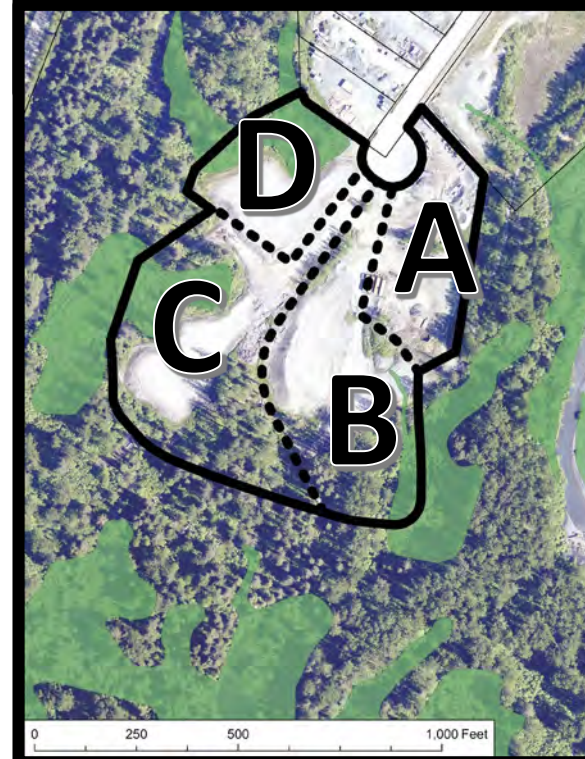
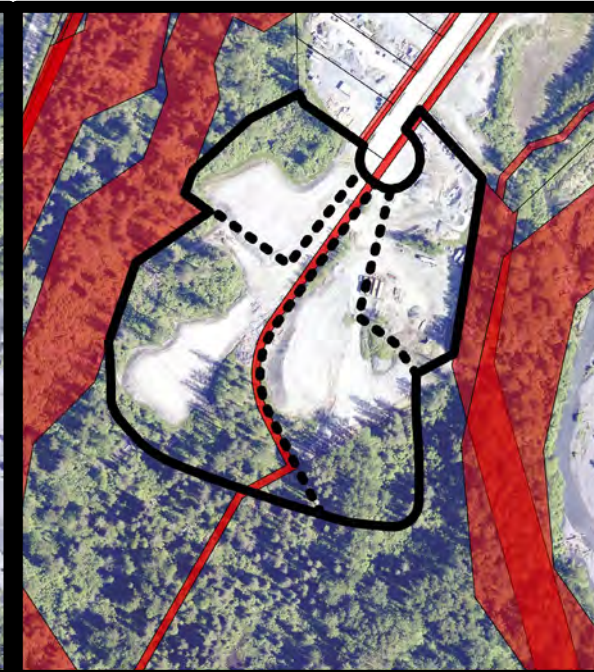
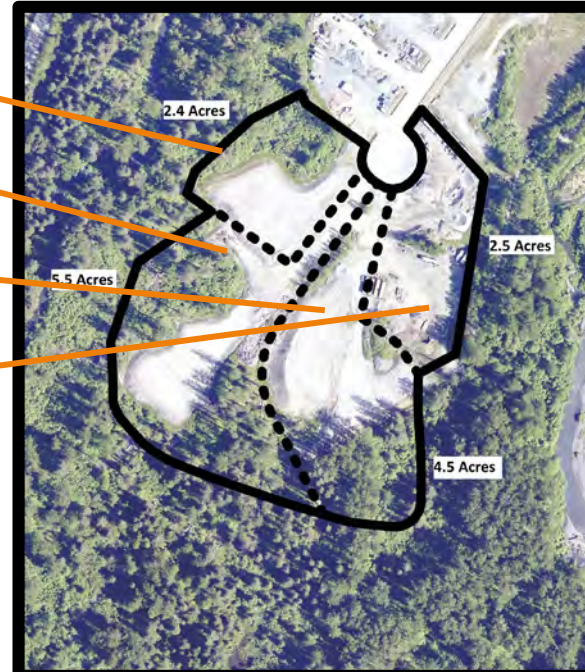
# Option 2 - Disposal with platting of reconfigured lots

\$251,000

\$503,000

\$412,000

\$327,000



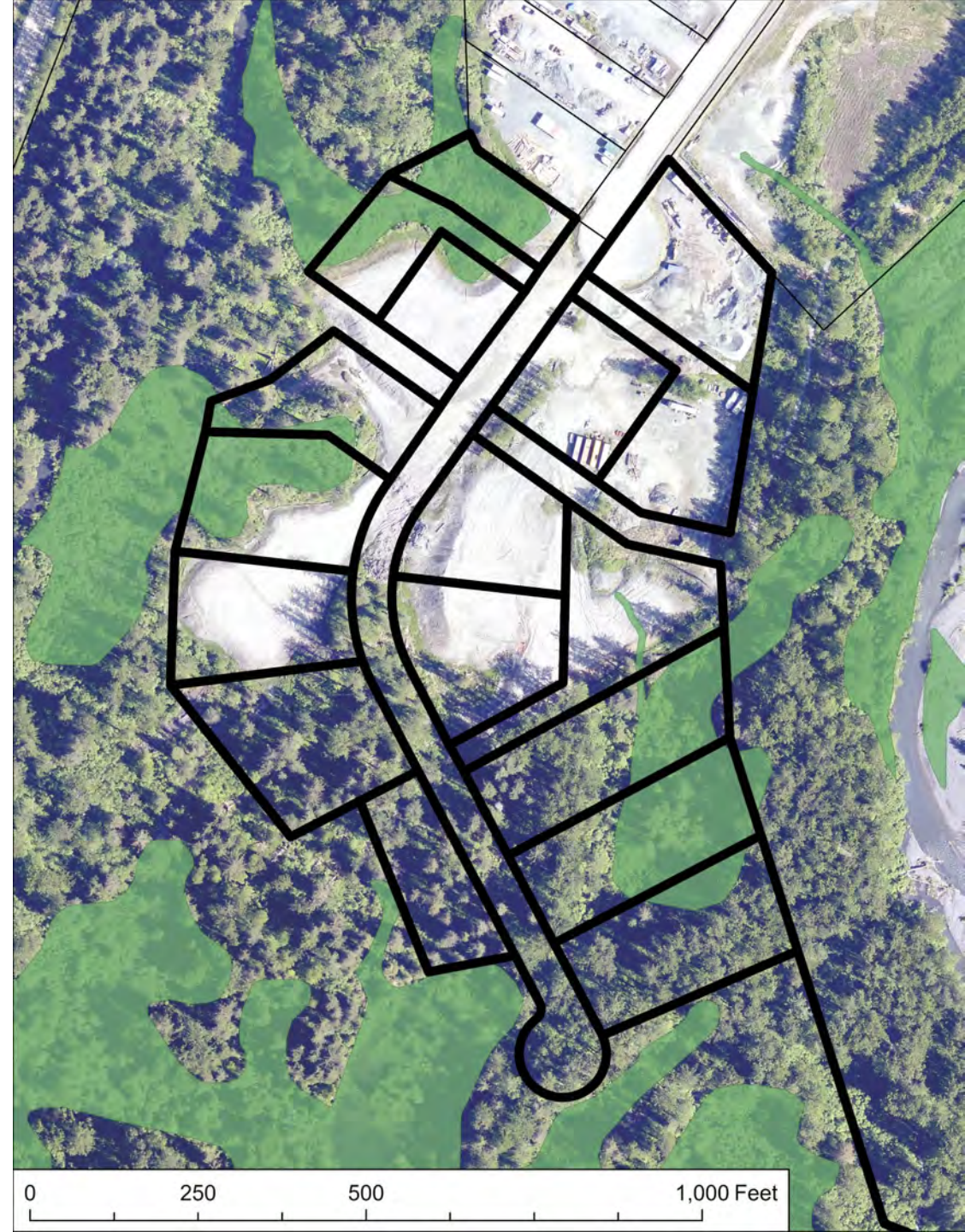
Anticipated Construction Costs	\$194,000
Appraisal 2024	\$1,493,000 (gross retail value) \$1,267,000 (prospective market value at completion)
Acres of Usable Land	14.9 acres (2.5 acres Class A wetlands)
Lots Created	4
Anticipated Income to HLB Fund	\$1,073,000 <i>*may be less if lot used by GVSA is withdrawn from the HLB Inventory of for less than FMV (FMV is \$327,000)</i>
Process Considerations	<ul style="list-style-type: none"> <li>• Resolve public access to streams</li> <li>• Would require a replat</li> <li>• Next steps would be replat, install minimal infrastructure, competitive bids, disposal approval process.</li> </ul>



## *Option 4 – Disposal with platting of Phases II and III with improvements completed by the MOA.*

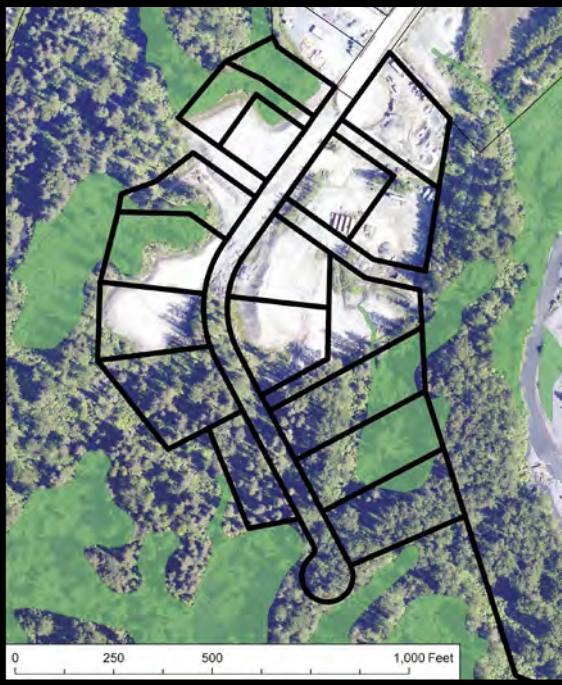
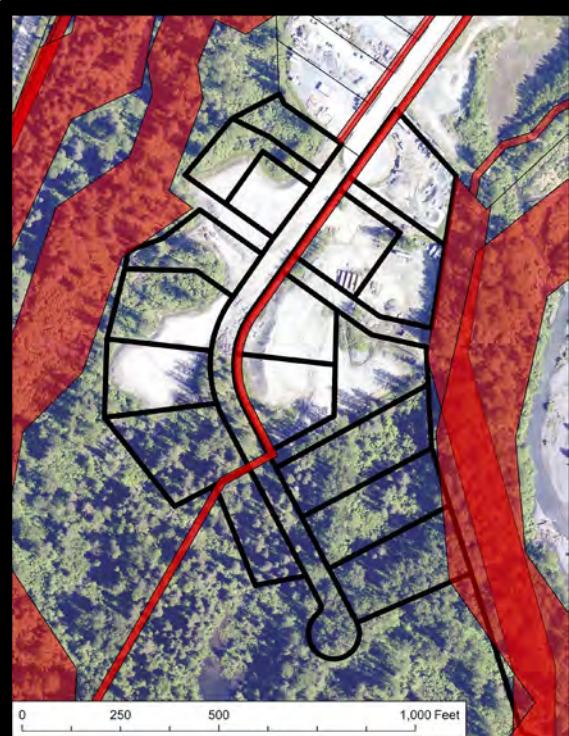
Option 4 would be to fully utilize the GI-1-zoned area and a portion of GOS-zoned upland areas. The Girdwood Area Plan and the draft update, both show extended Industrially-zoned land beyond what is currently zoned GI-1.

This option would require the most extensive amount of infrastructure improvements and land use entitlement work. The layout would provide the seventeen (17) newly created lots, and would open up land beyond the area utilized by permittees in the Girdwood Industrial park at present.



# Option 4 – Disposal with platting of Phases II and III with improvements completed by the MOA

Anticipated Construction Costs	\$3,674,798
Appraisal 2024	\$3,729,000 (gross aggregate retail value) \$2,650,000 (prospective market value at completion)
Acres of Usable Land	16.75 acres (3 acres Class A wetlands)
Lots Created	17
Anticipated Income to HLB Fund	Loss to the HLB Fund of approximately \$1,024,798
Process Considerations	<ul style="list-style-type: none"> <li>• Would require a replat</li> <li>• Would require a rezone</li> <li>• Next steps would be replat/rezone, competitive bids, disposal approval process.</li> </ul>

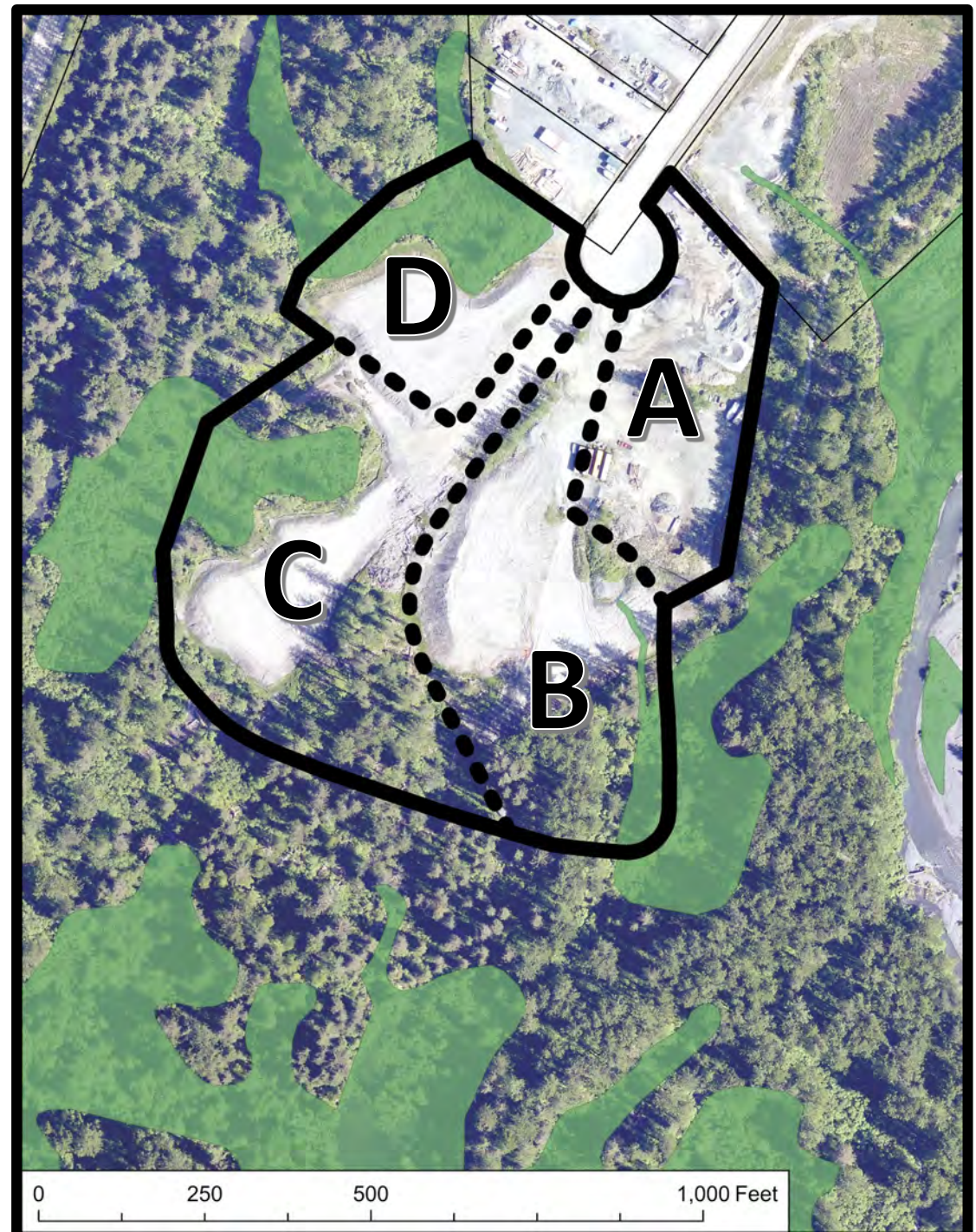


# Anticipated construction costs

		Option 1 (As-is)	Option 2 (Tracts)	Option 4 (Ph 2 & 3)
		0 Feet of off-site improvements	75 Feet of off-site improvements	675 Feet of off-site improvements
		N/A	4 Lots	17 Lots
Cost Type	Price			
Roadway	\$750 Per Linear Foot	\$ 0.00	\$ 56,250	\$ 506,250
Separated Path	\$65 Per Linear Foot	\$ 0.00	\$ 0.00	\$ 43,875
Lighting	\$550 Per Linear Foot	\$ 0.00	\$ 0.00	\$ 371,250
3-phase electrical	\$5,000 Per Lot	\$ 0.00	\$ 20,000	\$ 85,000
Gas	\$30 Per Linear Foot	\$ 0.00	\$ 2,250	\$ 20,250
Sewer	\$600 Per Linear Foot	\$ 0.00	\$ 45,000	\$ 405,000
Lift Station	\$1,000,000 Per Station	\$ 0.00	\$ 0.00	\$ 1,000,000
Entitlements	\$4,530 Platting Cost Base Fee	\$ 0.00	\$ 4,530	\$ 4,530
	\$165 Per Lot Fee	\$ 0.00	\$ 660	\$ 2,805
	\$945 Variance Fee	\$ 0.00	\$ 945	\$ 945
	\$9,960 Rezone Fee	\$ 0.00	\$ 0.00	\$ 9,960
Subtotal		\$ 0.00	\$ 129,635	\$ 2,449,865
Design/Consultant Fees	25% of Subtotal	\$0.00	\$34,408	\$612,466
Contingency	10% of Subtotal	\$ 0.00	\$ 12,964	\$244,987
Indirect Costs	15% of Subtotal	\$ 0.00	\$ 19,445	\$ 367,480
<b>TOTAL</b>		<b>\$ 0.00</b>	<b>\$ 194,453</b>	<b>\$ 3,674,798</b>

# Staff Recommendation – Option 2

- Maximum use of upland land
- Minimal infrastructure cost (no loss to HLB fund)
- Option to retain Tract C for future development
- Tracts can be sold to the private sector



# Next Steps

- Information will be presented at the GBOS/Municipal Manager Quarterly meeting.
- Incorporate feedback into DRAFT 2025 Work Plan.





06/14/2024

© All EagleView Technology Corporation