

Following is a list of Girdwood parcels in HLB 2025 and 2026-2030 work plan. Support all items consistent with the GTP and the GCP ** disclaimers on the action yet at Assembly level

6-011A, 6-011B - improvements to the INHT in 2020, consistent with GTP. A trail easement will be required to develop the INHT north of Hightower Rd along privately-owned Holtan Hills properties and up valley to CC and WC trails.

Portion of HLB 6-011B - disposal of approx 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 Aly Holdings, LP, and Seth Anderson for the development of a mixed-use project consisted w/ the RFP completed in 2021. A disposal recommendation will not be brought to HLBAC until after the Assembly adoption of the GCP and will be consistent with that plan, the GTP, and any other applicable plans ** amendment may be needed depending on approval of GCP

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.

HLB Parcel 6-014 – Evaluate process for disposal, with direct sale, to owners of Alyeska Resort.

HLB Parcels 6-039, 6-061, and 6-057F – Girdwood Parks and Recreation has requested a trail easement for the Joe Danich Trail which is on the east side of Glacier Creek from the Railroad Right of Way to Alyeska Highway. This is consistent with the *Girdwood Trails Plan (2024)*.

HLB Parcels 6-039 and 6-062 – Girdwood Parks and Recreation has requested a trail easement for the Lower Virgin Creek Trail which runs between the Joe Danich Trail and Virgin Creek Road. This is consistent with the *Girdwood Trails Plan (2024)*.

Comment: *HLB Parcel 6-057F* – Staff evaluated four options for the future of the Girdwood Industrial Park in 2024. The work has continued to illustrate the complexity of the Girdwood Industrial Park. HLB Staff will work with Girdwood Board of Supervisors to evaluate if the continued analysis, with recommendation on next steps, is better completed by the Girdwood Valley Service Area with their recently expanded powers to support local housing and economic stability in the Girdwood Valley.

Inquire timeline: HLB Parcel 6-076 - Girdwood CLT submitted an application for a long term ground lease. A Letter of Intent and Land Use Permit were executed to allow due diligence to move forward. GCLT released a Request for Information to determine the best use of the land. More details on the development potential will be shared as it becomes available, and it will be presented to the HLBAC. Development of the site consistent with the Girdwood South Townsite is supported. -GCP update

Holtan Hills Tracts 1 & 2, HLB Parcel 6-011A (formerly portions of HLB Parcels 6-011, 6-016 and 6-017) – HLB Staff will continue to collaborate with the developer and implement the Development Agreement and AO 2023-137, As Amended. HLB Staff will continue coordinating with AWWU for a sewer extension and other site-related work to support the Holtan Hills project. HLB is continuing work with the State Department of Natural Resource's to vacate the Section Line Easement in the area. The Assembly authorized HLB to convey Tract 3 (HLB 6-011A) at a later date, upon other conditions being met (AO 2023-137, As Amended).

HLB Parcel 6-011C - A separate tract containing the land that is zoned "Girdwood Institutions and Parks" will be included in the subdivision platting process of Holtan Hills Tracts 1 and 2. This new tract will be available for current and future municipal or local community needs.

Spatial Analysis of HLB Parcels – With the help of the MOA Geographic Data and Information Center (GDIC), HLB completed an inventory of potentially developable HLB Parcels in Girdwood in 2023. HLB Staff will continue to with GDIC Staff to expand the spatial analysis to all HLB Parcels.

Girdwood Comprehensive Plan Update – In April 2021 the Anchorage Assembly formally authorized Imagine! Girdwood, a non-profit organization, to develop an update of the Girdwood Comprehensive Plan (formerly known as the Girdwood Area Plan) as an element of the Municipality of Anchorage's Comprehensive Plan. The GCP is pending Assembly action and will be used to guide management of HLB land in Girdwood for the planning horizon. ***May need amending depending on the pending approval of the Girdwood Comprehensive Plan

6-134 noted for RV park

Chapter 4. Five Year Management Plan 26'-30'

Support: *HLB Parcel 6-039* – Evaluate this parcel for potential replat into residential lots for disposal.

HLB Parcels 6-053, 6-054, 6-055 and 6-056 – Potential Pursue disposal to ADOT&PF in support of

future Alyeska Highway intersection redesign.

Recommend in ONE YEAR WORK PLAN: *HLB Parcels 6-075* – Withdraw from HLB inventory and transfer to Girdwood Parks and Recreation.

HLB Parcel 1-111 – In February 2024, the Anchorage Assembly voted to add a bond to the general election to fund cemeteries in Eagle River and Girdwood. However, the bond did not pass. HLB Staff will continue to work with the Chugiak-Eagle River Cemetery Committee, and Chugiak-Eagle River Parks & Recreation, and the Planning Department as they work towards next steps.

HLB Parcel 6-018 – In February 2024, the Anchorage Assembly voted to add a bond to the general election to fund cemeteries in Eagle River and Girdwood. However, the bond did not pass. HLB Staff will continue to work with the Girdwood Board of Supervisors and the Cemetery Committee as they work towards next steps. ***revise to include verbiage to hold 6-018 space, site Joint mtg w/ GBOS Cemetery committee + Municipality Cemetery Advisory Board re: public burials from July 2024 - current. Solution may be Q1 revisions and beginning Girdwood Cemetery.**

Clarify: *HLB Parcels 6-251, 6-295 and 6-296* – A survey of the approximately 1,200 acres comprising the study area will be required prior to final conveyance of the land by the State to the Municipality. The BLM needs to issue a final patent to the State prior to conveyance to the MOA. *Glacier- Winner Creek Access Corridor Study (1996)* and the *Girdwood Area Plan (1995)* identified several thousand acres of HLB and state land near the confluence of Glacier and Winner Creeks in the upper Girdwood Valley for development, constrained at this time by market demand and infrastructure costs.

Girdwood Valley Parcels – Create a site plan for a mitigation bank site in the Girdwood Valley. **clarify**

Potential Plans, Studies & Surveys: 26'-30'

Girdwood South Townsite Master Plan – potential update after the GCP is adopted. *

Girdwood Trails Plan Implementation – The Girdwood Trails Plan was approved by the Assembly in February 2024 (AO 2024-21). When located on HLB land, HLB's involvement in the establishment of new trails generally begins in the conceptual phase (**proposals require the support of HLBAC and the Assembly**) and continues beyond approval with permitting and disposal by easement(s). HLB is aware of several proposed trails in Girdwood, both by non-profits and Girdwood Parks and Recreation, that are located on or go through HLB properties. **Guidance for more process re: proposed trails?**