

- *Dec-3 No earlier than 6:30pm* Public Hearing on Project Anchorage at the Assembly
- *Dec-6 12:45-1:45pm* Second Worksession re AO 2024-105, Project Selection for Project Anchorage Sales Tax Proposal
- *Dec-6 1:45-2:45pm* Worksession re Project Anchorage, Community Raised Impacts
- Jan-7 Assembly meeting - most likely meeting for a vote on a proposal

Jan-21 Assembly meeting. Latest date for the Assembly to approve a proposition for April 2025 ballot



# GIRDWOOD ARTS & RECREATION DISTRICT

PROJECT ANCHORAGE  
SUBMISSION

ART AND RECREATION AS ECONOMIC DRIVERS

2024



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## Background

Fund new and previously supported projects to bolster Girdwood as a creative arts and recreation district.

02

## Project Mission & Vision

Girdwood is known as a high quality recreation and arts community throughout the state of Alaska.

03

## Project Budget Breakdown

An explanation of the vision regarding how funds will be utilized.

04

## Summary

How a collective project can benefit Girdwood by providing infrastructure resources to support the art community.

.....

Girdwood  
Community Placemaking Project



## Art Space

1000 SF for Gallery & Workshop Space  
• Alyeska Conference Center



## Recreation Assets

Dedicated Capital Fund: Tool for funding new improvements and upgrading existing recreational assets.



## Economic Drivers

Creating options and opportunities for art, temporary housing, artists in residency space, emergency sheltering.



# A GIRDWOOD PLACEMAKING PROJECT

Placemaking is a collaborative process of shaping public spaces to create meaningful, engaging environments that promote community well-being, social interaction, and a sense of belonging. It focuses on designing or revitalizing spaces based on the needs, aspirations, and input of the people who use them, fostering stronger connections between individuals and their surroundings. This approach integrates elements like accessibility, aesthetics, and functionality to create vibrant, inclusive places that enhance the quality of life.

# PROJECT ELEMENTS

Creating an environment where artists can be, thrive and recreate.



## PUMP TRACK

Recreation



## SCULPTURE ART EXHIBIT

Arts District



## RV PARK

Recreation - Tourism  
Temporary Housing



## SPACES

Infrastructure to Support  
Arts Community



# Artists have a profound impact on communities and their economies in several ways:

**Cultural Enrichment:** Artists bring creativity and diversity, enriching the cultural fabric of a community. Their work can foster a sense of identity and belonging, promoting community pride.

**Economic Growth:** Art can drive local economies by attracting tourism, creating jobs, and supporting related industries like galleries, theaters, and design services. Art festivals, public installations, and creative spaces often bring visitors who support local businesses.

**Urban Revitalization:** Artists often lead the way in revitalizing neglected or underdeveloped areas, transforming them into vibrant, thriving cultural hubs. This process is known as the "arts-led revitalization."

**Social Cohesion:** Artists help build social cohesion by creating spaces for dialogue, expression, and collaboration. Their work can inspire civic engagement and connect diverse groups within a community.

**Innovation and Problem-Solving:** By encouraging creative thinking, artists contribute to innovative solutions to community challenges, from environmental sustainability to education and public health initiatives.

In these ways, artists not only enhance the cultural and social landscape but also stimulate economic vitality and innovation within communities.



# SOUTH TOWNSITE

PROPOSED PARCELS:  
6-076 & 6-134

•••••

Encourage an update to Girdwood South Townsite Master Plan or new Girdwood Park, Natural Resource and Recreation Facility Plan

Proposed Use:

6-076 - Pumptrack, Cabins, 3D Sculpture Walk / Bike

6-134 - RV Park, Firepits

FLOODING IS LARGE FACTOR IN DEVELOPMENT OF SOUTH TOWNSITE

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PLACEMAKING PARK AND ARTS DISTRICT

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BUILD FROM EXISTING ASSETS

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INCORPORATES PROPOSAL COMPONENTS OF RFI RESPONSE



# EXISTING ASSETS IN AREA

Forest Fair Park  
Girdwood Playground  
Disc Golf  
Sladen Mohl Baseball Field  
Glacier Creek  
California Creek  
Pavillions  
Stages  
Skatepark

## NEIGHBORING AREA EXISTING CONDITIONS

at South Townsite



Existing Park  
Assets

Pavilions, Stages, Park, Recreation



Disc Golf

Leaving Disc Golf assets in their  
place as much as possible.



Playground

Located near Girdwood  
Playground.



Library &  
Community Room

Near Gerrish Library and  
Community Room - Girdwood  
Library

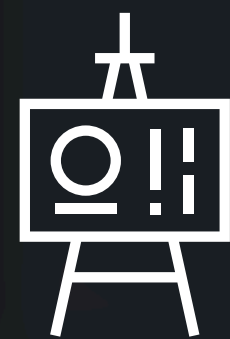
# TIMELINE

2025 - 2030



## Vote

Project Anchorage hopes to be on the April 2025 Ballot for a public vote. We do not have a position on the tax itself, rather, we want to submit a project that will benefit Girdwood, should the Project Anchorage proposed Sales Tax pass.



## Planning

Planning is an important and necessary step to proceed with this project. Planning funds are included in the budget. The majoring of the planning would occur in 2025-2026.



## Build

Art Facility Build - 1000 SF - 2026-2027  
Pumptrack Build 2026 - 2027  
Cabins Build 2026 - 2027



## Art Community Support

Create space which can be utilized by existing art assets in Girdwood, including:

- Girdwood Fine Arts Camp
- Girdwood Center for Visual Arts
- Four Valleys Community School
- Forest Fair

# MISSION:

Alaskans and visitors enjoy the wide spectrum of arts and related recreation in a community known for embracing creativity and the natural environment.





# VISION:

Purposes of this Project:

- Support for Art Spaces and Development: Creating brick and mortar spaces for workshops, gallery exhibits and support for the art community.
- Cabins for Temporary Use: Artists in Residency
- Support for new and existing Girdwood recreational assets.

# EXPAND OPPORTUNITIES TO LOCAL ART & RECREATIONAL RESOURCES

- 1000 SF Dedicated Art Space



Girdwood Fine Arts Camp

# PROPOSED ART & RECREATION DISTRICT INFRASTRUCTURE IMPROVEMENTS AT SOUTH TOWNSITE:



- 11 Cabins - Artist in Residency & other needs
- Utilities
- Pump Track
- Girdwood Art District Signage
- 3D Sculpture Exhibit

# UTILITY IMPROVEMENTS:

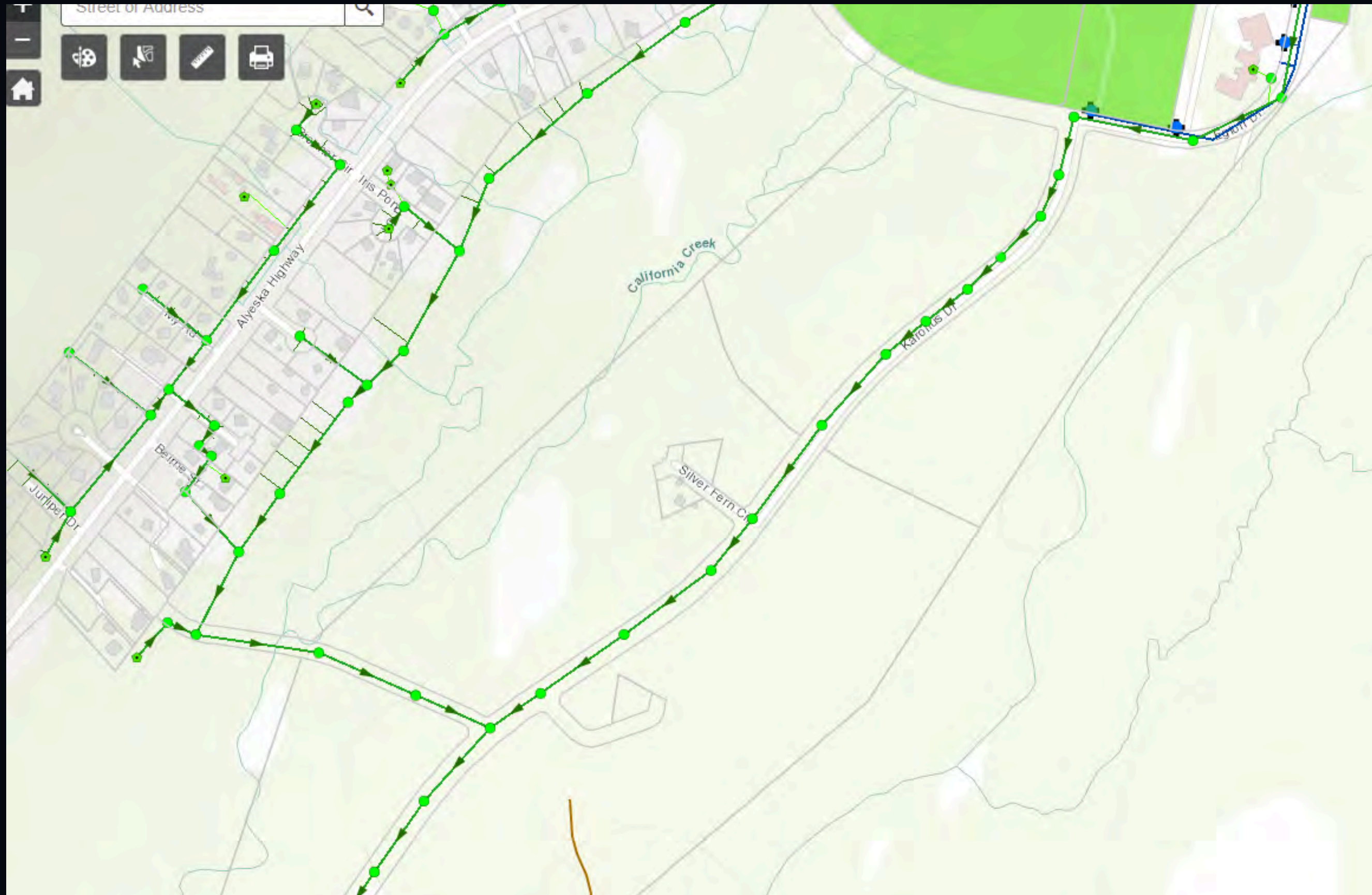


PHOTO: EXISTING UTILITY LINES  
WATER LINE EXTENSION: 700 LF  
SEWER LINE EXTENSION: 600 LF



# PUMP TRACK IMPROVEMENTS:



# NEIGHBORHOOD INSPIRATION:



# PROPOSED CABINS:

12' x 16' Cabins on pile foundations with skirting



# CABIN INTERIOR:





Timberframe Construction - Locally Sourced Lumber

# PROPOSED RECREATION INFRASTRUCTURE IMPROVEMENT FUND: GIRDWOOD PARKS AND RECREATION



- Girdwood Parks and Recreation Capital Fund:
  - Examples of Use of Funds:
  - Planning/Design Funds for Recreational Improvements
  - RV Park Development with Bathroom
  - Improved Skate Park
  - Winner Creek Suspension Bridge Construction Capital
  - Dog Park
  - Parking Improvements at Alyeska Ball Field / Moose Meadows
  - Draining improvements and Turf at Alyeska Ball Field
  - Pickle Ball Court

# GIRDWOOD VALLEY SERVICE AREA CAPITAL PROJECT FUND EXAMPLES:

**GIRDWOOD RV PARK**

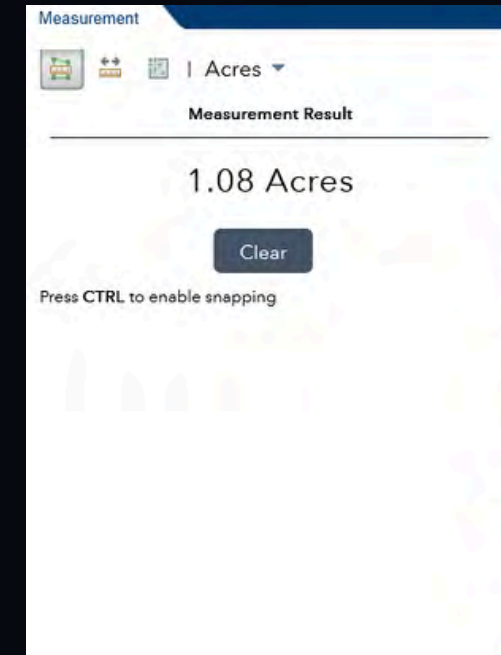
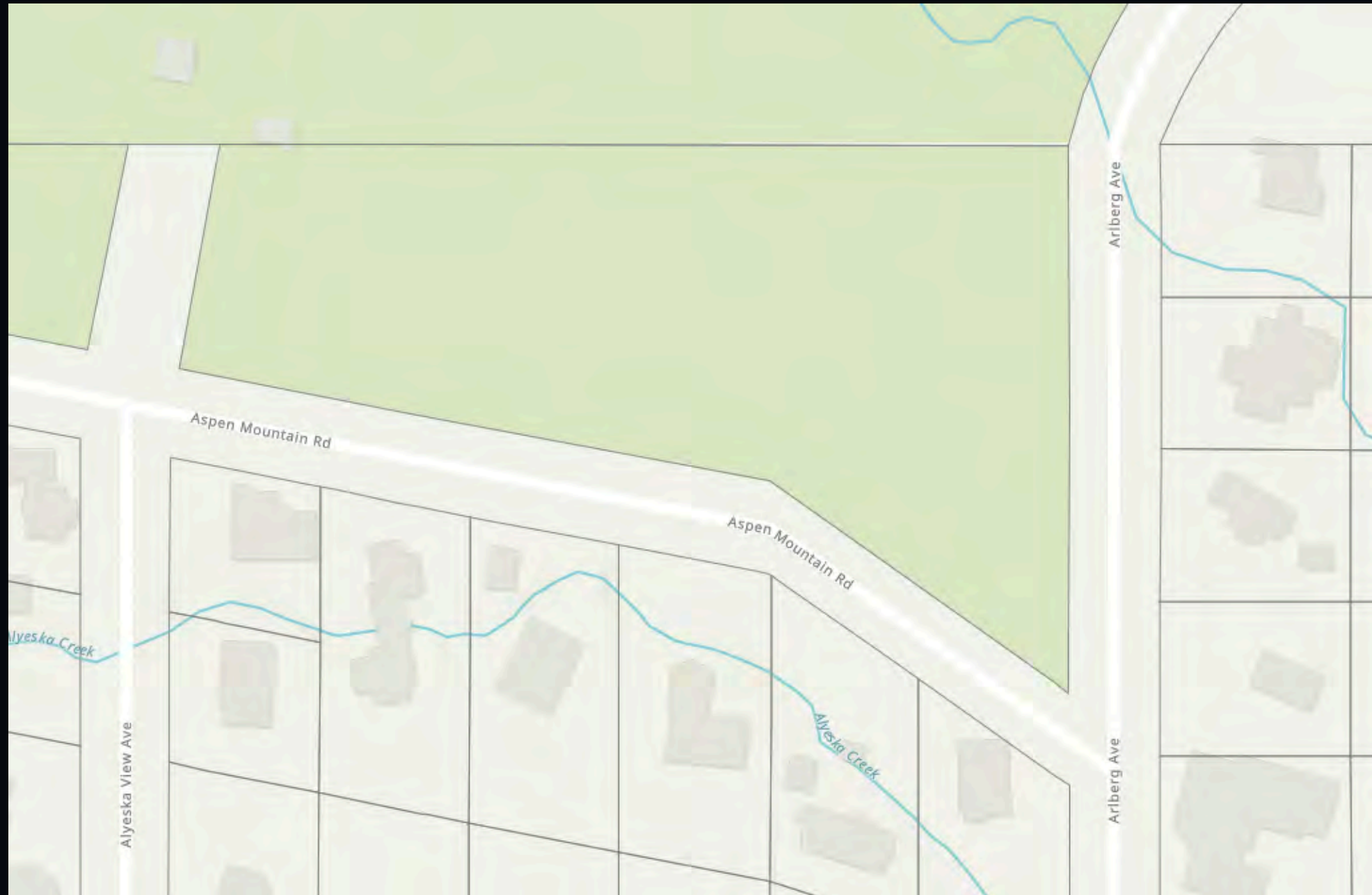


SEED FUNDING FOR FUTURE  
GIRDWOOD SKATEPARK  
IMPROVEMENTS, ETC.

BELOW:  
TAKU LAKE  
SKATEPARK  
RENDERING



# DRAINAGE AND TURF IMPROVEMENTS: ALYESKA BALL FIELD



OUTSTANDING NEED:  
GRADING IMPROVEMENTS  
GOAL: TURF FIELD



# BUDGET PROJECT REQUEST:



Arts &  
Recreation  
Total:  
7 M

## Girdwood Arts and Recreation District - Projects Needs Breakdown

### Project Anchorage Submission Draft Budget

Project Area: ARTS	Amount:	Purpose:
<b>Girdwood Arts Council</b>		
Girdwood Arts Center - 1000 SF	\$ 1,000,000.00	Gallery & Art Workshop Space (1000 SF @ \$1000 SF)
Arts and Culture Development	\$ 250,000.00	Grant Administration, Maintenance & Security - \$50,000/per year x 5 years
<b>Total Arts Center Budget</b>	<b>\$ 1,250,000.00</b>	
<b>Girdwood Arts and Recreation District</b>		
South Townsite Sewer Connection	\$ 150,000.00	300' Sewer Line Connection - Bathroom Facility Connection - Engineering, Permitting plus Install @ \$312/lf
South Townsite Water Connection	\$ 140,000.00	400' Water Line Connection - Engineering, Permitting plus \$276/lf for install
Utilities - Gas, Electrical	\$ 500,000.00	Enstar, Chugach
11 Cabins	\$ 770,000.00	Timberframe Cabins for temporary housing needs, emergency shelter, artists in residency.
Radiant Gas Wall Heater	\$ 44,000.00	11 units, installed.
Site Clearing & Gravel	\$ 150,000.00	Site Clearing for Cabins plus gravel import
Pumptrack	\$ 495,000.00	Design plus Permits, Site Development, Clearing, Milling, Trail construction, Bike Repair Station
3D Sculpture Exhibit Area	\$ 75,000.00	Site Work for 3D Sculpture Artwork Exhibit
Placemaking Signage	\$ 75,000.00	Girdwood Arts and Recreation District Signage - Art Bike/ Walk Trail from Hotel to Art District Sculpture Walk
Site Design	\$ 75,000.00	Planning, Engineering, Design, Master Plan Amendments, Permitting
Maintenance and Security	\$ 250,000.00	\$50,000/year x 5 years.
<b>Total Arts Budget</b>	<b>\$ 2,724,000.00</b>	
<b>Total Girdwood Arts and Recreation District Project</b>	<b>\$ 3,974,000.00</b>	
<b>Girdwood RV Park</b>		
RV Park Infrastructure:	\$ -	See estimated itemized list below
RV Park Sewer Connection	\$ 150,000.00	300' Sewer Line Connection - RV Full Hookup Line / Bathroom
RV Park Water Connection	\$ 140,000.00	400' Water Line Connection - RV Full Hookup Line / Bathroom
Site Clearing	\$ 140,000.00	2 acres at \$70,000/acre Clearing - Alluvial Gravel Base Anticipated
Bathroom / Dump Station Facility	\$ 700,000.00	Bathroom, Shower, Dump Station Facility
Caretaker Cabin	\$ 70,000.00	12 x 16 Cabin with Bathroom
Picnic Tables	\$ 11,000.00	11 Tables x \$1000
Firepits	\$ 22,000.00	11 Firepits x \$2000
Site Planning	\$ 75,000.00	Design, Engineering, Planning
<b>Total RV Park Request</b>	<b>\$ 1,308,000.00</b>	
<b>Other Anticipated Parks and Rec Needs Estimated:</b>		
Winner Creek Suspension Bridge Construction Capital	\$ 250,000.00	Suspension Bridget Gap Funding
Girdwood Parks and Recreation Capital Fund, Suggested Us	\$ 1,500,000.00	Planning and Capital Seed Funds
Dog Park		Fencing Installation, Dog Waste Bag Stations
Parking Improvements Alyeska Ball Field / Moose Meadows		Design plus build.
Pickle Ball Court		Design plus build.
Turf Soccer Field		Install 1 acre Turf - 44,560 SF
<b>Suggested Request toward Girdwood Valley Service Area</b>	<b>\$ 1,750,000.00</b>	
<b>Total Request to Girdwood Valley Service Area</b>	<b>\$ 3,058,000.00</b>	<b>RV Park plus Captial Seed Funds for Projects</b>
<b>Summary of Totals:</b>		
<b>Total Arts and Recreation District Request</b>	<b>\$ 3,974,000.00</b>	
<b>Total Girdwood Parks and Recreation / GVSA Capital Requ</b>	<b>\$ 3,058,000.00</b>	
<b>Total Girdwood Arts &amp; Recreation - Project Anchorage Budj</b>	<b>\$ 7,032,000.00</b>	

# SUMMARY

To fund new and improved art and recreation assets in the Girdwood Valley.



## Collaborative Project For Girdwood

Possibilities to support multiple non profit organizations.

## Support for Arts, Placemaking & Infrastructure

Alaskans and visitors enjoy the wide spectrum of arts and related recreation in a community known for embracing creativity and the natural environment.



## Girdwood Arts & Recreation District

New Art Spaces, Scupture walk / bike tour, placemaking spaces and uses.

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# THANK YOU

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ART & RECREATION AS  
ECONOMIC DRIVERS

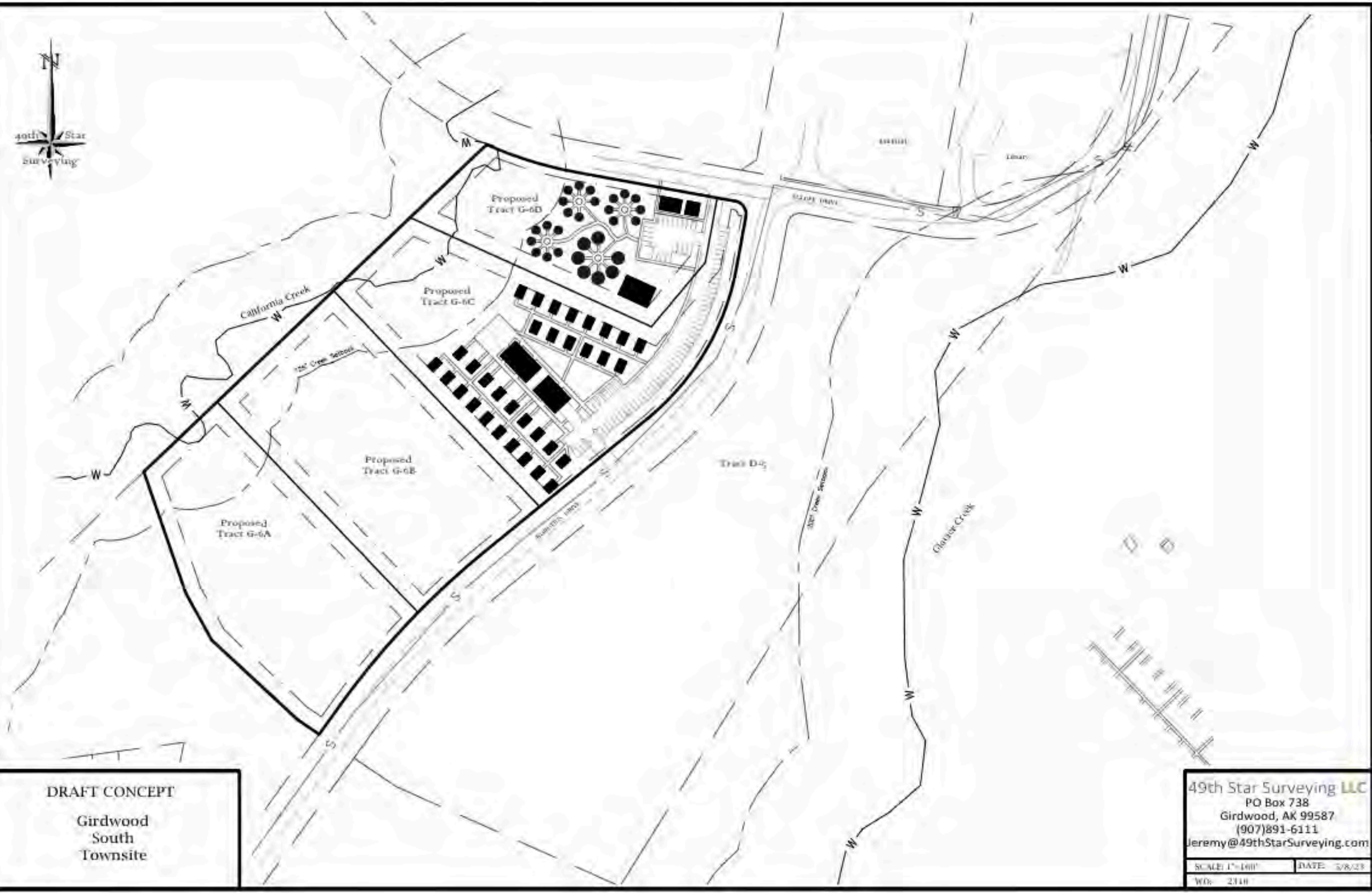
Additional Exhibits:

Parcels 6-076 &  
6-076

Previous Conceptual  
Site Plans

Courtesy of  
Girdwood Community  
Land Trust





DRAFT CONCEPT

Girdwood  
South  
Townsite

49th Star Surveying LLC  
PO Box 738  
Girdwood, AK 99587  
(907)891-6111  
Jeremy@49thStarSurveying.com

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DATE: 3/8/23  
WD: 2110

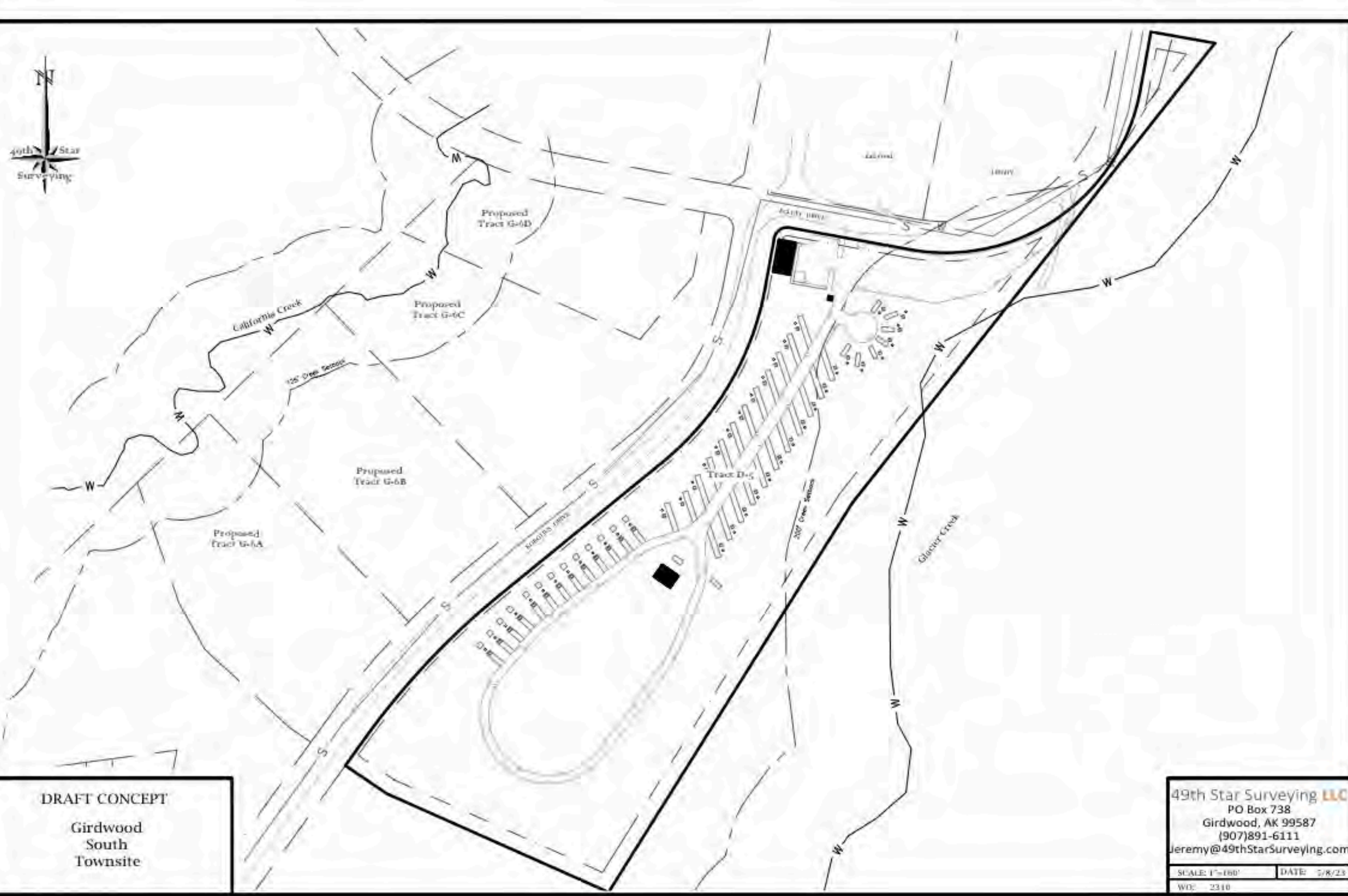
6-076  
Conceptual



DRAFT CONCEPT  
Girdwood  
South  
Townsite

49th Star Surveying LLC  
PO Box 738  
Girdwood, AK 99587  
(907)891-6111  
Jeremy@49thStarSurveying.com  
SCALE: 1"=120'    DATE: 5/8/23  
WG: 2310

6-076  
Conceptual  
Image  
Overlay



# 6-134 RV Park Conceptual

DRAFT CONCEPT

Girdwood  
South  
Townsite

49th Star Surveying LLC  
PO Box 738  
Girdwood, AK 99587  
(907)891-6111  
Jeremy@49thStarSurveying.com

SCALE: 1"=180'    DATE: 5/8/23  
WO: 2310

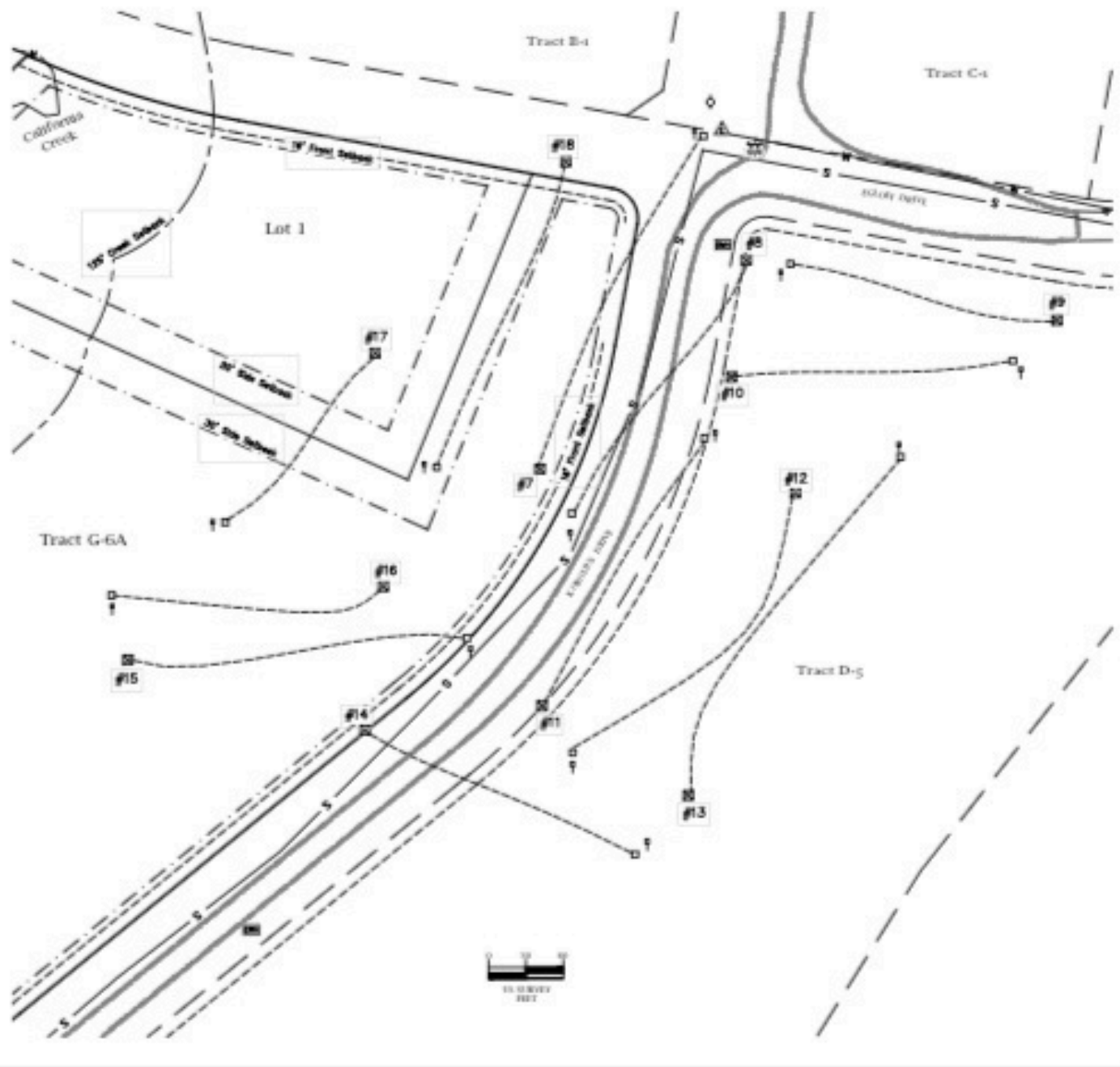


6-134  
RV Park  
Conceptual  
Image  
Overlay

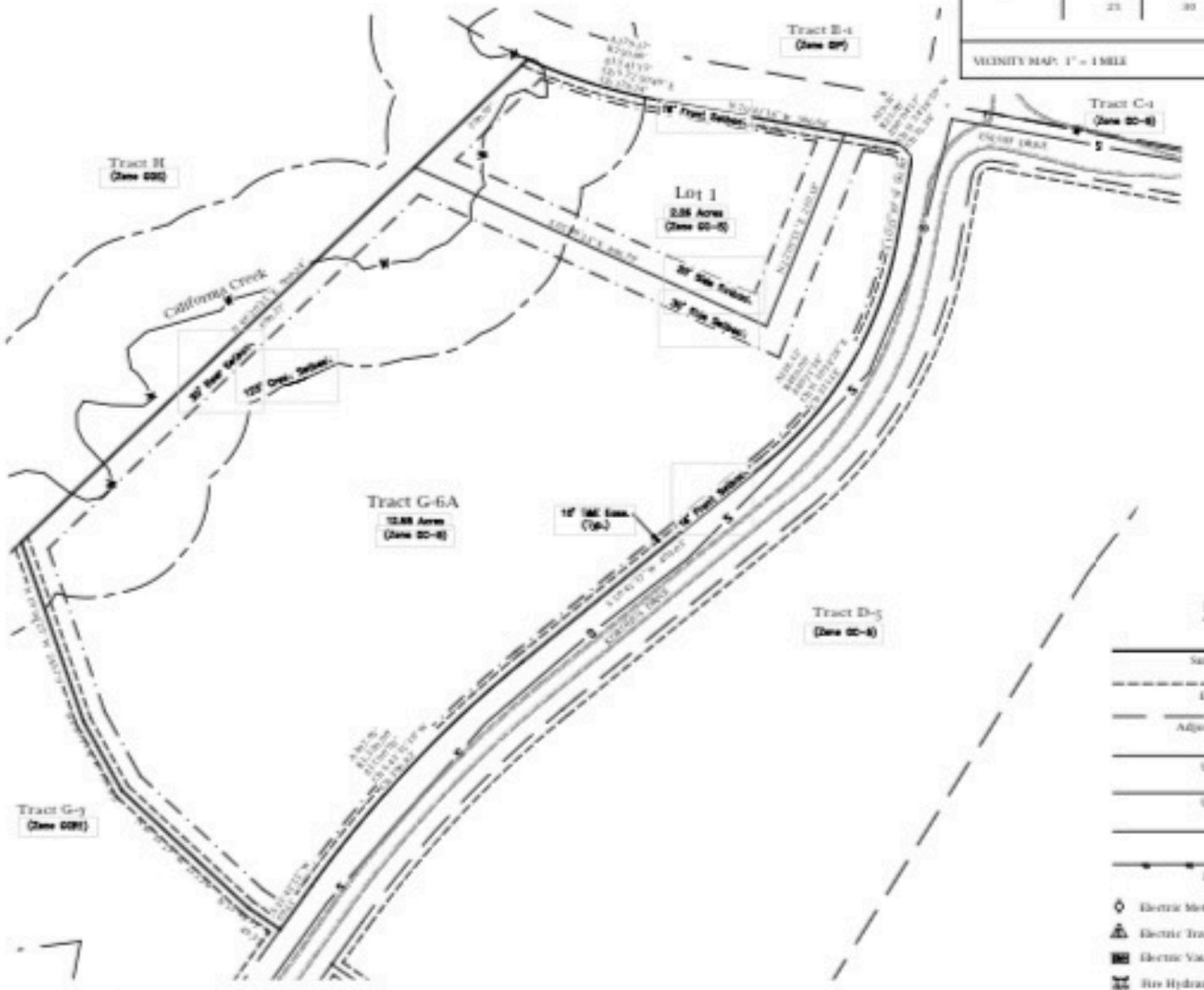
DRAFT CONCEPT  
Girdwood  
South  
Townsite

49th Star Surveying LLC  
PO Box 738  
Girdwood, AK 99587  
(907)891-6111  
Jeremy@49thStarSurveying.com  
SCALE: 1"=160'    DATE: 5/8/23  
WO: 2310





# PRELIMINARY PLAT



**LEGEND**

	Subject Boundary		Electric Meter
	Easement Line		Electric Transformer
	Adjacent Property Line		Electric Vault
	UG Sewer Line		Fire Hydrant
	UG Water Line		Firebox Golf Tee
	Edge Gravel		Firebox Golf Sign and Sign
	Edge Asphalt		Firebox Golf Basket

**SURVEYOR'S CERTIFICATE**

I, Jeremy A. Hurst, professional land surveyor, do hereby certify that the plat of Lot 1 and Tract G-6A, Girdwood CLT South, is a true and correct representation of lands actually surveyed and that the distances and bearings are shown correctly and that all permanent exterior control monuments, all other monuments, and lot corners have been set and staked, or if final completion is assured by subdivision agreement, they will be set as specified in said subdivision agreement. Lot corners to be set by (N/A). Monuments to be set by (N/A).

Jeremy A. Hurst LS-11796 Date \_\_\_\_\_



**NOTES**

- Bearings shown are Alaska State Plane Zone 4 grid bearings orientated to Grid North.
- Distances shown are reduced to horizontal ground distances in US Survey feet.
- Lots to be serviced by public sewer and water.
- The property owner and utilities shall not raise, lower, or re-grade the property in a manner that will alter the drainage patterns without prior approval from Municipality of Anchorage Building Safety Office.
- Property owners and utilities shall not obstruct, impede or alter drainage facilities (e.g. swales, ditches) in any way that will adversely impact adjacent properties or rights-of-way.
- The centerline of California Creek was located from Plat No. 2014-2.

**ACCEPTANCE OF DEDICATION**

The Municipality of Anchorage hereby accepts for public uses and for public purposes the real property dedicated on this plat including, but not limited to the easements, rights-of-way, alleys, roadways, thoroughfares and parks shown hereon.

Dated at Anchorage, Alaska this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Attest:  
 Municipal Clerk \_\_\_\_\_ Mayor of Anchorage \_\_\_\_\_

**TAX CERTIFICATION**

All real property taxes levied by the Municipality of Anchorage on the area shown on this plat have been paid in full, and if approval is sought between January 1 and the tax due date, there is on deposit with the chief fiscal officer an amount sufficient to pay estimated real property tax for the current year.

Date \_\_\_\_\_ Authorized Official \_\_\_\_\_

**APPROVALS**

Flattling Officer: \_\_\_\_\_  
 Municipal Surveyor: \_\_\_\_\_  
 Environmental Protection: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I (we) hold the herein specified property interest in the property described hereon. I (we) hereby dedicate to the municipality all areas depicted for use as public utility easements, streets, alleys, thoroughfares, parks, and other public areas shown hereon. There shall be reserved adjacent to the dedicated streets shown hereon a slope reservation easement sufficient to contain cut and fill slopes of 1.5 feet horizontal for each one foot vertical (1.5 to 1) of cut or fill for the purpose of providing and maintaining the lateral support of the constructed streets. There is reserved to the grantors, their heirs, successors and assigns, the right to use such areas at any time upon providing and maintaining other adequate lateral support, as approved by the municipality.

I (we) hereby agree to this plat, and to any restriction or covenant appearing hereon and any such restriction or covenant shall be binding and enforceable against present and successive owners of this subdivided property.

Owner: \_\_\_\_\_

**NOTARY'S ACKNOWLEDGEMENT**

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

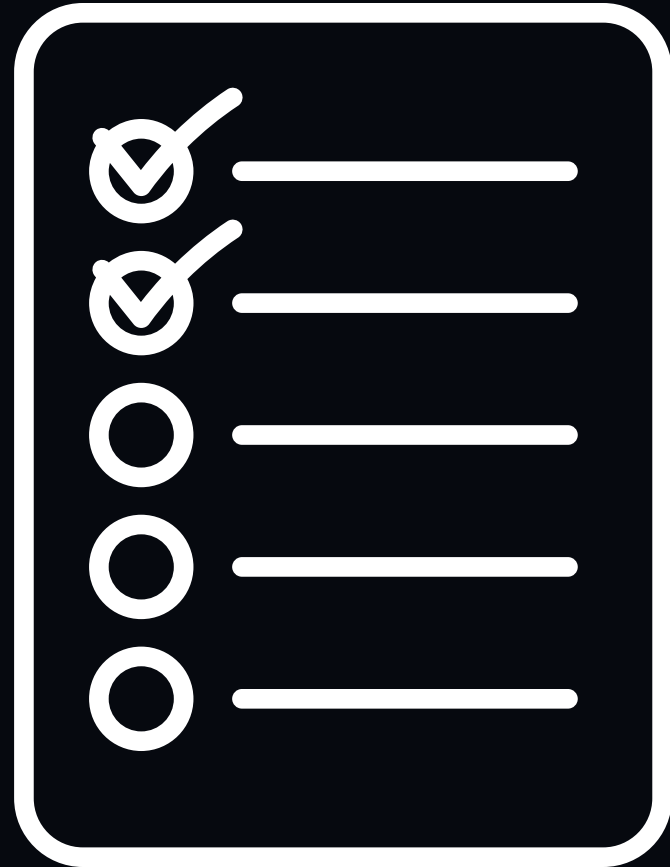
For: \_\_\_\_\_  
 Notary Public for Alaska  
 My Commission Expires \_\_\_\_\_

Plat of:  
**Girdwood CLT South**  
 Phase 1  
**Lot 1 and Tract G-6A**  
 A SUBDIVISION OF  
 Tract G-6, Girdwood South Townsite (Plat No. 2014-2)  
 LOCATED WITHIN  
 THE NW 1/4 OF SECTION 17,  
 TOWNSHIP 10 NORTH, RANGE 2 EAST,  
 SEWARD MERIDIAN, ALASKA  
 CONTAINING 14.83 ACRES  
 ANCHORAGE RECORDING DISTRICT



DRAWN BY: JAH	Field Book: 21-02
DATE: 5/23/23	Page(s):
SCALE: 1" = 100'	CHECKED: JAH
1" = 60'	GRID: 5E-6314

6-076  
 &  
 6-134  
 Disc Golf  
 Course  
 Surveyed



## ITEMS IN PLACE TO SUPPORT THIS PROJECT:

### GIRDWOOD COMMUNITY LAND TRUST

- RESPONSE TO RFI WITH BUDGET ITEMS
- LAND USE PERMIT ON PARCEL 6-076
- LISTED IN ASSEMBLY APPROVED HLB ANNUAL AND 5 YEAR WORKPLAN

# Municipality of Anchorage

*P.O. Box 390*

*Girdwood, Alaska 99587*

*<http://www.muni.org/gbos>*

*Suzanne LaFrance Mayor*



*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS*

*Briana Sullivan & Mike Edgington, Co-Chairs*

*Jennifer Wingard, Brian Burnett, Kellie Okonek*

## Resolution 2024-14 Of the Girdwood Board of Supervisors **Support for Marijuana Tax Proceeds to support and stabilize Girdwood Childcare and Early Education**

Whereas, access to childcare is an important aspect of a community's economic stability; and

Whereas, marijuana taxes are generated in the Girdwood valley; and

Whereas, Girdwood is geographically located 37 miles away from Anchorage on one of the most dangerous highways in the state; and

Whereas, Proposition 14 was passed by the Anchorage voters to amend the Anchorage Municipal Charter regarding the marijuana retail tax to dedicate tax proceeds to childcare and early education; and

Whereas, Proposition 7 supported adding the power to provide services that promote local housing and economic stability to the existing powers of Girdwood Valley Service Area (GVSA); and

Whereas, GVSA can hold a childcare-restricted account under the Girdwood Board of Supervisors; and

Whereas, sales of Marijuana impact the Girdwood community in a variety of ways

Whereas, support for this action has been received from the Girdwood Housing and Economic Committee at their regular meeting on December 2, 2024.

Therefore, be it resolved that the Girdwood Board of Supervisors supports that the marijuana taxes generated in the Girdwood valley should be directed toward supporting licensed childcare and early education in the community which generated them and recommends that the equivalent of 1% of the income received through the Marijuana Tax Area-wide be directed, annually to GVSA to support local childcare and early education operational needs and capital improvements.

Passed and approved by a vote of XX on this XX day of XX by the Girdwood Board of Supervisors.

Mike Edgington  
GBOS Co-Chair

Attest