

Municipality of Anchorage



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<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*

January TBA, 2025

Attn: Tiffany Briggs, MOA Real Estate Director, tiffany.briggs@anchorageak.gov
Heritage Land Bank, hlb@anchorageak.gov
Emma Giboney, MOA Land Management Officer, emma.giboney@anchorageak.gov
Nicole Jones-Vogel, HLB Land Management Office Contractor, nicole.jones-vogel@anchorageak.gov

CC: Tim Charnon, HLBAC Representative, btcharnon@yahoo.com
Zac Johnson, zac.johnson@anchorageak.gov
Randy Sulte, randy.sulte@anchorageak.gov

Re: Draft HLB 2025 Annual Work Program & 2026-2030 Five-Year Management Plan

Thank you for the opportunity to comment on the 2025 HLB Work Program and Management Plan. We appreciate the draft document being published in time for adoption in early 2025, and also thank HLB for their active interest in GBOS input.

GBOS has provided a set of specific comments on the draft document in the table below. Thank you for your consideration of these comments.

Ref #	Pg	Section	Comment
GBOS.01	2	HLB Advisory Commission Members	GBOS notes the vacant seat on the HLBAC and requests that a Girdwood resident is considered for appointment to that seat.

GBOS.02	6	HLB Accomplishments	Add: HLB staff researched levees in Girdwood at California Creek in the New Townsite and at the west bank of Glacier Creek from its confluence with California Creek and Turnagain Arm, producing a detailed memo in the latter case. GBOS appreciates the work that went into this memo.
GBOS.03	11	2024 Progress Report: Land Management	GBOS appreciates HLB's evaluation of Parcel 6-013 and determination that it is better suited for wetland mitigation credits rather than community housing development. Thank you.
GBOS.04	15	HLB Parcel 6-011A and 6-011B	GBOS supports and encourages the INHT development and acquisition of easement. Improvement to this trail is one of GBOS' priorities for 2025.
GBOS.05	15	Portion of HLB Parcel 6-011B	Please clarify the acreage to be disposed, since the potential purchaser has publicly mentioned acquiring up to 100 acres. Prior to any disposal, GBOS will seek binding commitments for community housing, recreation, trails, hut and easement-protected access to Glacier Creek. In particular, development of community housing should be subject to a reversion clause if not achieved within a reasonable timeframe.
GBOS.06	15	Portion of HLB Parcel 6-011B	GBOS supports the public use easement for Girdwood Nordic Ski Club.
GBOS.07	15	HLB Parcel 6-014	GBOS supports evaluation of process for disposal and direct sale to owners of Alyeska Resort
GBOS.08	15	HLB Parcels 6-039, 6-061, and 6-057F	GBOS supports and encourages trail easement for Lower Virgin Creek Trail as outlined in the Girdwood Trails Plan (2024).
GBOS.09	15	HLB Parcels 6-039 and 6-062	GBOS supports and encourages trail easement for Lower Virgin Creek Trail as outlined in the Girdwood Trails Plan (2024).
GBOS.10	15	HLB Parcel 6-057F	Options for further development of the Girdwood Industrial Park. GBOS supports and looks forward to working with HLB to find a solution during 2025 to advance this project.
GBOS.11	15-16	HLB Parcel 6-076	GBOS notes that the Project Anchorage Sales Tax proposal includes a shortlisted "Girdwood Arts and Recreation District" project to be developed on this parcel. That project was put forward by a group working with Girdwood Inc.

			Development of the site by any entity must be consistent with the Girdwood South Townsite Plan as amended to conform to the adopted Girdwood Comprehensive Plan.
GBOS.12		HLB Parcel 6-134	Add to 2025 Work Plan: Withdrawal of this parcel from HLB inventory and transfer to Girdwood Parks and Recreation. (RV Park proposal)
GBOS.13		HLB Parcel 6-075	Add to 2025 Work Plan: Completion of transfer of this parcel to Girdwood Parks and Recreation (Winner Creek Trail Extension)
GBOS.14	16	Holtan Hills Tracts 1 & 2, HLB Parcel 6-011A (formerly portions of HLB Parcels 6-011, 6-016 and 6-017)	Ensure that required land set aside for community housing is included in the final agreement, as described in AO 2023-137. GBOS supports and encourages an easement for the INHT prior to land development.
GBOS.15	16	HLB Parcel 6-011C	GBOS supports this action to zone this area as Girdwood Institutions and Parks
GBOS.16	17	Girdwood Comprehensive Plan Update	GBOS supports this and advises that adoption of GCP will necessitate review and amendment of other plans, such as the South Townsite Plan
GBOS.17		Plans, Studies, Surveys	Add: Girdwood Parks Plan, project will be initiated in 2025.
GBOS.18	20	HLB Parcel 6-039	Add into the 2026-2030 management plan: withdrawal from HLB and transfer to GVSA for future community housing development.
GBOS.19	20	HLB Parcels 6-053, 6-054, 6-055 and 6-056	GBOS notes that ADOT&PF proposal for highway interchange has not been accepted by the community and is currently unfunded. GBOS suggests that HLB and DOTPF consider land exchange for DOT land in the Eastern & North Eastern part of the airport parcel but unusable for aviation adjacent to Moose Meadow.
GBOS.20	21	HLB Parcel 1-111	GBOS supports HLB's efforts to assist with creating additional cemetery land outside of Anchorage Bowl.
GBOS.21	21	HLB Parcel 6-018	GBOS supports HLB's efforts to assist the creation of a cemetery in Girdwood.
GBOS.22	21	HLB Parcels 6-251, 6-295 and 6-296	HLB refer to the Girdwood Comprehensive Plan and potential future Watershed Management Plan (see item GBOS.25)

GBOS.23	21	Wetland Bank including Girdwood	GBOS supports this however requests addition of HLB/MOA Watershed complete Watershed Management Plan (see item GBOS.25)
GBOS.24	22	Girdwood Trails Plan Implementation	Suggest word change: (proposals may require the support of HLBAC and the Assembly)
GBOS.25	22	Potential Plans, Studies, Surveys 2026-2030	<p>GBOS requests HLB and MOA Watershed complete a Watershed Management Plan for the Girdwood Valley prior to development of parcels 6-251, 6-295 and 6-296 and to assist in guiding Girdwood Wetland bank parcels.</p> <p>GBOS anticipates the need for HLB assistance with implementation of objectives within the Girdwood Comprehensive Plan.</p>

Sincerely,

Briana Sullivan
GBOS Co-Chair

Mike Edgington
GBOS Co-Chair